

In this Issue

- A Word From the President 2
- Celebrate the Holidays 3
- NoMa Winter Stroll 3
- Mercer Commercial Leasing Heats Up
- New Members
- Spotlight
- Launch of
- Harvest Ho
- Pacific Fine

update



Downtown
Walnut Creek

Walnut Creek's Winter Attraction

By Andriana Majarian, Walnut Creek

Toss a festive scarf around your neck and head. Walnut Creek for the second annual Downtown Walnut Creek on Ice, an outdoor ice skating rink will be opened November 17-19. Expect thousands of twinkling lights.

This joint project by the Walnut Creek Downtown Business Association and the Walnut Creek Downtown Business Association will be a wonderful holiday tradition for the entire community. You will enjoy a larger rink this year, one that is safe and comfortable skates, as well as holiday music and delicious hot chocolate.

New features include free group skating clinics, a Figure Eight Frequent Skater Card, and more.



Mercer Commercial Leasing Heats Up

As Mercer takes shape, the leasing of over 23,000 square feet of all-ground floor retail space is heating up, says Ben Lazzareschi of John Cumbelich & Associates. At press time, the leasing agent was negotiating with a national restaurateur who wants to put an American bistro concept on the Trinity and North California corner. Also on the drawing board are a 2,000 foot wine bar, a gelato and pastry café and a "hip hamburger concept restaurant from the Los Angeles area," says Lazzareschi, all meant to take advantage of the before- and after-theater crowd that frequents the Dean Leshner Center across the street.

Typical rents, says Lazzareschi, are favorable when viewed in comparison to Broadway Plaza, running about \$48 per square foot annually, net of taxes, insurance and maintenance. The company is pursuing tenants that are "synergistic with the design of the building and complementary to condo residents in the mixed-used development," says Lazzareschi, citing the types of boutiques, men's and women's clothing stores and salons found on Fillmore Street or Union Square in San Francisco.

Mercer's 181 luxury condominiums are one-third pre-committed, with prices ranging from \$525,000 for one-bedroom units to \$1.1 million and up for three-bedrooms. Architect Don Sandy, founder of SB Architects in San Francisco, and KTG, based in Irvine, with an office in Oakland, "chose sleek, smooth lines and styling, with linked Mercer's design to its surroundings," says San Mateo-based developer Prometheus Real Estate Group. Mercer's interior designer is McCartan, a New York and San Francisco firm whose recent work includes the Hotel Vitale and Hotel Adagio in San Francisco and the Cocoa Exchange condominiums and the Westin Times Square in New York.

The \$100 million development broke ground in late 2005; a Summer 2007 opening is expected. Lead construction lender is Union Bank and the general contractor is Doug Ross Construction of Palo Alto. Visit www.mercerwalnutcreek.com for residential information. For leasing information, contact Ben Lazzareschi or John Cumbelich, John Cumbelich & Associates, (925) 935-5400, www.cumbelich.com.

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