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**HESLIN BECKER PROPERTIES ACQUIRES AND REDEVELOPS FORMER  
ALBERTSON'S IN PORTLAND OREGON TO CONTINUE ITS EXPANSION  
INTO PACIFIC NORTHWEST**

• **Heslin Becker secures a long-term lease with LA Fitness**

**PORTLAND, Oregon (April 2, 2008)** – Seal Beach, Calif. based-Heslin Becker Properties, LLC, a full-service commercial real estate acquisition and development firm, has acquired a 55,000 square-foot former Albertson's building in the Wal-Mart-anchored Eastport Plaza shopping center.

Heslin Becker has also secured a long-term lease for the property with health club operator LA Fitness, Inc. Terms of the deal were not disclosed.

“With this acquisition, Heslin Becker Properties continues its expansion and growth of its portfolio into the Pacific Northwest,” said Matthew J. Heslin, principal of Heslin Becker Properties. “Heslin Becker will continue to add to its position as attractive development and value-added opportunities present themselves.”

Heslin Becker is in escrow currently to purchase six additional properties in the Pacific Northwest at this time, according to Heslin.

LA Fitness will operate this property as a new health club and is anticipated to open in August 2008. The property is located at 4140 Southeast 82<sup>nd</sup> Avenue in Portland, Oregon.

Eastport Plaza LA Fitness Release

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Eastport Plaza is a 400,000 square-foot Wal-Mart anchored shopping center located on the Avenue of Roses and 4000 Southeast 82nd Avenue in Portland, Oregon. Some of the tenants include Century Theaters, Starbucks, Radio Shack, Bank of America and H&R Block.

Newport Beach, Calif.-based Heslin Holdings, Inc. and Retail Holdings, LLC of San Diego merged in 2007 to form Heslin Becker Properties, LLC.

Heslin Becker Properties is a shopping center investment and development company specializing in acquiring and developing retail portfolios and properties, throughout the Western United States. The Seal Beach, California-based firm's principals are Matthew Heslin and Brad Becker. The firm maintains offices in Seal Beach, Calif., San Diego, Calif. and Boise, Idaho. More information can be found at [www.heslinbecker.com](http://www.heslinbecker.com).

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