

# The Commons at La Verne

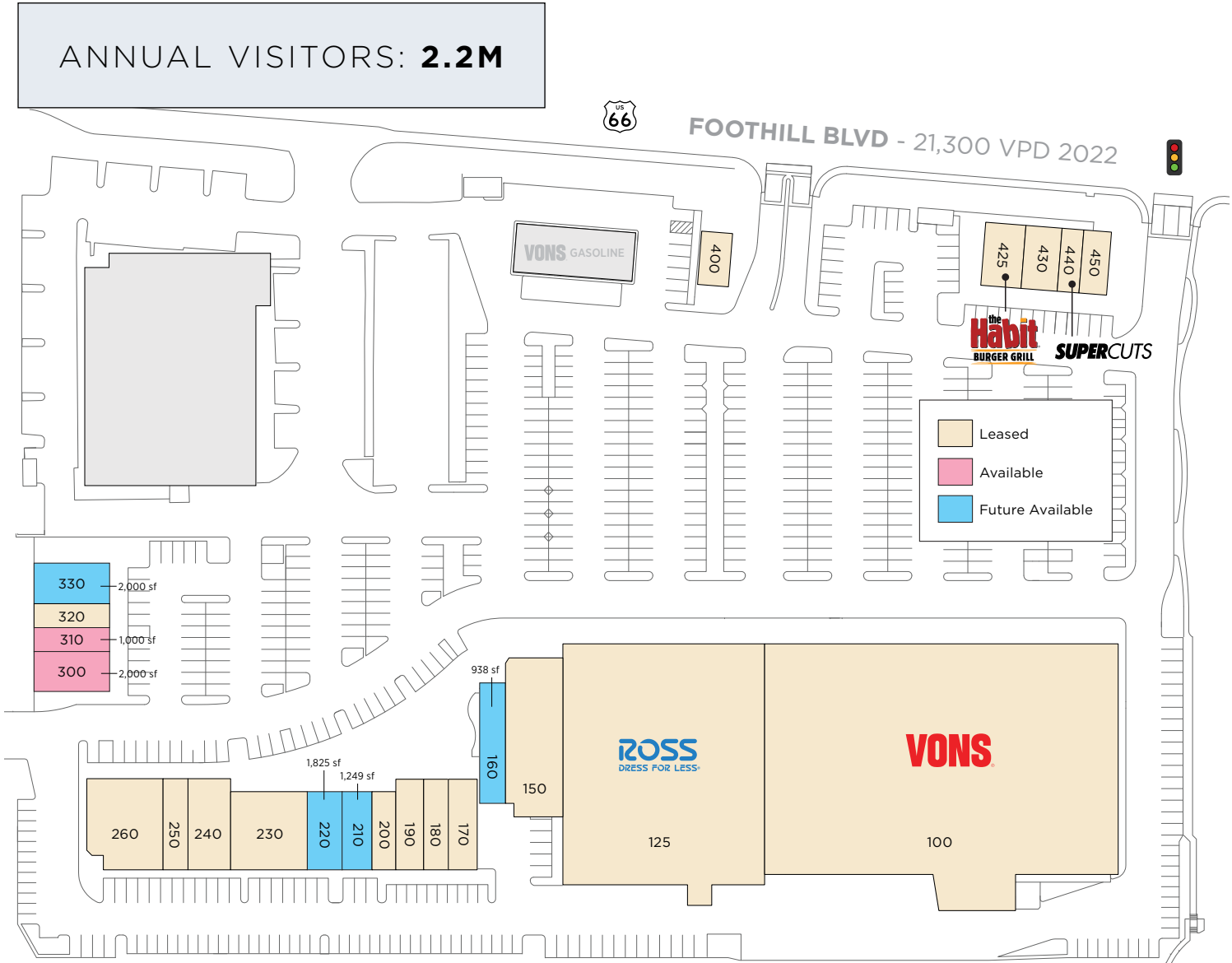
1600 Foothill Blvd, La Verne, CA 91750



# THE COMMONS AT LA VERNE SITE PLAN

ANNUAL VISITORS: **2.2M**

NO. RETAILERS	SF
100 Vons	51,053
125 Ross	30,187
150 Pet Food Express	6,625
160 Red Persimmon Nails (Future Available)	938
170 Club Pilates	1,500
180 Verizon Wireless	1,453
190 Rodeo Jewelers	1,393
200 Utopia Optometry	1,333
210 Flame Broiler (Future Available)	1,249
220 Siamese Restaurant (Future Available)	1,825
230 Haven Haus	3,364
240 Baskin Robbins	1,165
250 Don Baja Restaurant	1,452
260 Aspire Salon	5,207
300 Available	2,000
310 Available	1,000
320 PostalAnnex	1,000
330 Ubeauty (Future Available)	2,000
400 Vons Mini Mart	850
425 Habit Burger Grill	1,600
430 Firehouse Subs	1,300
440 Supercuts	900
450 Jamba Juice	1,200
440 Supercuts	900
450 Jamba Juice	1,200



