



October 31, 2010

Smart & Final Finalizes 92-Month Lease

Takes 350,000 SF

Smart & Final leased a 350,000-square-foot industrial facility within Watson Land Co.'s Watson Commerce Center in Fontana, CA. The facility will accommodate the warehousing and distribution needs for all of the food retailer's Southern California stores, which include Smart & Final and Henry's Markets. The 92-month lease is valued at approximately \$11.5 million.

The property sits on nearly 18 acres at 13055 S. Valley Blvd. The property, which fronts I-10, features two 100% concrete truck yards, each with a 185-foot turning radius, 78 dock high truck positions and excess storage space for approximately 122 trailers.

Brian Zurawski and Chuck Belden of Cushman & Wakefield represented Smart & Final. Michael Chavez, Bill Heim and Eloy Covarrubias of Lee & Associates represented Watson Land.