

COMMERCIAL



Expansion at Edwards Lifesciences continues



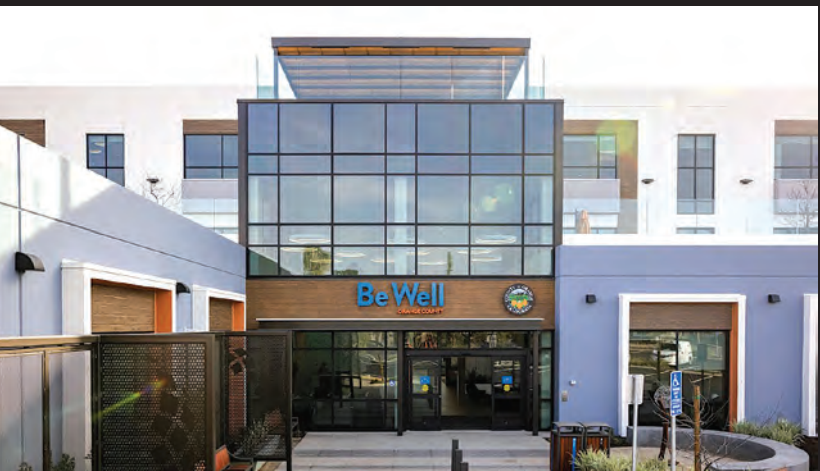
Irvine's Source H2O office campus unveiled



Radisson Blu hotel adds to Anaheim base



Rodeo 39 Public Market part of Stanton revitalization



Mental health facility in Orange takes center stage



Los Patrones Business Park in Rancho Mission Viejo

DEVELOPMENT

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THE LISTS

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Irvine Co. Development in Silicon Valley Finds Takers

Apple Tied to Sunnyvale Mega-Lease; 700K SF

By KATIE MURAR

Irvine Co. didn't stop building during the pandemic, and now the state's largest office owner is reaping the rewards.

The Newport Beach landlord, which counts an office portfolio in excess of 53 million square feet, is reported to have struck a blockbuster deal for one of its new office campuses in Silicon Valley, adding to a leasing spree for Orange County's largest real estate owner over the past year.

Reports indicate **Apple Inc.** (Nasdaq: AAPL) inked a 701,000-square-foot lease last month at the **Pathline Park** office complex, a 1.3 million-square-foot campus Irvine Co. is developing in Sunnyvale.

The six-building deal is tops for the tech-focused South Bay region since the onset of the pandemic, and brings Irvine Co.'s cam-



Pathline Park: 1.3M-SF campus in Sunnyvale broke ground in 2018

pus to full occupancy ahead of its delivery, local reports indicate.

Pathline Park

The developer began construction on the 11-building office park in 2018 and is now nearing completion; initial projections called for a 2021 delivery for most of the buildings at the complex.

The campus is designed by **Arquitectonica** and includes floor-to-ceiling glass and indoor outdoor connectivity with 20% of the 42-acre site dedicated to open space.

Five of the buildings reportedly leased by Apple are completed.

Irvine Co. officials declined to comment on the reported deal, which is the largest for the region since early 2020 when Google leased

nearly 500,000 square feet elsewhere in Sunnyvale, according to local reports.

CBRE and **Cushman & Wakefield** brokered the deal on behalf of Irvine Co.

Pathline Park is about 4 miles from Apple Park, the 175-acre main campus for Apple. That spaceship-looking facility runs about 2.8 million square feet. Apple occupies space in numerous other area buildings, including those owned in Silicon Valley by Irvine Co.

No. 1 in OC

Pathline Park has three tenants in total; two of them were secured in the pre-leasing phase in 2018.

Software firm **Synopsys**, which is based in Mountain View and has local offices in Irvine, leased 360,000 square feet across

three buildings as part of the development's first phase.

Cybersecurity firm **Proofpoint** also inked a 242,000-square-foot lease at the campus.

Together with Apple's recent 700,000-square-foot deal, the campus is at full occupancy ahead of its completion.

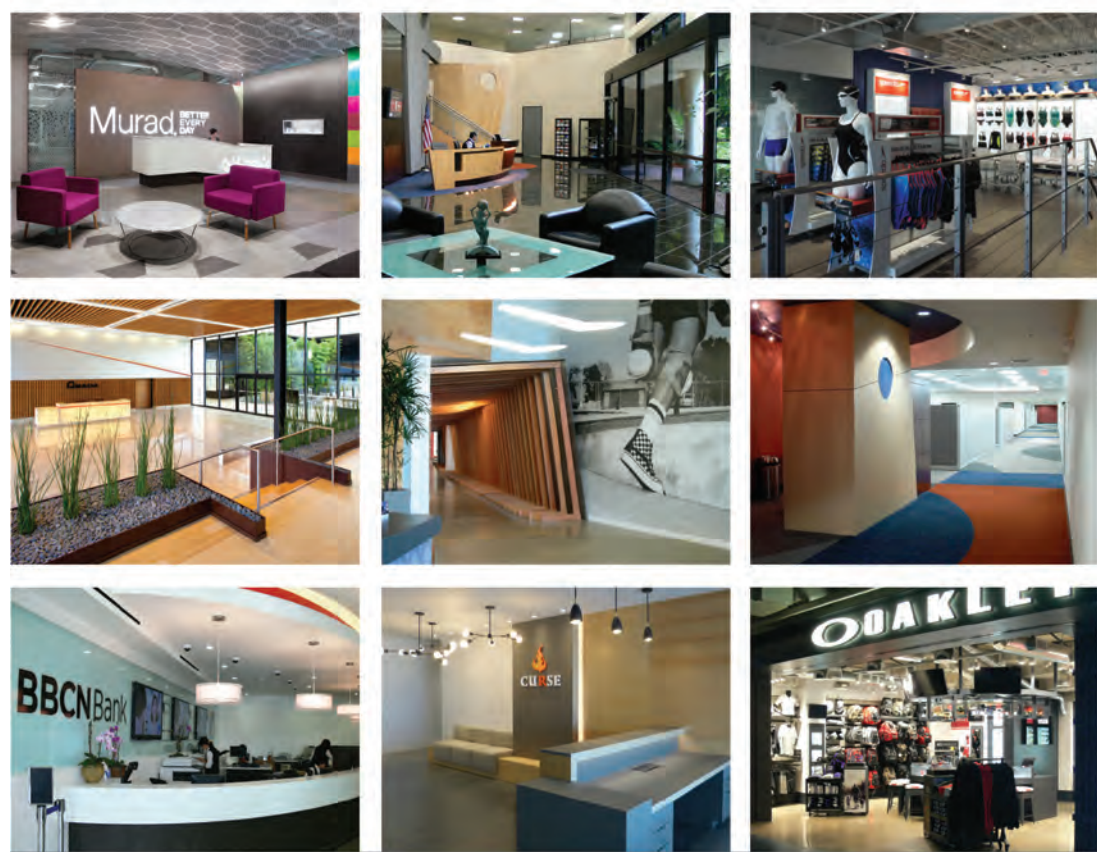
The complex is comparable in size to the developer's **Spectrum Terrace** in Irvine, which will total 1.1 million square feet at full buildout. Two of the three planned phases there have delivered, totaling nearly 700,000 square feet.

