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**HESLIN BECKER PROPERTIES ACQUIRES SECOND FORMER  
ALBERTSON'S BUILDING IN STANTON AND SECURES QUALITY TENANT**

- **Smart & Final signs long-term lease at property**

**Stanton, Calif., (June 16, 2008)** – Seal Beach, California-based Heslin Becker Properties, LLC, a full-service commercial real estate acquisition and development firm, recently acquired a 30,000 square-foot former Albertson's building in Stanton, Calif. This transaction marks the company's second purchase of an Albertsons property in Stanton. Heslin Becker will invest approximately \$6 million in the property.

Heslin Becker leased the newly-acquired building on a long-term lease to Smart & Final.

Smart & Final plans to use this building as one of its new prototype designs.

"Smart & Final has had its eye on this location for quite a while. Our long-standing relationship with Smart & Final and its strong interest in the property allowed us to work collaboratively with them to produce a long-term lease in a quality location, which will serve the community of Stanton well," said Matthew J. Heslin, principal of Heslin Becker Properties. "Smart & Final is a quality company, a good operator of stores and a good corporate citizen. The residents of Stanton will be pleased."

The building is located at 7050 Katella Avenue in Stanton, Calif., in close proximity to the 405 and 22 freeways. It is the anchor in its strip center. Target,

Stanton Smart & Final Lease

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Beverages & More, Ross and Staples are situated across the street and on the opposite corners of the intersection.

Founded in 1871, Smart & Final Inc. operates 229 non-membership warehouse stores in the western United States and northwest Mexico under the Smart & Final (183 stores) and United Grocers Cash & Carry (46 stores) names. The stores carry a broad range of restaurant-quality food, foodservice supplies and culinary equipment.

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. More information can be found at [www.heslinbecker.com](http://www.heslinbecker.com).

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