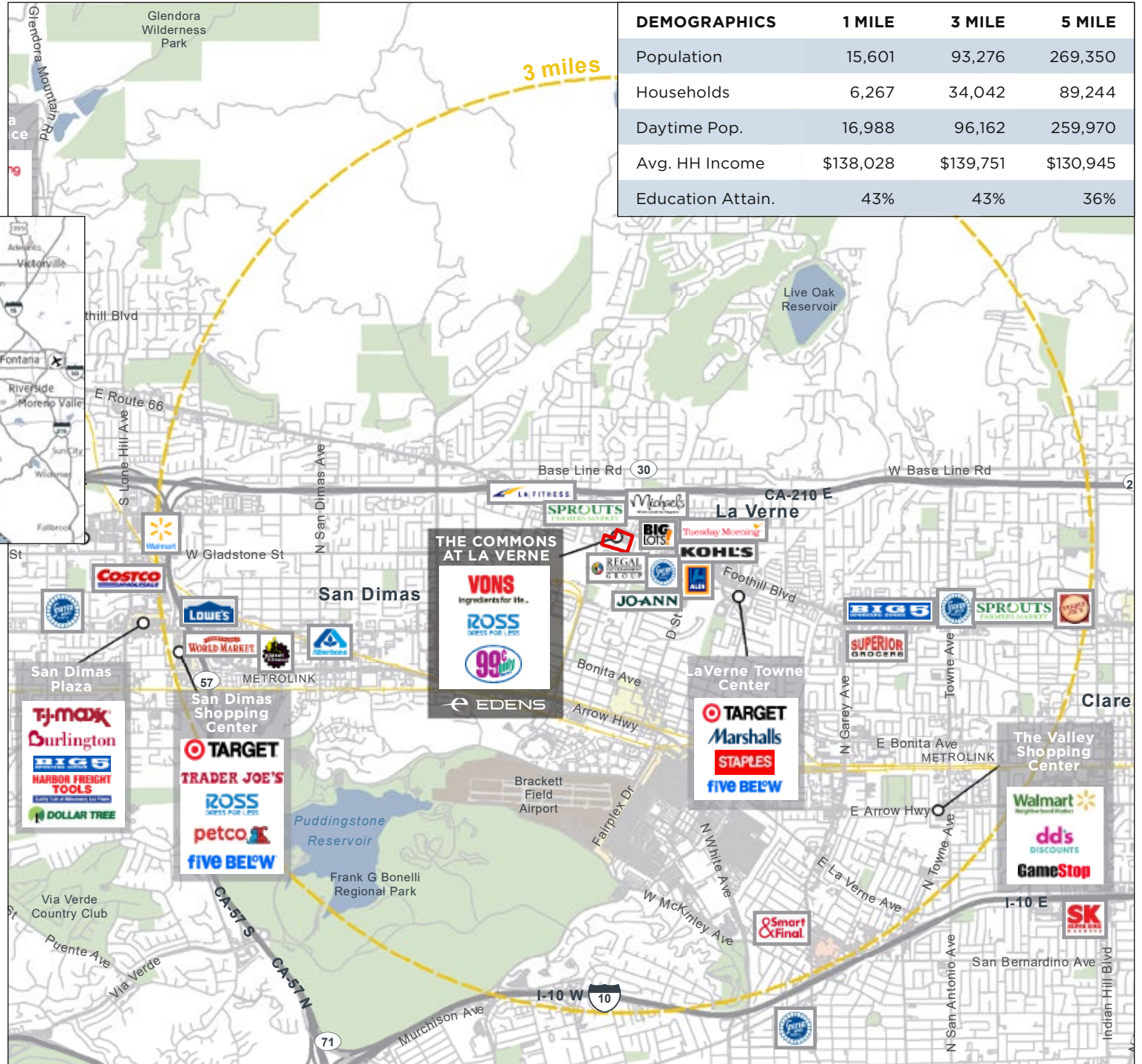
THE COMMONS  
AT LA VERNE  
**PHOTOS**

**CENTER HIGHLIGHTS**

- Beautiful shopping center located on the world famous Route 66
- The center features a 51,000 SF Vons grocery store, 30,000 SF Ross Dress for Less, Unleashed by Petco and many more national and regional tenants
- Less than 2 miles from the University of La Verne with over 8,300 students



**THE COMMONS  
AT LA VERNE  
TRADE AREA**



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

#### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

### AS AGENT FOR BUYER/TENANT:

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

### AS AGENT FOR BOTH—INTERMEDIARY:

To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### AS SUBAGENT:

A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. **TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

### LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AMREIT REALTY INVESTMENT CORPORATION	464117	713-850-1400
<i>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.      Email</i>	<i>Phone</i>
BRANDON SCHAWÉ	584425	BSCHAWÉ@EDENS.COM
<i>Designated Broker of Firm</i>	<i>License No.      Email</i>	<i>Phone</i>
/      /      /		
<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>	