

From: [Robert Doran](#)
To: [Maria Herrera](#)
Cc: [Sean Scully](#); [Lina Portolese](#)
Subject: FW: General Plan Update - Redondo/"Opportunity Area" Designation - 4001 INGLEWOOD AVE AND 4051 INGLEWOOD AVE
Date: Wednesday, September 22, 2021 1:52:37 PM
Attachments: [image004.png](#)
[.msg](#)
[2021_09_22_13_45_09.pdf](#)



*ATTN: Email is from an external source; **Stop, Look, and Think** before opening attachments or links.*

Maria:

ROIC would welcome the opportunity to introduce High Density Residential to our Redondo Beach Plaza. I have attached some examples of other properties we own where we have recently completed or are in the process of entitling/permitting densification efforts which includes residential components.

Please let me know if I can be of any further assistance in this endeavor.

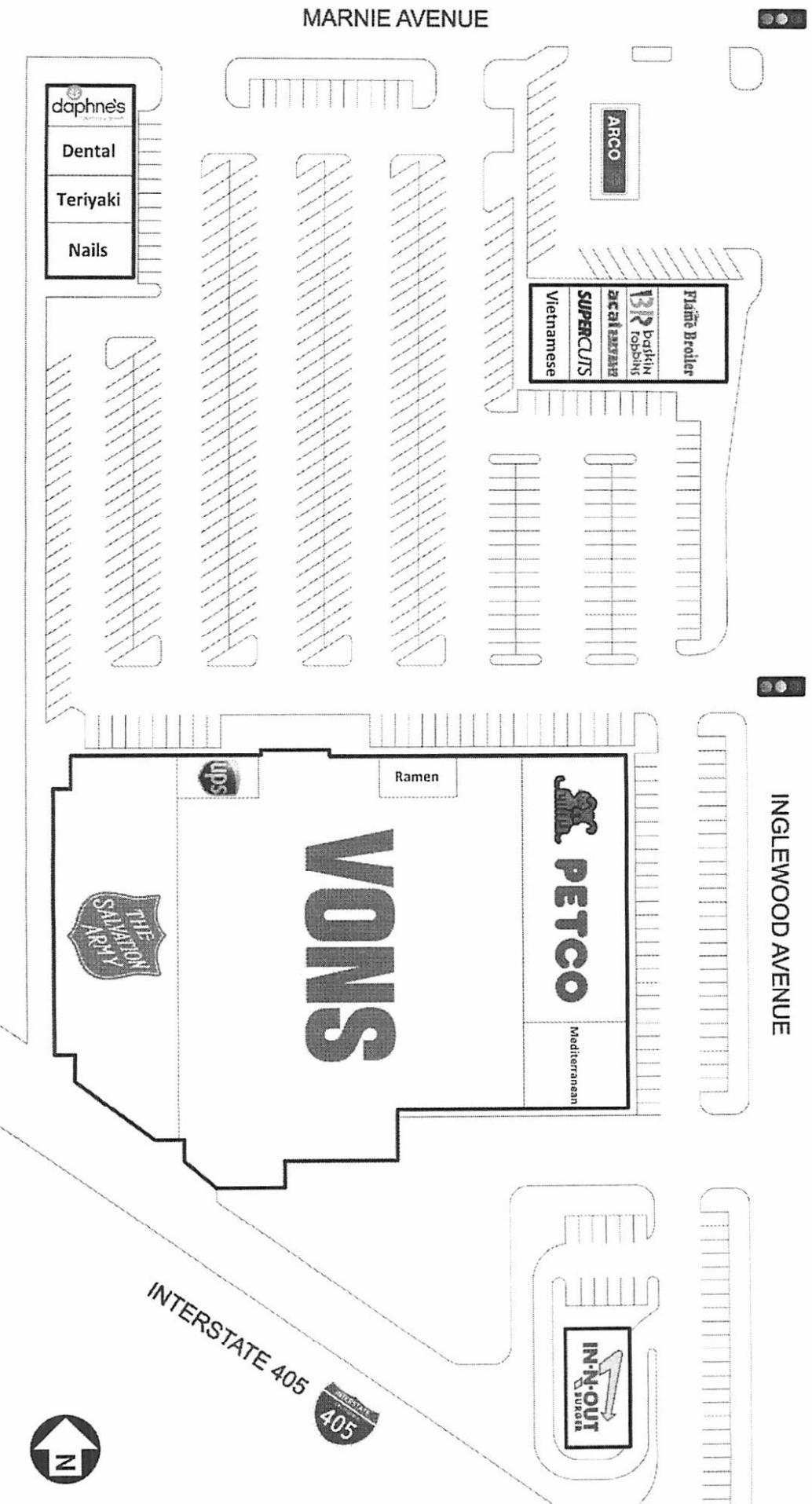
Sincerely:

