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**SMART & FINAL LEASES 350,000-SQUARE-FOOT
FONTANA INDUSTRIAL PROPERTY FROM WATSON LAND COMPANY**

- *Facility to service all of the food retailer's Southern California stores*

Fontana, Calif. – October 19, 2010 – [Watson Land Company](#), one of Southern California's largest industrial real estate developers, has leased a 350,000-square-foot industrial facility within [Watson Commerce Center Fontana](#) to Smart & Final. 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.

"As one of the leading food service retailers in the Western U.S., Smart & Final required a facility that had the location, functionality and size to accommodate its extensive inventory of products," said Lance Ryan, vice president of marketing and leasing with Watson Land Company.

The property sits on nearly 18 acres of land at 13055 S. Valley Boulevard in Fontana, Calif. within the two-building Watson Commerce Center Fontana. The property, which fronts Interstate 10, features two 100-percent concrete truck yards, each with a 185-foot turning radius, 78 dock high truck positions and excess storage space for approximately 122 trailers.

"The Inland Empire continues to play a significant strategic role in Smart & Final's expansion plan," said Tom Paolucci, director of Smart & Final Distribution. "The facility's abundant storage capacity and central location near major distribution channels will enable us to improve our efficiency as we continue to expand our retail platform in the Southern California region."

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

About Watson Land Company

Watson Land Company's legacy extends two centuries to the Rancho San Pedro Spanish Land Grant. Today, the company is among the largest industrial developers in the nation. For additional information, visit www.watsonlandcompany.com.

About Smart & Final

Founded in 1871 in downtown Los Angeles, Smart & Final Stores LLC operates 295 retail food stores in Arizona, California, Colorado, Idaho, Nevada, Oregon, Texas, Washington and Northern Mexico. Store banners include Smart & Final, Smart & Final Extra!, Cash & Carry Smart Foodservice, Henry's Farmers Markets, Sun Harvest Markets and SmartCo Foods. More information is available at www.smartandfinal.com.

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