

KTGY knows...

RETAIL





RETAIL

KTGY's Retail Studio offers national and international clients full-service design and planning through feasibility studies, construction documents, administration, and LEED services for a greener tomorrow.

Whether a ground up development or the renovation and repositioning of a vacant or obsolete retail store or aging shopping center, KTGY has earned a reputation for delivering innovative solutions that reflect clear understanding of development, marketing and financial performance.

KTGY's projects range from a single retail store to a national roll out program, neighborhood shopping centers, community centers, tenant improvements, lifestyle entertainment centers, specialty centers, and mixed-use (horizontal and vertical) environments.

With our client's goals and desires at the forefront coupled with our passion and desire to create great places that maximize our client's investment, KTGY creates healthy, vibrant community assets that provide long-term value to both the community and the client.



REPOSITIONING

Nordhoff Plaza - Northridge, CA

Client
Allied Retail Partners/
Red Mountain Retail Group

- Facts**
- Area - 9.6 AC
 - Best Buy - 45,000 SF
 - 24 Hour Fitness - 47,000 SF (two-level tenant)
 - Office Max - 18,000 SF
 - 3-Level Parking Structure holds 360 cars



REPOSITIONING

Ashley Furniture - Multiple Locations



Client
Hodgdon -
Miank Construction Inc.

- Facts**
- Repositioning of vacant Circuit City locations
 - Interior and exterior improvements
 - Retail - 35,000-43,000 SF

Scripps Ranch Center - San Diego, CA



Client
Coast Income Properties

- Facts**
- Gross Leasing Area - 70,500 SF

Spouts Farmers Market - Valencia, CA

Client
Developers Diversified Realty

- Facts**
- Vacant Mervyn's
 - Retail - 29,000 SF



Mountaingate Plaza - Simi Valley, CA

Client
Praedium Group and
Scanlan Kemper Bard Companies

- Facts**
- Retail - 282,000 SF



Villa Park Civic Center - Villa Park, CA



Client
The City of Villa Park

- Facts**
- Renovation of the civic center façade including City Hall, Council Chamber, and OC County Library branch. Construction scheduled to start in June, with completion in time for the City's 50 year anniversary celebration.

DIRECT TENANT

Diane's Beachwear - Scottsdale, AZ

Client
Skyline Development and Construction

- Facts**
- All glass storefront system
 - Painted mural flooring
 - Retail - 1,200 SF



DIRECT TENANT

Sephora - Multiple Locations

Client
Sephora

- Facts**
- Retail - 1,500 SF



Mango - Multiple Locations



Client
JC Penney

- Facts**
- Specialty clothing area within JC Penney stores

Jersey Mike's - Northridge, CA

Client
Red Mountain Retail Group
Allied Retail Group
Coreland Companies

- Facts**
- Retail - 1,256 SF



Total Wine and More - Northridge, CA

Client
Red Mountain Retail Group
Allied Retail Group
Coreland Companies

- Facts**
- Retail - 22,515 SF



JC Penney - Multiple Locations

Client
JC Penney

- Facts**
- 2 Levels
 - Building - 161,315 SF
 - Area of remodel - 132,667 SF



NEW DEVELOPMENT

District Square - Los Angeles, CA

Client
Charles Company

- Facts**
- Retail - 300,000 SF on 2 levels w/ roof top parking
 - Market on Ground floor along with other retailers
 - Target on Second floor along with other retailers



NEW DEVELOPMENT

Whole Foods Market - Pasadena, CA



Client
Bellevue Ventures, LLC

Concept Design Architect
MCG Architecture

- Facts**
- Retail - 90,000 SF
 - Area - 1.2 AC

Malamut Vintage Car Center - Calabasas, CA



Client
Malamut

Facts

- Area - .85 AC
- Building - 17,500 SF
- Retail - 4,069 SF
- Office - 2,125 SF
- Cafe - 1,255 SF
- Display Area - 10,000 SF

Via - Sunnyvale, CA

Client
Essex Property Trust, Inc.

- Facts**
- Density - 44 DU/A C
 - Plans - 694-1,313 SF
 - Units - 284 DU
 - Area - 6.455 AC



Jefferson Square - La Quinta, CA

Client
Regency Centers

- Facts**
- Area - 10.8 AC
 - Retail - 90,400 SF
 - Small format grocery, shops, home improvement center, drug store and bank buildings
 - LEED Gold Certified



The Village at Broad Street - San Luis Obispo, CA



Client
H&D Maymont, LLC and Halferty Development Company

- Facts**
- Retail - 20,000 SF
 - One market pad, one single story retail pad and a two story retail pad with two residential units above.

MIXED-USE

Aqua Via - Oakland, CA

Client
Embarcadero Pacific

- Facts**
- Density - 135 DU/AC
 - Plans - 752 - 1,327 SF
 - Units - 100 DU
 - Unit Mix -
1 BR - 41%
 - 2 BR - 59%
 - Parking Ratio - 1.33/unit
 - Retail - 6,600 SF



MIXED-USE

Gallery 421 - Long Beach, CA



Client
Lyon Realty Advisors, Inc.

- Facts**
- Density - 95 DU/AC
 - Plans - 650-1,070 SF
 - Retail - 16,000 SF

Market Lofts - Los Angeles, CA



Client
The Lee Group / CIM Group

- Facts**
- Density - 142 DU/AC
 - Plans - 800-1,400 SF
 - Units - 267 DU
 - Retail - 55,000 SF Supermarket
 - 6 Retail Suites
 - Type I Construction

Ashby Arts - Berkeley, CA



Client
CITYCENTRIC

- Facts**
- Density - 124 DU/AC
 - Plans - 571-1,118 SF
 - Units - 98 DU
 - 1:1 Residential parking spaces, accomplished with lifts
 - 15 Commercial parking spaces plus 1 car share space



The Lofts at Promenade - Long Beach, CA

Client
Lyon Realty Advisors, LLC

- Facts**
- Density - 61 DU/AC
 - Plans - 631-1,369 SF
 - Units - 104 DU
 - Retail - 14,200 SF
 - Acres - 1.7 AC
 - Total Parking (Residential & Public) - 401 Spaces



The Crossing at Anaheim - Anaheim, CA



Client
Sares-Regis Group

- Facts**
- Density - 60 DU/AC
 - Plans - 639-1,421 SF
 - Units - 312 DU
 - Area - 5.2 AC
 - LEED Gold Certified



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