Robert Doran
Director of Development & Construction
RETAIL OPPORTUNITY INVESTMENTS CORP
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San Diego, CA 92130
Office: 858-255-4920

From: Elina Covarrubias <ecovarrubias@roireit.net>
Sent: Wednesday, September 15, 2021 5:46 PM
To: Robert Doran <rdoran@roireit.net>
Cc: Stuart Tanz <stanz@roireit.net>; Richard Schoebel <rschoebel@roireit.net>; Francesca Busalacchi <fbusalacchi@roireit.net>
Subject: General Plan Update - Redondo/"Opportunity Area" Designation - 4001 INGLEWOOD AVE AND 4051 INGLEWOOD AVE

Redondo Beach Plaza

Redondo Beach, CA
110,509 sq. ft.



www.roireit.net

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cbrodie@roireit.net

Note: This site plan indicates the general layout of the shopping center and is not a warranty, representation or agreement on the part of the landlord that the shopping center will be exactly as depicted.



1 **PINOLE VISTA** PHASE INITIAL EXISTING PLAZA

This opportunity can transform an undersused and outdated retail space on 5 acres of land into a vibrant and vital space for 223 homes.



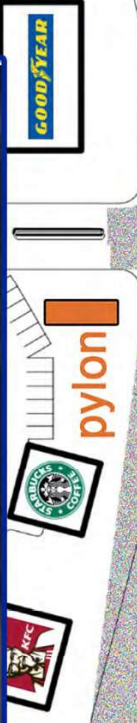
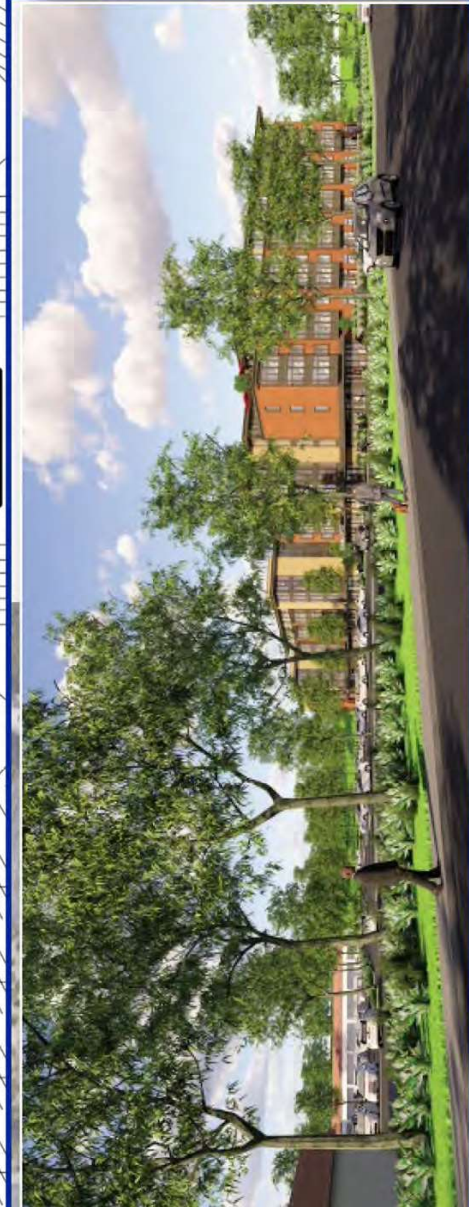
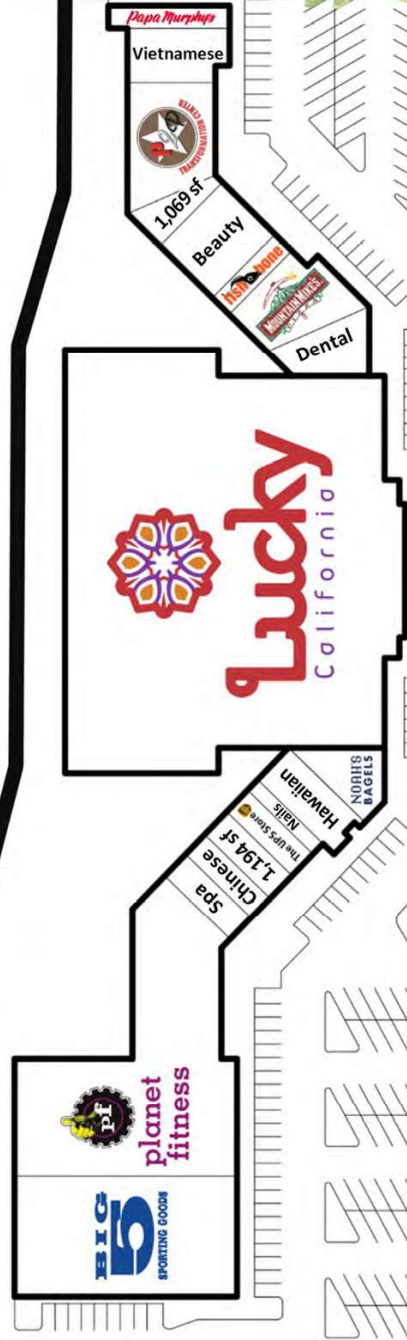
DENSIFICATION PROGRAM PHASE INITIAL overview maximization of site