Irvine Co. ranks No. 1 on this week's list of the largest commercial developers in OC, due to its work at the second phase of Spectrum Terrace, and the new **Innovation Of-**
►Irvine Co. 20

Irvine Company Office

- **FOUNDED:** 1864
- **HEADQUARTERS:** Newport Beach
- **CHAIRMAN:** Donald Bren
- **BUSINESS:** develops, manages offices in California, Chicago
- **PORTFOLIO:** nearly 53M square feet of office space under management
- **NOTABLE:** reports indicate landlord secured Apple as Bay area tenant in 700,000-square-foot deal

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1,100-unit Apartment Project Moves Ahead in Santa Ana

Arrimus Sells Ex-Ricoh Site to Greystar for \$73M

By KATIE MURAR

A nearly 15-acre parcel in Santa Ana that's home to a shuttered industrial site last used by **Ricoh Electronics** will be converted into a mixed-use residential project after its sale to **Greystar Real Estate Partners**.

After several years of planning with the city, the South Carolina-based apartment investor recently closed on three parcels along Red Hill Avenue.

A venture headed by Newport Beach-based **Arrimus Capital** sold the properties at 2300, 2310 and 2320 Red Hill Ave. for \$73.6 million, or north of \$5 million per acre, property records indicate.

The three buildings will be demolished to make way for a residential project that will include 1,100 apartment units and 80,000 square feet of commercial retail and restaurant space.

The development is the largest new residential project on the books for the city.

Residential, Retail

Arrimus Capital, a real estate investment firm run by **Christopher Lee**, kicked off the planning and entitlement process for the project, formerly called The Bowery, about three years ago.

Arrimus acquired the Red Hill property from Ricoh Electronics in 2018 for \$43.5 million in a venture with Newport Beach-based **CT Realty Investors**, an industrial developer it has partnered with frequently.

A new industrial project was initially con-



Warner rendering: new development headed by SC-based Greystar

sidered for a portion of the site, before the owners opted to seek residential entitlements.

It won full approvals for the project ahead of its sale to Greystar, which renamed the project to **Warner**.

The project is expected to begin construction this year, starting with the demolition of the three industrial buildings on the site, which total 212,457 square feet.

The new project is expected to be built out in phases over the next few years, and will be

“designed for future connection to adjacent parcels,” according to **RC Alley**, managing partner of Orange-based architecture firm **AO**, which was tapped to design Warner.

“As Santa Ana becomes more urbanized, we want to make sure the project ties nicely into the fabric and future of the city,” Alley told the Business Journal, adding that Warner will be more “timeless, rather than contemporary” in design.

The rental apartments will be joined by a

► Santa Ana 23

AO Architectural Design Relationships

- **FOUNDED:** 1975
- **CEO:** Jack Selman
- **HEADQUARTERS:** Orange
- **BUSINESS:** architecture, design for primarily commercial uses
- **EMPLOYEES:** 277
- **ANNUAL BILLINGS:** \$64.5M
- **NOTABLE:** underway on several projects in Santa Ana including Warner, led by Greystar

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Silicon Valley campus now largely full after Apple's reported deal

Irvine Co.

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Office Park in Irvine (see list, page 28).

OC's Blockbuster Deal

The Apple deal is the largest tech-related office deal reported in the state over the past year, edging out a deal in OC.

Anduril Industries announced in March a deal to occupy all of The Press development at the former LA Times printing facility in Costa Mesa.

That lease is for 640,000 square feet, including 450,000 square feet that's currently under construction, as well as a newly planned 190,000-square-foot research and development building.

Anduril, a tech-focused defense and border protection company founded by Palmer Luckey, is expected to move from its current office in Irvine to the project by summer 2022.

Leasing Spree

Irvine Co. has managed to maintain strong leasing volume in the past year.

The area's largest landlord said last month it leased nearly 7 million square feet across its office portfolio between April 2020 and March 2021; 2 million of that total was inked in February and March 2021 alone.

The recent Apple deal, along with potential other leases signed in the past two months, would bring the leasing volume closer to 8 million square feet.

The landlord's largest reported local deal this year is for a full building at Spectrum Terrace where real estate data firm CoStar Group Inc. inked a 115,000-square-foot lease.

Expect new deals to be made over the next year at Spectrum Terrace's third phase, which will add three more mid-rise offices and other buildings, as well as at the company's just-built Innovation Office Park, a collection of low-rise buildings in Irvine near the intersection of the Santa Ana (5) Freeway and Sand Canyon Avenue. ■

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- **Letters to the Editor:** Editor Mark Mueller at mueller@ocbj.com
- **Viewpoint, Leader Board** and other back page **Commentary:** Executive Editor Peter J. Brennan at brennan@ocbj.com
- **Corrections:** Mark Mueller at mueller@ocbj.com
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- **The Lists:** Research Director Meghan Kliewer at kliewer@ocbj.com
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- **Real Estate** news or column items: Katie Murar at murar@ocbj.com
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Jeff Carr
+1 949 725 8631
jeff.carr@cbre.com
lic. 01009600

Brad Bierbaum
+1 714 371 9210
brad.bierbaum@cbre.com
lic. 00996170

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Construction Firms: Steady Work Amid Unprecedented Year

Rising Costs Could Hinder Some Projects

By KATIE MURAR

A backlog of construction projects helped to buoy Orange County construction firms over the past year, though headwinds caused by the pandemic could still play out in future years.

The 27 biggest firms with work here posted \$9.4 billion in local revenue last year, flat from a year ago and up 7.4% from two years ago, based on this week's Business Journal list.

Nine firms on the list saw year-over-year increases in work, 12 saw declines, and six entries are Business Journal estimates.

The industry is faced with sky-high construction costs as commodity prices rise, while labor shortages continue to impact the sector, potentially causing delays down the line.

Still, the pandemic did not bring about the lull that some local firms feared.

