



U.S. REALTY  
PARTNERS, INC.

# COMPANY PROFILE



Lahaina Cannery, Lahaina, Maui, Hawaii

*U.S. Realty Partners is a privately held real estate investment company specializing in the acquisition, asset management, development and redevelopment of quality retail properties located in strategic metropolitan areas of the western United States. We focus on anchored retail properties in markets with strong demographics and achieve competitive risk adjusted returns for our investors and partners.*

*Our current portfolio includes 15 retail properties totaling over 2.2 Million square feet of gross leasable area. We take pride in our vast shopping center experience, extensive market knowledge, disciplined underwriting and excellent history of efficient execution.*





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## OUR PORTFOLIO

U.S. Realty Partner's approach is straightforward and disciplined. We target well-located, grocery-anchored retail properties in high-growth markets with strong demographics, limited competition, and untapped potential. Our long-standing relationships with tenants, communities, and stakeholders allow us to provide our properties with the resources and strategies needed to outperform expectations.

Our decades of experience in retail real estate combined with leasing, redevelopment, and asset management skills provide the basis to improve, reposition, and continually create additional value in the shopping centers we own.

- Optimize tenant mix
- Improve tenant occupancy
- Execute strategic asset improvements
- Increase customer visits
- Maximize NOI and yield



Lakewood Center, Windsor, California



Murrieta Town Center,  
Murrieta, California



Cable Park shopping Center, Orangevale, CA



Discovery Center, Natomas, California



Lake Arrowhead Village, Lake Arrowhead, CA



Lahaina Cannery, Lahaina, Maui, Hawaii



Murrieta Town Center, Murrieta, California





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## ACQUISITION CRITERIA:

U.S. Realty Partners is currently acquiring and operating properties in mature submarkets throughout the western United States as a principal and in partnership with institutional investors, family offices and individual investors.

### Property Type

- Stabilized high-quality grocery anchored neighborhood and community shopping centers
- Core plus and Value Add grocery anchored centers with expansion, renovation, re-tenanting and lease up opportunities

### Demographics

- Minimum 50,000 people within a 3-mile radius
- Average household incomes \$100,000+

### Location

- California
- Oregon
- Washington
- Hawaii

### Size

- Minimum 100,000 square feet gross leasable area
- Purchase Price \$20 Million to \$100+ Million



PROPERTY NAME	CITY	STATE	SQUARE FEET
<b>Murrieta Town Center</b>	Murrieta	CA	<b>380,378</b>
<b>Lake Arrowhead Village</b>	Lake Arrowhead	CA	<b>238,000</b>
<b>Rheem Valley Shopping Center</b>	Moraga	CA	<b>164,000</b>
<b>Cable Park Shopping Center</b>	Orangevale	CA	<b>161,000</b>
<b>Watt Town Center</b>	North Highlands	CA	<b>146,895</b>
<b>Lahaina Cannery Shopping Center</b>	Lahaina, Maui	HI	<b>140,000</b>
<b>Lahaina Gateway Shopping Center</b>	Lahaina, Maui	HI	<b>136,000</b>
<b>Village East Shopping Center</b>	Salem	OR	<b>135,000</b>
<b>Belle Mill Landing</b>	Red Bluff	CA	<b>119,000</b>
<b>Panther Lake Shopping Center</b>	Kent	WA	<b>115,000</b>
<b>Lakewood Shopping Center</b>	Windsor	CA	<b>103,000</b>
<b>Plaza at Riverlakes</b>	Bakersfield	CA	<b>102,000</b>
<b>Discovery Plaza</b>	Sacramento	CA	<b>90,000</b>
<b>Bonanza Shopping Center</b>	Clovis	CA	<b>69,684</b>
<b>Park Center</b>	Pico Rivera	CA	<b>55,000</b>

**2,154,957**



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## OUR TEAM:

**Jay Kerner / CEO**

**Tina Colacino / PRESIDENT**

**Wes Reef / ASSET MANAGER**

**Sharon Sterling / ASSET MANAGER**

**Justin Kerner / ASSET AND ANALYTICS MANAGER**

**Louis Sergi / DIRECTOR OF LEASING**

**Susana Jagodzinski / DIRECTOR OF CONSTRUCTION**

**Mike Wright / DEVELOPMENT MANAGER – HAWAII**

**Joe Foreman / SENIOR ADVISOR**

**Jeffrey Marcus, ESQ / OUTSIDE GENERAL COUNSEL**

**Kirsten Baisner / EXECUTIVE ASSISTANT**



**JAY KERNER**

CEO, U.S. REALTY PARTNERS

## CONTACT US

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