

OUR FOCUS IS ON YOUR SUCCESS

Our objective is simple - to utilize our experience and expertise in serving as both an asset manager and leasing agent to maximize the returns on your real estate.



Grant Higuchi, Owner, Commercial Property Realty

Commercial Property Realty strives to leverage our extensive experience in the desert, with both leasing and property management, to benefit your company by obtaining the highest amount of income possible.

Experienced as both a property manager and leasing agent for many properties located throughout the Coachella Valley, Commercial Property Realty is the choice to deliver success. Our experience runs the incorporates all aspects of real estate sales, leasing and property management. We have worked with commercial and retail projects as well as with tenants, developers, and property owners on all facets of the transactions. I have developed a strong business

relationship with other real estate professionals and vendors who can assist me in providing you the best service possible.

OUR ACCOMPLISHMENTS SPEAK FOR THEMSELVES

PROPERTY MANAGEMENT

Indian Wells Village

As the asset manger for Indian Wells Village since 1992, I took this Center from twenty-five percent occupancy to eighty percent occupancy in ten months. At the present time the center is one hundred percent occupied.

Currently, the asset manger and leasing agent for Indian Wells Village, a ±78,000 SF, professional center has the highest price per square foot for office space in the desert. This center has always set the mark for rent per square foot in the Coachella Valley.

Village II Center

While handling the on-site leasing of Village II Center I converted it from a 75% vacancy rate to a 25% vacant rate in only eight months.

Can we incorporate some info about sales and leasing?

OUR STRENGTHS SET US APART FROM THE REST

With a solid background in business, which includes a considerable amount of accounting experience, we deliver unprecedented services as both asset managers and leasing agents. We don't just tell you what we can do- we show you on each transaction.

EDUCATION

UNIVERSITY OF SOUTHERN CALIFORNIA, School of Business, Los Angeles, California. Earned Bachelor of Science Degree in 1970.

PROFESSIONAL HISTORY

- 1992 – Present COMMERCIAL PROPERTY MANAGER/LEASING AGENT –
Indian Wells Village, L.P., Indian Wells, California.
Property Manager for a 78,000 plus square foot financial center in the heart of Indian Wells, one of the wealthiest community per capita in the country. Our clients consist of stock brokerage firms, attorneys, medical and dental professionals, banking establishments plus various other professionals.
- 1995 – 1997 GRUBB & ELLIS COMMERCIAL, COMMERCIAL SALES –
Rancho Mirage
In addition to management and leasing responsibilities at Indian Wells Village, I worked with this nationally known company in commercial sales.
- 1992 - 1996 COMMERCIAL LEASING AGENT -- John Burnham & Company, Indian Wells, California. Took over leasing of four major shopping centers and listed four additional major shopping centers as well as other properties for lease/sale within the first few months of employment. Responsibilities include on-site leasing of Village II Center where I converted it from a 75% vacancy rate to a 25% vacant rate in only eight months. I also performed the duties of property manager
- 1990 - 1992 COMMERCIAL & INDUSTRIAL LEASING AGENT -- Industrial West, Palm Desert, California.
Took over administration of this commercial/industrial brokerage firm. My responsibilities included recruiting new agents and building new owner/tenant client base.
- 1985 - 1990 RESIDENTIAL DEVELOPER -- Sand Dollar Development, Huntington Beach, California. Supervised, coordinated and directed residential development activities. Raised capital and looked for new locations.
- 1984 - 1985 COMMERCIAL LEASING AGENT -- Anaheim Financial Plaza, Anaheim, California Responsibilities included leasing space, marketing and advertising for this 90,000 square foot food and banking plaza located at State College & Ball.

- 1983 - 1984 COMMERCIAL LEASING AGENT -- Chapman Square, Anaheim, California. Leased space and helped market this 24,000 square foot strip center located at Harbor & Chapman.
- 1982 - 1983 COMMERCIAL LEASING AGENT -- Yorba Linda Station, Yorba Linda, California. Worked with outside brokers, leased space and coordinated marketing and advertising for this 8-acre specialty shop center located at Imperial and Yorba Linda.
- 1981 - 1982 INDUSTRIAL & COMMERCIAL LEASING AGENT - Anaheim, California. Leased space, marketed and advertised a 100,000 square foot industrial park.
- 1980 - 1981 COMMERCIAL LEASING AGENT -- Sand Dollar Financial Court, Huntington Beach, California. Responsibilities included leasing space and working with outside brokers for this 14,000 square foot office building.
- 1979 - 1980 RESIDENTIAL/COMMERCIAL REAL ESTATE DEVELOPER -- Sand Dollar Development, Huntington Beach, California. Supervised, coordinated and directed residential and commercial development activities for Land Grant Investors Corporation.
- 1973 - 1979 RESIDENTIAL/RESALE AGENT -- Grant Realty, Palos Verdes, California. Owner/operator of successful residential/resale office.
- 1970 – 1973 FIELD AUDITOR -- Arthur Young & Company, Los Angeles, California. Worked as senior field auditor of large publicly traded companies while employed with this international C.P.A. firm.
- 1962 - 1966 UNITED STATES AIR FORCE

References available upon request