

J.P. Morgan Asset Management-Global Real Assets Acquires Retail Portion of Santa Monica Mixed-Use

BrandView Capital Partners Tapped to Handle Owner's Representation Services

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SANTA MONICA, Calif., Feb. 24, 2016 /PRNewswire/ -- J.P. Morgan Asset Management-Global Real Assets has acquired approximately 20,000 square feet of multi-tenant retail at the base of an oceanfront mixed-use development in Santa Monica. Institutional investors advised by J.P. Morgan Asset Management-Global Real Assets have engaged BrandView Capital Partners, a Santa Monica-based commercial real estate investment, management, and advisory firm, to provide owner's representation services for the property. Global retail real estate services firm JLL has been retained to provide accounting and property management services.

Located at 1705 and 1755 Ocean Avenue, the retail portion is 85 percent leased to a variety of lifestyle and food service tenants.

BrandView Capital Partners worked with Hanley Investment Group Senior Vice President Carlos Lopez to source and facilitate the off-market purchase from Related California. BrandView Capital Partners will provide strategic oversight on behalf of J.P. Morgan Asset Management's clients at the local level.

"We are pleased to represent J.P. Morgan Asset Management's clients and contribute to the long-term success of this asset," said Babak Ziai, Founder, BrandView Capital Partners. "We will continue to target investment opportunities that provide significant appreciation through lease-up, repositioning, and the potential to drive 'experience per square foot' to meet the needs of the trending 18-hour live-work-play lifestyle."

About: BrandView Capital Partners is a commercial real estate investment management and advisory firm focused on urban commercial and mixed-use properties within top-tier urban infill markets. As partners and advisors of institutional and private investors, the firm drives value in acquisition, repositioning, redevelopment and management to create experiential and sustainable communities. www.brandviewcap.com

About: J.P. Morgan Asset Management-Global Real Assets has more than \$88 billion in assets under management and more than 400 professionals in the U.S., Europe and Asia Pacific, as of September 30, 2015. With a 45-year history of successful investing, J.P. Morgan Asset Management-Global Real Assets' broad capabilities provide many of the world's most sophisticated investors with a global platform of real estate, infrastructure and transportation strategies driven by local investment talent with disciplined investment processes consistently implemented across asset types and regions. The Global Real Assets team is part of J.P. Morgan Asset Management's Alternatives Investments business, which collectively manages over \$120 billion in client assets across real assets, hedge funds, credit and private equity. jpmorgan.com/institutional/global_real_assets

About: JLL (NYSE: JLL) is a professional services and property management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. A Fortune 500 company with annual fee revenue of \$4.7 billion and gross revenue of \$5.4 billion, JLL has more than 230 corporate offices, operates in 80 countries and has a global workforce of approximately 58,000. www.jll.com

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