PINOLE VISTA
Pinole, CA



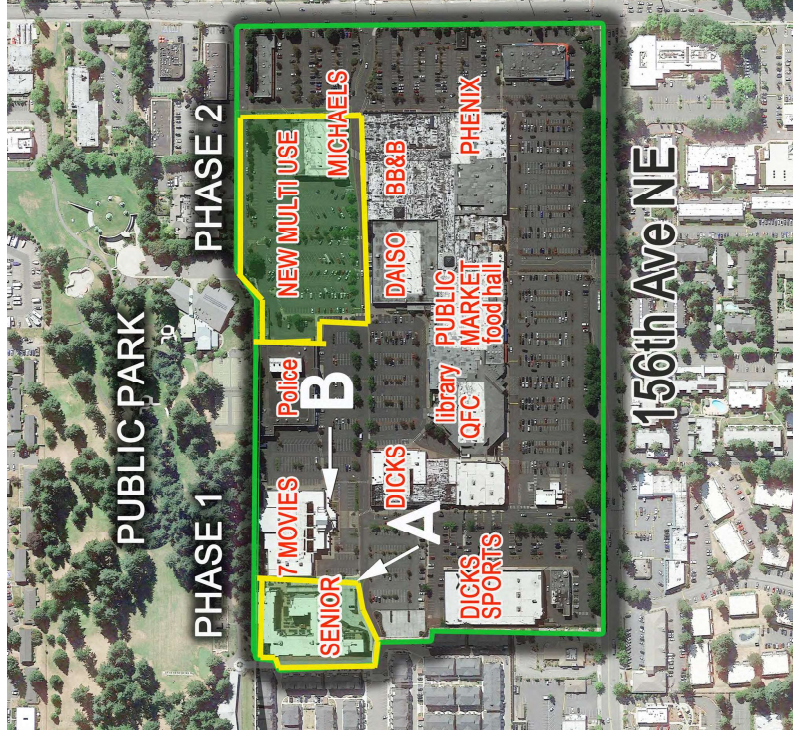
In seamlessly adding 223 residential homes in an area that was underused and outdated, a community can be created to take advantage of close freeway access, neighborhood amenities such as Food, Cafes, Health and personal services.