"The work we did in 2020 was business that was already on the books before the pandemic, so although we did see a pause at the onset of the pandemic, it didn't have a significant impact on our business," said Michael Myers, Southern California regional president of McCarthy Building Cos.

"It's the projects we are chasing now that are being impacted by rising costs."

FivePoint School

McCarthy once again led local companies in 2020, with annual revenue from OC operations jumping 19% to nearly \$1.2 billion.

Expansion of Edwards Lifesciences HQ was state's 12th-largest new project to start last year, according to trade publication ENR California



C.W. Driver Cos., which counts civic and education projects among its top-generating sectors, saw a similar jump in revenue last year, boosting the company to No. 11.

Work handled from the Pasadena-based firm's Irvine office jumped 19% to nearly \$247 million, with recent local projects including work for Chapman University and Orange Coast College.

The company recently broke ground on Solis Park School, a K-8 school at Great Park Neighborhoods within the Irvine Unified School District.

The school will serve about 1,000 students in new communities at the FivePoint Holdings LLC (NYSE: FPH) development.

"Education continues to be our strongest sector," said President Karl Kreutziger. "We think the opportunities of last year will carry over into 2021 and 2022."

The largest local project that started last year

were the first two phases of expansion at the James A. Musick Facility Jail, with construction led by the Irvine office of Bernards.

The \$261 million project is the fifth-largest construction start in the state last year, according to data from construction trade publication ENR California.

ENR also puts the latest phase of Edwards Lifesciences Corp.'s campus expansion in Irvine at around \$141 million.

Pandemic Pivot

When stay-at-home orders hit the region a year ago, construction firms were deemed essential, albeit with a few concessions.

Companies had to quickly adapt to keep operating, such as having fewer workers on-site in order to adhere to social distancing protocols.

Firms also looked to diversify their portfolios as the pandemic hit some sectors harder than others.

Such was the case for R.D. Olson Construction, the Irvine-based affiliate of Bob Olson's R.D. Olson Development in Newport Beach that specializes in hospitality projects.

"We luckily had the foresight to pivot into other industries, such as the housing sector, which helped carry us through the pandemic," said President Bill Wilhelm, whose firm is No. 18 on this year's list, down five spots from last year.

The company has several multifamily projects on the books with north of 500 units currently under construction, including Prado Family Homes, a 50-unit, five-building community in Fountain Valley.

C.W. Driver has also noticed strong demand for multifamily construction in Orange County.

"We almost can't keep up with it," Kreutziger said. "We have a drastic shortage of residential units here and I don't see demand letting up any time soon."

The company has 18 residential projects in the works.

Hospitality business appears to be picking up as California prepares to fully reopen and consumer confidence returns, according to Wilhelm, whose firm recently began a redevelopment project for the 498-room Sheraton Park Hotel near Anaheim's convention center.

"We've been fielding calls from existing customers in the past month who had pressed the pause button on projects last year, and are ready to pick back up," said Wilhelm, noting that the market will first see a return for renovation and adaptive reuse projects followed by ground-up developments. ■

The LIST
Commercial Construction Cos.
p24

THE LIST COMMERCIAL CONSTRUCTION COS.



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VP and District Manager
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Executive VP
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Founder and President
Casco Contractors



PETE RUIZ
Division Manager, Building
Swinerton

Santa Ana

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sizeable retail component that could include restaurants, stores and a food hall.

The amenity-heavy project is near the edge of the **Tustin Legacy** development, and is being seen as a “gateway to the city of Santa Ana,” Alley notes.

Active AO

Warner joins a growing Santa Ana portfolio for AO, formerly known as Architects Orange.

The company recently worked with developer **Alliance Residential** to take the wraps off **Broadstone Archive**, the second of three planned multifamily projects to open at the **Park & Paseo** development in Santa Ana.

The 403-unit Archive complex opened early this year at the 18-acre development at the intersection of Barranca Parkway and Red Hill.

The Park & Paseo project is less than a mile from Warner. It was also shepherded through the entitlement process by Arrimus

and subsequently sold to apartment developers for a reported \$93 million.

The new phase of development at that site follows **Broadstone Arden**, a 335-unit project that opened last March.

Alliance is set to continue that development push with its third phase of work at the site, the 483-unit **Broadstone Atlas**, which is currently under construction and is expected to wrap in summer 2022.

Park & Paseo will total 1,221 units, 18,000 square feet of retail space and 56,000 square feet of office space.

AO also recently took the wraps off **Metro East Senior Park Apartments**, a six-story, 419-unit senior affordable housing community in Santa Ana near the Tustin border and is about to open **First Point**, another affordable housing community in the city.

That two-building, 552-unit project is expected to be completed by this fall.

“Cities like Santa Ana that were overlooked during the last development cycle are now seeing strong demand, specifically with new multifamily projects,” Alley said. “Every major developer in OC is looking at Santa Ana.” ■



Former Ricoh site at 1062 McGaw Ave.

Alere Closes On Former Ricoh Site

New Industrial Building Proposed for Irvine Site

Greystar Real Estate Partners isn't the only developer in town that has new plans for a former **Ricoh Electronics** location in Orange County.

Newport Beach-based **Alere Property Group LLC** recently bought a 5.2-acre industrial site in Irvine from the electronics manufacturer in a \$23 million deal.

The deal works out to about \$4.5 million per acre.

The property at 1062 McGaw Ave. near the Costa Mesa (55) Freeway currently holds a vacant 107,600-square-foot industrial building once used by Ricoh, which has occupied numerous buildings along the 55 freeway in prior years.

The maker of digital copiers, printed circuit boards, scanners, printers and other products has slimmed down its local real estate presence the past few years after

moving its main base out of the state.

The existing McGaw Avenue building could be demolished to make way for a new, 120,000-square-foot industrial facility, according to filings with the city of Irvine.

The deal adds to a string of local buys for Alere since the start of last year.

The company kicked off 2020 with its purchase of an Irvine industrial building at 17353 Derian Ave. for \$16.6 million.

At the end of the year, Alere made a portfolio buy totaling \$32 million for a 76,000-square-foot and 34,650-square-foot building at 1922-1924 Barranca Parkway, also in Irvine.

The industrial investor also acquired the longtime Huntington Beach facility for racing sponsorship company **Terrible Herbst Motorsports** in a sale-leaseback deal worth \$12.6 million.

