



## >> About LandMark Retail Group

- Preferred developer for CVS Caremark with 7,000 stores nationwide and over 800 California Stores
- More than 80 sites approved or under construction
- Represent single tenant opportunities throughout California
- We develop and provide retail support services for major regional and national retailers

We're currently looking for quality, convenient sites in the following California Areas:

- Los Angeles County
- Kern County
- Ventura County
- Santa Barbara County
- San Luis Obispo County
- San Bernardino County
- San Francisco County
- San Mateo County
- Contra Costa County
- Alameda County
- Santa Clara County
- Monterey County
- Santa Cruz County

Retail Done Right.

## >> Contact Us

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## LandMark Retail Group Acquires CVS/pharmacy at El Evado Plaza in Victorville, CA



LandMark Retail Group (LRG), recently purchased free standing CVS/pharmacy, located in El Evado Plaza shopping center, located at 14426 Palmdale Road in Victorville, CA. This unique 12,900 square foot freestanding drug store has a drive thru (CVS prototype store).

LRG completed the development for CVS/pharmacy (CVS) in late 2010. Conveniently located fronting Palmdale Road, a main arterial within the trade area connecting the I-15 Freeway to the east and Highway 395 to the west one of the busiest retail corridors in the Victorville area, El Evado Plaza draws from a trade area stretching three to four miles in all directions.

"The acquisition of CVS at El Evado Plaza demonstrates confidence from both CVS and LandMark Retail Group in the immediate need for additional daily needs shopping opportunities as well as the future growth prospects in the High Desert region of the Inland Empire" said Jeremy Just, Principal, Chief Executive Officer, LandMark Retail Group.

## LandMark Retail Group Negotiates on Behalf of CVS/pharmacy to Open in Covina

LandMark Retail Group opened a store at the corner of Citrus Avenue and Rowland Street in West Covina, CA. The Covina project resulted in opening a full service freestanding prototype CVS with a drive thru, as a relocation of a former Longs Drugs store purchased by CVS in 2008. Jeremy Just stated, "LandMark Retail Group had negotiated on CVS' behalf to lease the Citrus and Rowland location ahead of the Longs acquisition, making the transition from an older, out-positioned facility to the new prototype with a drive thru on the hard corner of a signalized intersection a natural move."



## NEW CVS/pharmacy Opens in Hollywood

CVS/Pharmacy opened a location in Hollywood on Sunday, March 21, 2010. As first day shoppers arrived, LA Marathon runners whizzed by the store, which is located at the Southwest corner of Hollywood and Western in Los Angeles. The store entrance offers convenient customer access via cross walks, bus stops and the city's subway system, in addition to an at-grade level parking lot to the west of the building for shoppers.

"The store size and challenges we overcame to open the Hollywood and Western store demonstrates CVS' continued interest in aggressively expanding throughout the densely populated markets of California," said Jeremy Just, Principal and CEO. "LandMark Retail Group continues to pursue challenging opportunities in the right locations for CVS."

## CVS/pharmacy Stores Opened in California:

### 2009

Huntington Beach (PCH and 6th St.)  
Whittier (Mills and Mulberry)  
Bakersfield (Stockdale and California)  
La Quinta (Fred Waring and Jefferson)  
Bakersfield (Niles and Fairfax)  
Bakersfield (Panama and Union)

### 2010

Oxnard (Oxnard and Saviers)  
Hollywood (Hollywood and Western)  
Bakersfield (Rosedale and Calloway)  
Hermosa Beach (PCH and Pier)  
Victorville (Hwy. 18 and El Evado)

### 2011

Los Angeles (Figueroa and 32nd St.)  
Winnetka (Roscoe and DeSoto Ave.)  
San Francisco (Market St. and Grant Ave.)  
Daly City (Hickey and Gellert)  
Covina (Citrus and Rowland St.)  
Panorama City (Roscoe Blvd. and Van Nuys Blvd.)

### Coming Soon

JULY 11:  
San Francisco (32nd and Clement)  
AUGUST 7:  
North Hollywood (Camarillo and Lankershim)  
AUGUST 14:  
Encino (Ventura Blvd. and Havenhurst Ave.)

## CVS Caremark Territory



LandMark Retail Group and California's largest drugstore chain is looking for:

- 1.5 to 2 Acre Sites
- 14,576 Sq. Ft. Building Preferred. Will Consider Alternative Sizes.
- Corner Locations
- Highly Visible Locations
- Signalized Intersections
- Accessible Locations
- We will purchase existing shopping centers or existing out parcels
- We will finish entitled developments

## Expansion Planned Throughout California in 2011



LandMark Retail Group kicked off 2011 in strong fashion with the completion and opening of six new CVS/pharmacy stores in California. This continues its success with CVS/pharmacy after opening five stores in 2010 and seven in 2009, and with new stores slated to open throughout the state in 2011 and beyond.

"We are excited to open these stores in areas that can greatly benefit from the services we provide," said Mark Miller, Regional Vice President of Real Estate, CVS CareMark Corporation. "We are committed to identifying areas that are underserved with health and pharmacy services."

### New CVS Opens in Daly City

On Sunday, May 1, 2011, LandMark Retail Group opened a new CVS/pharmacy store in Northern California. The store is located on the corner of Hickey Blvd. and Gellert Blvd. in Daly City, also known as the "Gateway to the Peninsula." Daly City is located at the Northernmost edge of San Mateo County adjacent to San Francisco.



"Our Daly City project is a tribute to LandMark Retail Group's ability to guide a national retailer, such as CVS/pharmacy, to maintain trade area dominance in difficult infill markets through creative alternatives. LandMark Retail Group delivered the project to CVS ahead of schedule through our unwavering determination," said Jeremy Just, Principal and CEO of LandMark Retail Group.

### LandMark Retail Group Brings CVS/pharmacy to Panorama City

On May 22, LandMark Retail Group opened a CVS/pharmacy store in Panorama City, on the Southeast corner of Roscoe and Van Nuys Blvd. "With freestanding prototype opportunities scarce in this densely populated, high traffic location, LandMark Retail Group guided CVS to solving their trade area strategy by leasing the ground floor of a former department store which had remained vacant for many years. Traffic, density, and adequate parking were available at this location and the creativity of LandMark Retail Group and CVS/pharmacy enabled the revitalization of this once blighted corner," stated Jeremy Just.

## LandMark Retail Group and CVS/pharmacy Team Up to Beat the National Recessionary Trend

LandMark Retail Group enjoyed tremendous success in an otherwise down market for commercial real estate in 2009 with seven new CVS/Pharmacy (CVS) store openings plus an additional 20 sites approved in Southern and Central California.

"After partnering with LandMark Retail Group, CVS gained significant traction with our new store growth strategy in California. As a result we are opening a number of stores in difficult markets throughout the state and have expanded LandMark's territory into the Greater Bay Area of Northern California, anticipating similar success. LandMark Retail Group was the right choice for CVS," said Mark Miller, Regional Vice President of Real Estate, CVS Realty Company.

"We are aggressively looking to locate new development sites in strategic locations on behalf of CVS CareMark Corporation," said Jeremy Just, Principal and CEO, LandMark Retail Group. "We look forward to our continued partnership with CVS throughout California for years to come."

### Holly Grzywacz Appointed Director of Development



"I am proud to be a part of the continued growth of LandMark Retail Group's successful and capable development team, and I feel fortunate to be surrounded by a group of extremely talented and well-respected professionals. I look forward to what the future holds for LandMark as we continue development in the most challenging markets in the country."



**LANDMARK**  
RETAIL GROUP  
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