PHASE 2 PINOLE VISTA PROPOSAL TO INITIATE



PINOLE VISTA
Pinole, CA

DENSIFICATION PROGRAM PHASE Proposal to INITIATE maximization of site



PUBLIC PARK

PHASE 1

PHASE 2

SENIOR 7-MOVIES POLICE NEW MULTI USE

MICHAELS

BB&B

DAISO

PUBLIC MARKET food hall

QFC

library

REGAL MOVIES 7

156th Ave NE



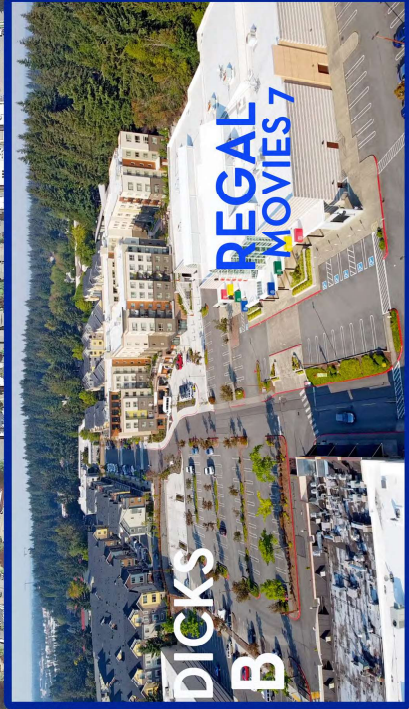
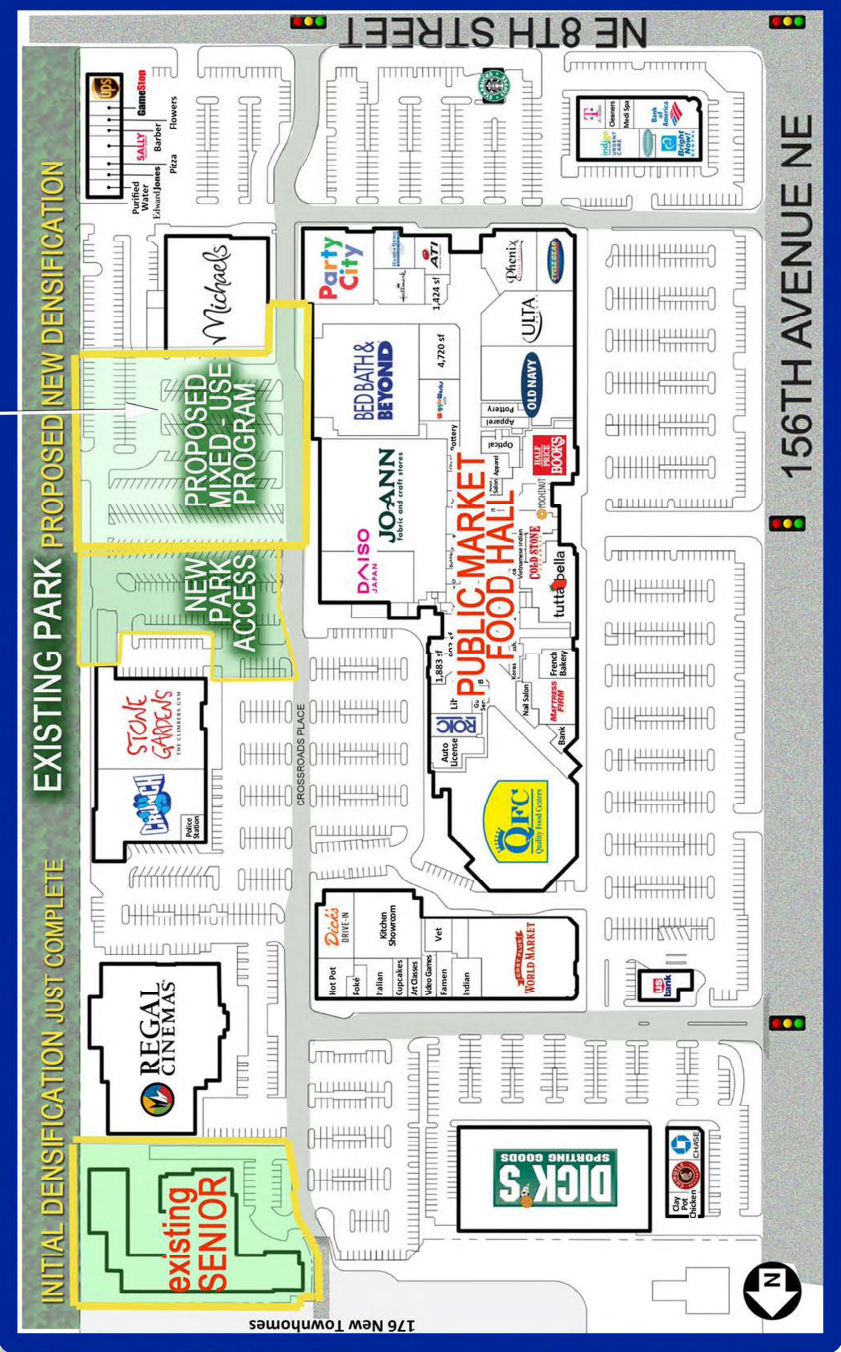
A