—Katie Murar

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THE LIST COMMERCIAL CONSTRUCTION COMPANIES

▶ NEXT WEEK'S LIST *Private Companies*

RANKED BY REVENUE

Rank	Company	12-month revenue from OC operations (millions)	Value of contracts awarded to OC office(s) for 12 month period (millions)	OC employees	Number of 2020 OC projects	Number of 2019 OC projects	% breakdown of business	Partial list of notable projects	Top local official(s)	
Prev. Rank	•Address	•yearly % change	•yearly % change	•yearly % change			•Government •Office •Industrial	•Retail •Other	•Title •Phone/fax	
	Company logo	ending date	ending date							
1	McCarthy Building Cos. 20401 SW Birch St. (1) Newport Beach 92660-1795 Headquarters: St. Louis Website: mccarthy.com Email: nb@mccarthy.com	\$1,189.5 19% 12/20	\$1,560 -3% 12/20	563 64%	13	5	20% 20% 0%	0% 60%	Saddleback College ATAS, Santa Ana College STEM, RSCCD Johnson Student Center, Soka University Residential Hall and STEM Building	Jim Madrid executive VP (949) 851-8383/(949) 851-8398
2	Hensel Phelps 18850 Von Karman Ave., Ste. 100 (3) Irvine 92612-1598 Headquarters: Greeley, Colo. Website: henselphelps.com Email: amillar@henselphelps.com	\$1,119.9 25% 12/20	\$1,861 137% 12/20	820 29%	31	28	30% 0% 0%	0% 70%	UCI Middle Earth Student Housing, United Airlines LAX terminal renovation, Caltech CNRB, Delta Skyway at LAX, UCI Verano 8 Student Housing, UCI Irvine Campus Medical Center	Damian Buessing VP/district manager (949) 852-0111/(949) 852-0218
3	Swinerton 200 N. Main St. (4) Santa Ana 92701-4800 Headquarters: Concord Website: swinerton.com Email: rcarpe@swinerton.com	\$1,005.7 18% 12/20	\$437.2 -61% 12/20	1,396 -3%	170	147	10% 10% 0%	0% 80%	County of Orange Civic Center - County Administration North, Hotel Lulu Anaheim, Downey Sussman Middle School, confidential automotive R&D, JWA	Pete Ruiz/Lia Tatevosian/Brian McCarthy division manager, building/division manager, special projects/division manager, target markets (949) 622-7000/(877) 349-1894
4	Clark Group 18201 Von Karman Ave., Ste. 800 (2) Irvine 92612-1092 Headquarters: Bethesda, Md. Website: clarkconstruction.com Email: corporatecommunications@clarkconstruction.com	\$832.7 -14% 12/20	\$1,191 12% 12/20	417 5%	39	31	55% 10% 0%	0% 35%	Disneyland, OCMA	Carlos Gonzalez division president, Western Region (714) 429-9779/(714) 429-9778
5	Turner Construction Co. 1900 S. State College Blvd., Ste. 150 (5) Anaheim 92806-6136 Headquarters: New York Website: turnerconstruction.com Email: jcbertain@tcco.com	\$687.5 -18% 12/20	\$200 167% 12/20	280 -3%	8	8	0% 8% 4%	0% 88%	would not disclose	Reed G. McMains VP/general manager (714) 940-9000/(714) 712-7400

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6	Largo Concrete Inc. 2741 Walnut Ave., first floor (7) Tustin 92780-7037 Headquarters: Tustin Website: largoconcrete.com Email: cforster@largoconcrete.com	\$622.2 20% 9/20	\$580 7% 9/20	250 0%	60	60	2% 0% 18%	10% 70%	Westin, Innovation Park	Ken Long president (714) 731-3600/(714) 731-4800
7	KPRS Construction Services Inc. 2850 Saturn St. (6) Brea 92821-6201 Headquarters: Brea Website: kprsinc.com Email: joels@kprsinc.com	\$608 2% 12/20	\$680 4% 12/20	280 8%	150	155	3% 31% 35%	3% 28%	Irvine Co., FivePoint Holdings Inc., CT Realty, Zillow, Alteryx Inc.	Joel Stensby founder/president (714) 672-0800/(714) 672-0871
8	DPR Construction 4665 MacArthur Court, Ste. 100 (8) Newport Beach 92660-1825 Headquarters: Redwood City Website: dpr.com Email: brittanys@dpr.com	\$473 -1% 12/20	\$686 -47% 12/20	507 0%	115	99	0% 58% 0%	0% 42%	Edwards Lifesciences, Harbor Day School	Michael Konetzke business unit leader (949) 955-3771/(949) 253-0015
9	Millie and Severson Inc. 3601 Serpentine Drive (10) Los Alamitos 90720-0399 Headquarters: Los Alamitos Website: mandsinc.com Email: info@mandsinc.com	\$454.2 12% 10/20	\$232.1 -10% 10/20	96 -7%	0	0	0% 25% 50%	0% 25%	Ganahl Lumber	Jonathan E. Severson president (562) 493-3611/(562) 598-6871
10	Snyder Langston 17962 Cowan (9) Irvine 92614-6026 Headquarters: Irvine Website: snyderlangston.com Email: info@snyderlangston.com	\$450 ⁽¹⁾ NA 12/20	\$672.3 ⁽¹⁾ NA 12/20	75 ⁽¹⁾ NA	38 ⁽¹⁾	38 ⁽¹⁾	wnd	wnd	Christ Cathedral, Concordia University, Discovery Business Center, Mission Viejo medical office building, Irvine Spectrum, The Boardwalk, OC Animal Care	John Rochford/Jason Rich chairman, CEO/president, COO (949) 863-9200/(949) 863-1087
11	C.W. Driver Companies 2 Technology Drive, Ste. 100 (14) Irvine 92618-5343 Headquarters: Pasadena Website: cwdriver.com Email: kkreutziger@cwdriver.com	\$246.6 19% 12/20	\$309.7 19% 12/20	121 -1%	39	36	3% 45% 0%	0% 52%	SchoolsFirst Credit Union RH2 headquarters; Orange Orange Coast College literature and social sciences buildings; Town and Country Manor assisted living/memory care facility; Coastline College Student Services Center; Solis Park School	Karl Kreutziger president (949) 261-5100/(949) 261-5167

Abbreviations: NA: not applicable; wnd: would not disclose

Note: To the best of our knowledge, this information is accurate as of press time. While every effort is made to ensure the accuracy and thoroughness of the list, omissions and typographical errors sometimes occur. Unless otherwise noted, the information on this list was provided by the companies themselves. List may not be reprinted without permission of the editor. Photos show the first

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⁽¹⁾ Business Journal estimate

