



**Amies Communications**

Danielle Tocco  
949-863-1910 x24  
[Daniellet@amies.com](mailto:Daniellet@amies.com)

**FOR IMMEDIATE RELEASE**

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**Westrust Announces Opening of Old Navy, Starbucks & Marshalls at Beverly Connection in Los Angeles, California**

*Reborn mixed-use center features popular national retailers, improved pedestrian and traffic access and enhanced landscaping, providing a premier urban shopping experience in L.A.'s upscale TV and film district*

LOS ANGELES, CA – Westrust, one of California's leading retail and mixed-use developers, has announced the latest chapter of the remake of Beverly Connection, with the opening of Old Navy, Starbucks and Marshalls. The 355,000-square-foot mixed-use development is located at the intersection of Beverly Boulevard and La Cienega Boulevard in Los Angeles, California. Beverly Connection is being developed by Westrust in joint venture with Vornado Realty Trust and Apollo Real Estate Advisors.

Set directly across from the Beverly Center, L.A.'s highest grossing regional mall, the revitalized Beverly Connection features a pedestrian-oriented design with a central landscaped courtyard and walkway in the hub of the upscale TV and film district. In addition to the newly opened stores, existing tenants at the redeveloped center include Ralph's Grocery, Long's Drugs, HomeGoods, Sport Chalet, Good Guys, Daily Grill and Men's Warehouse.

"As a landmark mixed-use center and premier shopping and dining destination, Beverly Connection offers one of the best retail locations in Los Angeles, surrounded by four-star hotels, the neighboring Pacific Design Center and the affluent communities of Beverly Hills, Bel Air and West Hollywood," commented Charles Smith, co-managing partner of Westrust. Smith added that the new mix of retail tenants and design changes have improved parking access and traffic flow to ease congestion, for a first-rate urban shopping experience.

The renovated center now features improved access for both drivers and pedestrians, with a new, 60-foot-wide entrance enhanced with landscaping and fountains off La Cienega Boulevard. Located on 11.5 acres, the new Beverly Connection incorporates a five-level parking structure, new subterranean parking and two surface parking lots, for a total of 1,400 onsite parking spaces.

To satisfy the shortage of housing in the area, the project also calls for the addition of a 177-unit senior assisted-living facility on the northeastern side of the property on Third Street and a 62-unit luxury condominium complex on Beverly Boulevard. Both residential buildings offer lower levels of retail space and underground parking for use by residents. Leading Los Angeles architectural firm Gensler designed the project to complement the surrounding community with a unified, well-integrated mixed-use development.

“This is a very unique mixed-use project that will offer exceptional retail dynamics, as well as much-needed residential components to satisfy the shortage of housing in the area,” added Smith.

For more information about leasing at Beverly Connection, contact Dennis Borowsky of Westrust at 949.468.1964 or Ian Hafner at Westrust at 949.468.1970.

### **About Westrust**

Westrust was founded in 1992 and is in its 15th year of business. The Company is owned by its two partners, Ricardo Capretta, who runs the Northern California region, and Charles Smith who runs the Southern California region. Westrust specializes in the development, redevelopment, acquisition, leasing and property management of neighborhood, community and lifestyle retail and mixed-use projects and has regional offices in San Francisco, Los Angeles and Irvine, CA. Since its inception, Westrust has acquired or developed forty-seven properties in five different states totaling more than \$1.19 billion in value. The company’s experience includes the development and acquisition of 4.2 million square feet of retail, 1.1 million square feet of office and industrial space, and more than 1,200 residential units. Westrust is currently developing five projects totaling \$492 million which makes it one of California’s most active retail and mixed-use developers. For information about Westrust, visit [www.westrust.com](http://www.westrust.com).

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