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**Hager Pacific Properties Acquires 46,180-Square-Foot
Garden Grove Industrial Property**

Firm has acquired more than 230,000 square feet of industrial space in the last 15 days

Newport Beach, Calif. – September 13, 2011 – [Hager Pacific Properties](#), one of the largest privately owned real estate investment firms in Southern California, has acquired a 46,180-square-foot industrial building located in Garden Grove, Calif. The firm purchased the property for more than \$3 million from IndustryGrove, LLC, an affiliate of Farmers & Merchants Bank and marks the firm's second deal in the last 15 days.

"This renovated and functional building is well located in the desirable Garden Grove Industrial Complex making it an attractive location for a small manufacturing or logistics firm," said Rob Neal, a managing partner with Hager Pacific Properties. "The Orange County market continues to provide us with opportunities to leverage our strong cash position to acquire under-performing properties that we can reposition for strong yields."

Located at 12300 Industry St., the property is situated off Lampson Ave., between Knott St. and Chapman Ave. It benefits from close proximity to the 22 Freeway, Interstates 405 and 605 and nearby rail service.

Notable features include three dock high and one ground level door, two fenced yards, 3,400 square feet of office space, a 24-foot ceiling clearance and the potential for rail service.

In late August, Hager Pacific Properties acquired an 184,455-square-foot Pomona, Calif. industrial property that formerly served as a commercial bakery, bringing the firm's total square footage acquired in the last 15 days to 230,000.

Mike Bouma and Paul Caputo of VOIT Commercial represented both Hager Pacific and Farmers & Merchants Bank and will also be marketing the property for lease.

Hager Pacific Properties owns and manages nearly 100 properties located in major metropolitan markets across the nation valued in excess of \$1 billion.

About Hager Pacific

As a real estate investment firm, [Hager Pacific Properties](http://www.hagerpacific.com) is guided by a value-added investment philosophy implemented through the acquisition of under-performing, aged or environmentally impacted real estate. Its investments have become more valuable through repositioning, renovation or reuse of the property. The preferred buyer of challenging properties, Hager Pacific self-funds its real estate deals without outside capital. The company's portfolio consists of more than 100 assets ranging in size from 25,000 to more than 1 million square feet and features a wide variety of product types including office buildings, research and development complexes, apartment buildings, community shopping centers, warehouses and industrial facilities. The total portfolio consists of 11 million square feet of industrial, retail and commercial properties and 2,300 apartment units valued at more than \$1 billion. For more information about Hager Pacific, please visit www.hagerpacific.com.

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