Researched by Meghan Kiewer

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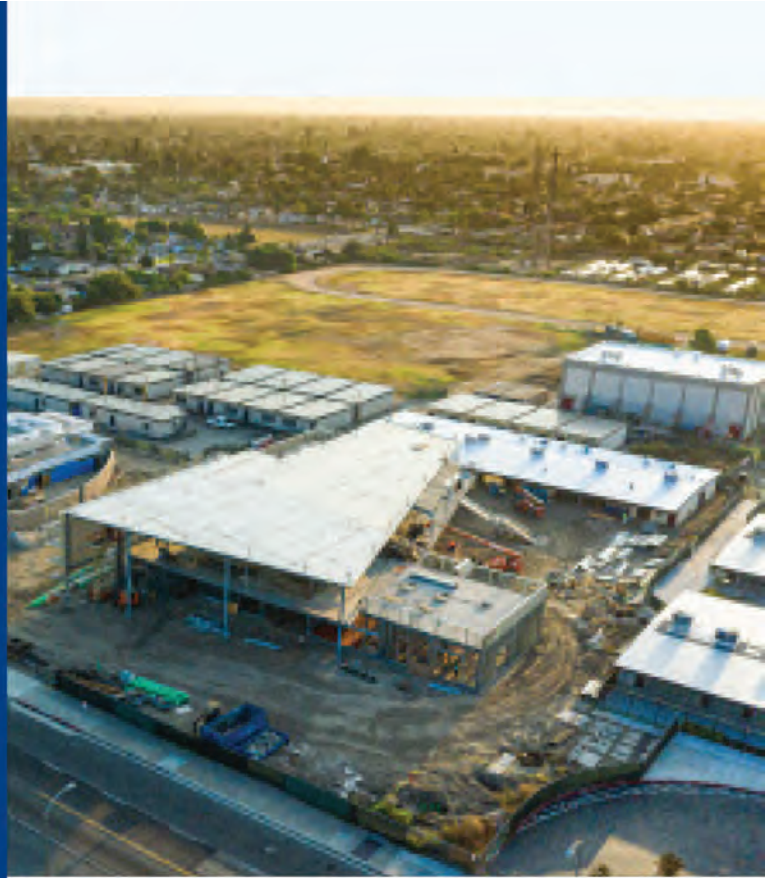
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- Education & training reimbursement



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THE LIST COMMERCIAL CONSTRUCTION COMPANIES

► NEXT WEEK'S LIST *Private Companies*

► From page 24

RANKED BY REVENUE

Rank	Company	12-month revenue from OC operations (millions)	Value of contracts awarded to OC office(s) for 12 month period (millions)	OC employees	Number of 2020 OC projects	Number of 2019 OC projects	% breakdown of business	Partial list of notable projects	Top local official(s)	
Prev. Rank	•Address	•yearly % change	•ending date	•yearly % change	•yearly % change	•yearly % change	•Government •Office •Industrial	•Retail •Other	•Title •Phone/fax	
12 (12)	Bomel Construction Co. 96 Corporate Park Irvine 92606-5136 Headquarters: Irvine Website: bomelconstruction.com Email: dmcginnis@bomelconstruction.com	\$238 ⁽¹⁾ NA 12/20	\$214 ⁽¹⁾ NA 12/20	112 ⁽¹⁾ NA	11 ⁽¹⁾	11	wnd	wnd	OCTA Orange Metrolink parking structure, Westin Anaheim Resort parking structure, Irvine Spectrum Target parking structure, Mater Dei High School parking structure, CSU Fullerton Eastside parking structure	Kent Matranga president (714) 921-1660/(714) 921-1943
13 (15)	Balfour Beatty U.S. 1501 Quail St., Ste. 130 Newport Beach 92660-2740 Headquarters: Dallas Website: balfourbeattyus.com Email: relentlessallies@balfourbeattyus.com	\$219.3 12% 12/20	\$228.6 91% 12/20	124 -1%	17	100	0% 0% 0%	100%	Anaheim USD Roosevelt Elementary School, Santa Ana College – Russell Hall Replacement	John Bernardy senior VP (949) 502-4000/(949) 502-4001
14 (17)	Howard Building Corp. 3184 Airway Ave., Ste. K Costa Mesa 92626-4619 Headquarters: Los Angeles Website: howardbuilding.com Email: info@howardbuilding.com	\$203.7 -39% 12/20	\$203.7 -39% 12/20	48 -8%	67	88	90% 0% 0%	10% 0%	would not disclose	Bryan Howard executive VP (714) 438-2272/(714) 444-3446
15 (11)	Moorefield Construction Inc. 600 N. Tustin Ave., Ste. 210 Santa Ana 92705-3781 Headquarters: Santa Ana Website: moorefieldconstruction.com Email: info@moorefieldconstruction.com	\$199.5 -30% 9/20	\$140 -26% 9/20	73 -3%	4	4	0% 10% 0%	90% 0%	Puesto Restaurant Anaheim, Puesto Restaurant Huntington Beach	Mike Moorefield president (714) 972-0700/(714) 972-3030
16 (16)	Sundt Construction Inc. 41 Corporate Park, Ste. 310 Irvine 92606-3135 Headquarters: Tempe, Ariz. Website: sundt.com	\$91.4 -40% 9/20	\$7.1 -92% 9/20	24 0%	6	10	0% 0% 0%	100%	Cal Poly Pomona Student Housing, CSU San Bernardino College of Extended Learning, UC Santa Barbara Henley Hall, Cypress College Science, Engineering and Math and Veterans Resource Center, Golden West College Math and Science Building	Ryan Nessen senior VP, building, California (949) 468-5309
17 (20)	Consolidated Contracting Services Inc. 181 Avenida La Pata, Ste. 200 San Clemente 92673-6354 Headquarters: San Clemente Website: consolidatedcontracting.com Email: cdonovan@consolidatedcontracting.com	\$91 ⁽¹⁾ NA 1/20	\$144.6 ⁽¹⁾ NA 1/20	68 ⁽¹⁾ NA	11 ⁽¹⁾	11	wnd	wnd	D5 Rise Park, Orange County Great Park kid's play area (FivePoint Communities/Great Park Neighborhoods), Spectrum Montessori at Portola Springs, A-Town at Aloe Green	Tony Elias-Calles/Joe Troya principals (949) 498-7500/(949) 498-7992
18 (13)	R.D. Olson Construction Inc. 400 Spectrum Center Drive, Ste. 1200 Irvine 92618-5022 Headquarters: Irvine Website: rdolson.com Email: info@rdolson.com	\$89 -61% 6/20	\$113 -51% 6/20	98 -14%	14	10	0% 0% 0%	100%	Bolsa Row Apartments-Westminster, Fountain Valley Housing, Sheraton at the Park	Bill Wilhelm/Robert Olson president/CEO (949) 474-2001
19 (22)	Gray West Construction 421 E. Cerritos Ave. Anaheim 92805-6320 Headquarters: Lexington, Ky. Website: gray.com Email: jwilson@gray.com	\$80 ⁽¹⁾ NA 9/20	\$176.8 ⁽¹⁾ NA 9/20	140 ⁽¹⁾ NA	306 ⁽¹⁾	306	wnd	wnd	Chapman University, Biola University, Disneyland, Kinsbursky Brothers, Starbucks, Irvine Co., NN Inc., Amada America, Diocese of Orange	Robert Moore president, West region (714) 491-1317/(714) 333-9700
20 (24)	CDG Builders Inc. 24 Executive Park, Ste. 150 Irvine 92614-2753 Headquarters: Irvine Website: cdgbuilders.com Email: info@cdgbuilders.com	\$68 ⁽¹⁾ NA 12/20	\$72 ⁽¹⁾ NA 12/20	59 ⁽¹⁾ NA	115 ⁽¹⁾	115	wnd	wnd	would not disclose	Greg Horvath/Chris DeFazio principals (949) 892-3510/(949) 272-5848
20 (21)	Ram Construction LLC 19900 MacArthur Blvd., Ste. 600 Irvine 92612-8421 Headquarters: Irvine Website: ramconstruction-us.com Email: matt@ramconstruction-us.com	\$68 -15% 12/20	\$76 -22% 12/20	42 -14%	48	38	wnd	wnd	EVA Air, Port View Prep, Jenavalve, Hoag Health System, Evolus, EBS Engineering, Beyond Limits	Spencer Moran/Matt Renault principals (949) 418-7688
22 (26)	Lyle Parks Jr. Construction 4001 E. La Palma Ave. Anaheim 92807-1716 Headquarters: Anaheim Website: lpj.com Email: whiguera@lpj.com	\$65.8 -2% 12/20	\$67 0% 12/20	18 -40%	10	14	0% 0% 0%	100% 0%	would not disclose	Tim Mayeda general partner (714) 632-3210/(714) 632-5409

