

## WIEN & MALKIN STRATEGIC CAPITAL



### **Wien & Malkin Strategic Capital V Closes a \$6 MM Recapitalization for University Square Shopping Center in San Diego**

The Wien & Malkin Strategic Capital V (SC V) program recently funded a \$6MM preferred equity investment on University Square Shopping Center that enables ownership to replace a closed movie theatre with a Marshall's department store and make other improvements. Several new pad sites are under construction that will add nearly 15,500 square feet of retail space. The investment is for a period of seven years.

The property is a 204,646 square foot neighborhood retail center anchored by a 53,000 square foot Kroger's concept, Food 4 Less. The property is prominently located at the heavily trafficked intersection of University Avenue and 60th Street with nearly a quarter mile of frontage along University Avenue making it visible to over 65,200 vehicles per day.

Located in San Diego, the property benefits from the city's growing population. Ownership has been successful in attracting quality tenants and maintaining University Square as a vital part of the community. In addition to upgrading the tenant mix, the Sponsor is making other significant improvements, including higher visibility signage and capital upgrades that are revitalizing the property. The property is located within an established, densely populated neighborhood with nearly 225,000 residents within a three mile radius.

George S. Perry, Senior Vice President and Director of Investments for W&M Properties, sources and structures investments for the Strategic Capital program notes, "This transaction demonstrates once again our ability to creatively free borrower trapped equity in transactions encumbered with restrictive senior financing covenants prohibiting subordinate debt."

WMSC thanks Jake Roberts and Anita Paryani Rice of Marcus & Millichap Capital who acted as the broker on this transaction.