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 (1) Business Journal estimate

THE LIST COMMERCIAL CONSTRUCTION COMPANIES

► NEXT WEEK'S LIST *Private Companies*

RANKED BY REVENUE

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Prev. Rank	•Address	•yearly % change	•ending date	•yearly % change			•Government •Office •Industrial	•Retail •Other	•Title •Phone/fax	
23 (29)	Sukut Construction LLC 4010 W. Chandler Ave. Santa Ana 92704-5202 Headquarters: Santa Ana Website: sukut.com Email: info@sukut.com	\$63.5 20% 10/20	\$59.1 18%	121 -12%	12	4	0% 0% 0%	100%	FRB PH VIIIIB fire repair, FRB LF East Flank Northern Diverted Channel, Cow Camp Road 2B SMWD Delta 5 Pipe project, FRB LF Phase 8A Daily Cover excavation, Rienda Zone A & 1 tank site & pipelines	Steve Yurosek CEO/president (714) 540-5351/(714) 545-2438
24 (25)	Casco Contractors 9850 Irvine Center Drive Irvine 92618-4353 Headquarters: Irvine Website: cascocontractors.com Email: info@cascocontractors.com	\$59.7 -12% 12/20	\$69 -8%	65 0%	325	472	5% 75% 10%	0%	Chipotle Newport Beach, Inari Medical, IHI Power Industries	Cheryl Osborn founder/president (949) 679-6880/(949) 679-6890
25 (19)	Bernards 2569 McCabe Way, Ste. 100 Irvine 92614-5220 Headquarters: San Fernando Website: bernards.com Email: rfochtman@bernards.com	\$57.7 -40% 12/20	\$278.7 257%	64 10%	19	10	75% 15% 4%	0% 6%	City of Yorba Linda Library, James Musick Jail Expansion, Santa Ana College Russell Hall, and Saddleback High School Stadium	Dave Cavecche executive VP (949) 461-3650/(949) 461-3965
26 (18)	W.E. O'Neil Construction 2100 Main St., Ste. 300 Irvine 92614-6285 Headquarters: El Segundo Website: weoneil.com Email: prui@weoneil.com	\$51.3 -55% 12/20	\$700 59%	31 0%	12	8	12% 0% 0%	88% 0%	MainPlace Mall Apartments, Raintree Del Prado, Pacific Edge Resort, Sunrise of Orange, Barranca Office	John E. Finn/Mike Byrne/Paul Ruig/Brian Rush president/VP, operations/project executive/project executive (949) 932-0704/(310) 643-6541
27 (30)	BergmanKPRS 2850 Saturn St., Ste. 100 Brea 92821-1701 Headquarters: Brea Website: bergmankprs.com Email: mark@bergmankprs.com	\$51 ⁽¹⁾ NA 12/20	\$49.8 ⁽¹⁾ NA	49 ⁽¹⁾ NA	90 ⁽¹⁾	90	wnd wnd	wnd	GreenStreet Mission Viejo Center, remodel of Clark Commons Buena Park, 10 Barrel Brewing Co. San Diego	Mark C. Bergman managing member (714) 924-7000/(714) 924-7176

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⁽¹⁾ Business Journal estimate

Researched by Meghan Klierer

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Office, Hotel Work Boosts Ranks of Developers

Industrial Project Backlog; Anaheim Mega-Sites Await

By KATIE MURAR

Despite a challenging year filled with no shortage of uncertainties for the commercial real estate market, local developers kept building in 2020 and in early 2021.

The county's 16 most active commercial developers reported about 3 million square feet of completed projects for the 12 months ending in April, more than twice the amount seen the year prior, according to this week's Business Journal Commercial Developers list.

While plenty of names on the list are well-known institutions in Orange County, including Irvine Co., Shea Properties, and Rancho Mission Viejo LLC, 10 entries on the list weren't included in last year's iteration.

Notably, nearly a third of the entries are hospitality-focused developers, who wrapped up projects in the area amid one of the toughest times in recent history for the hotel sector.

Newport Beach's Irvine Co., the area's most active developer the past decade, took top marks on the list, delivering nearly 660,000 square feet of new office product in 2020, including the second phase of the firm's Spectrum Terrace office project and the first phase of a new low-rise office cam-



Shea Business Center: Santa Ana industrial project's tenants include An-duril Industries, Hoag, Peloton

pus, Innovation Office Park.

Industrial on Tap

Outside of Aliso Viejo's Shea Properties, whose Shea Business Center in Santa Ana is the largest new airport-area industrial project in years, giving the company the No. 2 spot, the industrial sector is largely unrepresented on the list.

That shouldn't be the case next year, with north of 2 million square feet of new warehouse and manufacturing space on the books for the county.

This includes the largest project currently underway in OC: Goodman Group's 1.5 million-square-foot logistics campus at the former Kimberly-Clark tissue paper manufacturing site in Fullerton.

Construction began last month and is expected to be completed by spring 2022.

Newport Beach's Sares Regis Group is developing its Huntington Gateway Park; the first 260,000-square-foot phase was recently pre-leased by Amazon, still the top industrial player in the region.

Office to Industrial

With undeveloped land in short supply, builders of warehouses and distribution facilities have increasingly tapped underutilized retail properties and older business parks for their projects.

In a recent notable example, Newport Beach-based industrial developer Western Realco and Denver-based Black Creek Group are heading the redevelopment of multiple office buildings in Lake Forest that have held a bulk of the local operations of Panasonic Avionics for close to a decade.

Plans have been filed to tear down five offices in and around the city's Pacific Commerce building park spanning about 370,000 square feet. They would be replaced with three industrial buildings totaling nearly 380,000 square feet, according to city documents and parties familiar with the proposed transaction.

Long-Term Projects

Hospitality, retail and residential projects are coming together under the same roof as

part of several major multi-use projects in the works across the county.

Much of these developments are centered in North County; multiple investors are planning nearly \$10 billion in future plans for the city of Anaheim alone.

One of the more closely watched projects is OC Vibe, a \$3 billion plan to transform a 115-acre cluster of land surrounding the city's Honda Center into a mix of apartments, offices, hotels, dining and entertainment options.

Initial plans call for 2,800 residential units, hotels, more than 800,000 square feet of office space, a new concert venue, food hall, restaurants, parks and other amenities.

Los Angeles Angels team owner Arte Moreno is also making moves on his plan to redevelop the 153-acre site that surrounds Angel Stadium.

SRB Management Co., a firm affiliated with Moreno, submitted conceptual redevelopment plans including more than 5,000 apartments, two hotels, 2.7 million square feet of office space, 12,500 parking spaces, parks and other commercial additions like retail and restaurants.

A third major development proposal was added to Anaheim's real estate pipeline earlier this year in the form of a potential theme park expansion for Disneyland Resort.

The company is currently in discussions with the city to add new attractions, hotel rooms, retail, dining and other mixed-use elements within the 500-acre resort owned by Burbank-based Walt Disney Co. (NYSE: DIS) over the next several decades. ■

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Commercial Developers
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THE LIST COMMERCIAL DEVELOPERS | ► NEXT WEEK'S LIST Private Companies

RANKED BY SQUARE FEET DEVELOPED IN OC

Rank	Company	Company logo	Square feet developed in OC for 12 months ended April 30, 2021	Square feet under development in OC for 12 months ended April 30, 2021	Number of OC projects started 12 months ended April 30, 2021	Dollar value of OC projects started 12 months ended April 30, 2021 (millions)	Total square feet developed in OC (historically)	OC employees	Notable OC projects	Top local official(s)	
Prev. Rank	Address		•yearly % change		•yearly % change			•yearly % change		•Title	
Rank										•Phone/fax	
1	Irvine Company 550 Newport Center Drive Newport Beach 92660-7010 Headquarters: Newport Beach Website: irvinecompany.com Email: information@irvinecompany.com		657,000 24%	392,000	2 0%	wnd	wnd	2,439 ⁽¹⁾ NA	Innovation Office Park, Spectrum Terrace	Donald Bren chairman (949) 720-2000	
2	Shea Properties 130 Vantis, Ste. 200 Aliso Viejo 92656-2624 Headquarters: Aliso Viejo Website: sheaproperties.com Email: james.williams@sheaproperties.com		500,000 NA	0	0 NA	wnd	4,400,000	14 ⁽¹⁾ NA	Shea Business Center	Colm Macken CEO/president (949) 389-7000	
3	Edwards Lifesciences Corp. 1 Edwards Way Irvine 92614-5688 Headquarters: Irvine Website: edwards.com		320,000 NA	230,000	3 0%	wnd	wnd	4,585 5%	Second Net Zero LEED Platinum building	Mike A. Mussallem chairman/CEO (949) 250-2500/(949) 250-2525	
4	Harbor Associates LLC 200 Pine Ave., Ste. 502 Long Beach 90802-3035 Headquarters: Long Beach Website: harborassociates.com Email: joon@harborassociates.com		297,277 -19%	1	1 -50%	\$120 20%	1,143,192	7 17%	Summit IV at 15 & 25 Enterprise, Create Tustin at 14101 Myford Road, Crown Cabot at 28202 Cabot Road, Anaheim City Centre at 222 S. Harbor Blvd.	Rich McEvoy principal (562) 436-6688	
5	BPM Real Estate Group 1455 SW Broadway St., Ste. 1700 Portland 97201-3412 Headquarters: Portland, Ore. Website: bpmrealestategroup.com		268,000 NA	0	0 NA	wnd	wnd	wnd	Radisson Blu Anaheim (joint venture with Greenlaw Partners)	Walter C. Bowen founder/CEO/president (503) 595-3083	





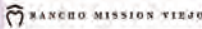
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Prev. Rank	Address		•yearly % change	ended April 30, 2021	•yearly % change	ended April 30, 2021	•yearly % change	•yearly % change		•Title •Phone/fax
6	Wincome Hospitality 888 Disneyland Drive Anaheim 92802-1847 Headquarters: Anaheim Website: wincomehospitality.com		225,000 NA	0	0 NA	wnd	wnd	7 ⁽¹⁾ NA	Westin Anaheim Resort	Paul Sanford CEO/asset manager
7	S3 Hotel Group 2192 DuPont Drive Irvine 92612-1302 Headquarters: Irvine Email: info@s3hotelgroup.com		130,000 NA	130,000	0 NA	wnd	360,000	200 233%	Homewood Suites/Hampton Inn	Narendra Patel principal
7	Tharaldson Hospitality Management 415 E. Ash Ave., Ste. D Decatur 62526-6117 Headquarters: Decatur, Ill. Website: tharaldsonhm.com		130,000 NA	0	0 NA	wnd	wnd	wnd	TownPlace Suites Irvine/Lake Forest, SpringHill Suites Irvine Lake Forest	Gary Tharaldson founder/CEO
9	Mission Commercial Properties 31866 Camino Capistrano San Juan Capistrano 92675-3216 Headquarters: San Juan Capistrano Website: missioncommercial.com Email: info@missioncommercial.com		122,000 NA	0	0 NA	wnd	wnd	wnd	Inn at Mission San Juan Capistrano	William Griffith/Daniel Friess principals (949) 234-7670
10	Rancho Mission Viejo LLC 28811 Ortega Highway San Juan Capistrano 92675-2023 Headquarters: San Juan Capistrano Website: ranchomissionviejo.com		100,000 NA	0	0 NA	wnd	wnd	wnd	Los Patrones Business Park, Rancho Mission Viejo	Anthony Moiso/Donald L. Vodra chairman, CEO/president, COO (949) 240-3363

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Researched by Meghan Kliever

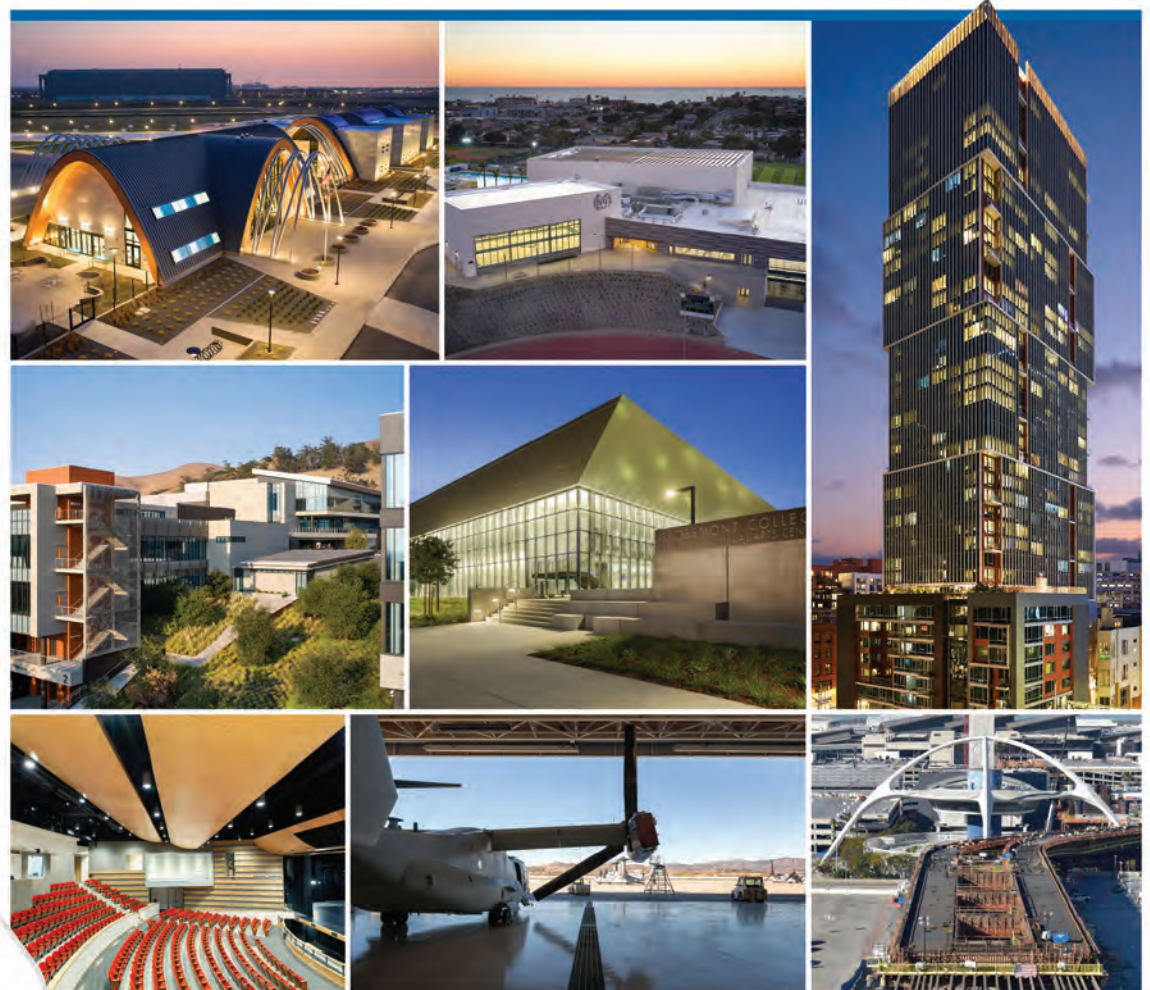
▶ Continued on page 30



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THE LIST COMMERCIAL DEVELOPERS

▶ NEXT WEEK'S LIST *Private Companies*

▶ From page 29

RANKED BY SQUARE FEET DEVELOPED IN OC

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11 (7)	Guthrie Development Co. 1375 Logan Ave., Ste. A Costa Mesa 92626-4016 Headquarters: Costa Mesa Website: guthriedevelopment.com Email: rob@guthriedevelopment.com		74,092 3%	104,914	2 0%	\$34.4 21%	2,930,439	5 0%	The Raymer Business Center, Fullerton; 1375 Logan, Costa Mesa; 18 Thomas, Irvine	Robert Guthrie founder/CEO (949) 954-1900/(949) 954-1919	
12 (NR)	Irvine Ranch Water District 15600 Sand Canyon Ave. Irvine 92618-3100 Headquarters: Irvine Website: irwd.com Email: boardmail@irwd.com		70,000 NA	0	0 NA	wnd	wnd	wnd	Source H2O office building, Irvine	Douglas Reinhart president, board of directors (949) 453-5300	
13 (NR)	Sukima Hospitality Group LLC		62,000 NA	0	0 NA	wnd	wnd	wnd	Fairfield Inn & Suites Anaheim Los Alamitos	Kishor Narsai owner	
14 (NR)	County of Orange 333 W. Santa Ana Blvd. Santa Ana 92701-4084 Headquarters: Santa Ana Website: ocgov.com		61,000 NA	0	0 NA	wnd	wnd	18,543 7%	BeWell OC building redevelopment	Frank Kim county executive officer (855) 886-5400	
15 (NR)	Fine Hospitality Group 640 W. Lambert Road Brea 92821-3139 Headquarters: Brea Website: finehospitality.com Email: info@finehospitality.com		47,000 NA	0	0 NA	wnd	wnd	wnd	SpringHill Suites Anaheim Placentia/Fullerton	Ken Pansuria president (714) 990-8800	
16 (NR)	Frontier Real Estate Investments 610 Newport Center Drive, Ste. 1520 Newport Beach 92660-6415 Headquarters: Newport Beach Website: frontierrei.com Email: info@frontierrei.com		40,000 NA	0	0 NA	wnd	wnd	wnd	Rodeo 39 Public Market, Stanton	Dan Almquist/Robert Jonas managing partners (949) 302-1389	

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