Crossroads BELLEVUE

1

PHASE ONE

Photos A and B show how the newly completed construction of Phase One of ROIC's program for densification blends in with the existing neighborhood and becomes part of a community streetscape. This provides 185 homes for Seniors on a previously underused part of the property. THIS IS NEW PHASE 2



REGAL MOVIES 7

DICKS

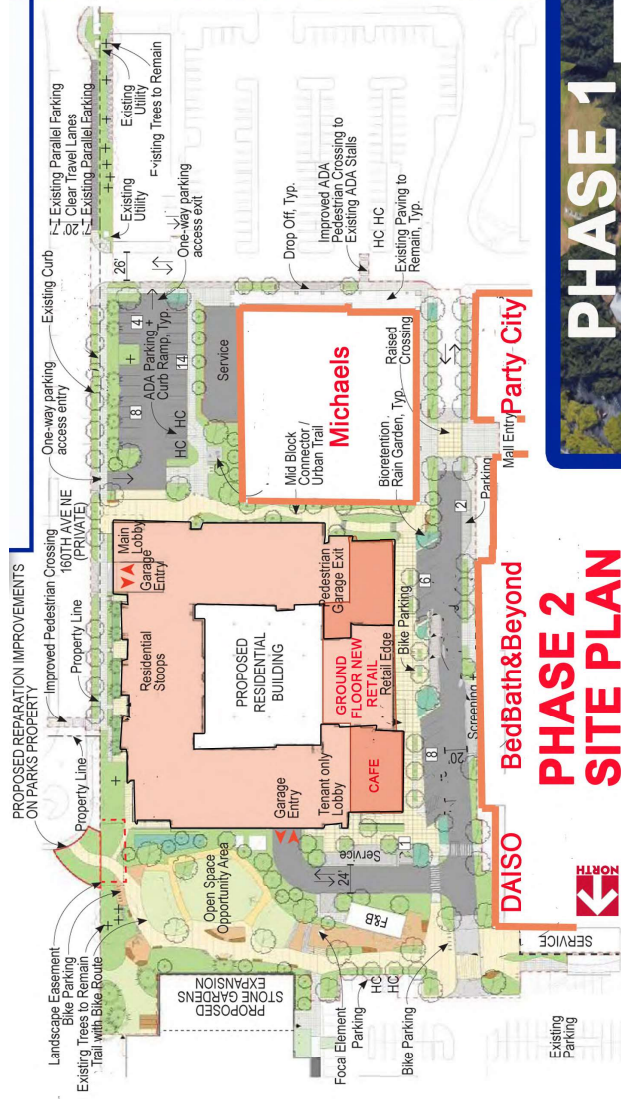
B

DENSIFICATION PROGRAM recently completed maximizing utility of site

CROSSROADS
Bellevue WA



**224 APARTMENTS
+ 14.5K SF OF RETAIL**

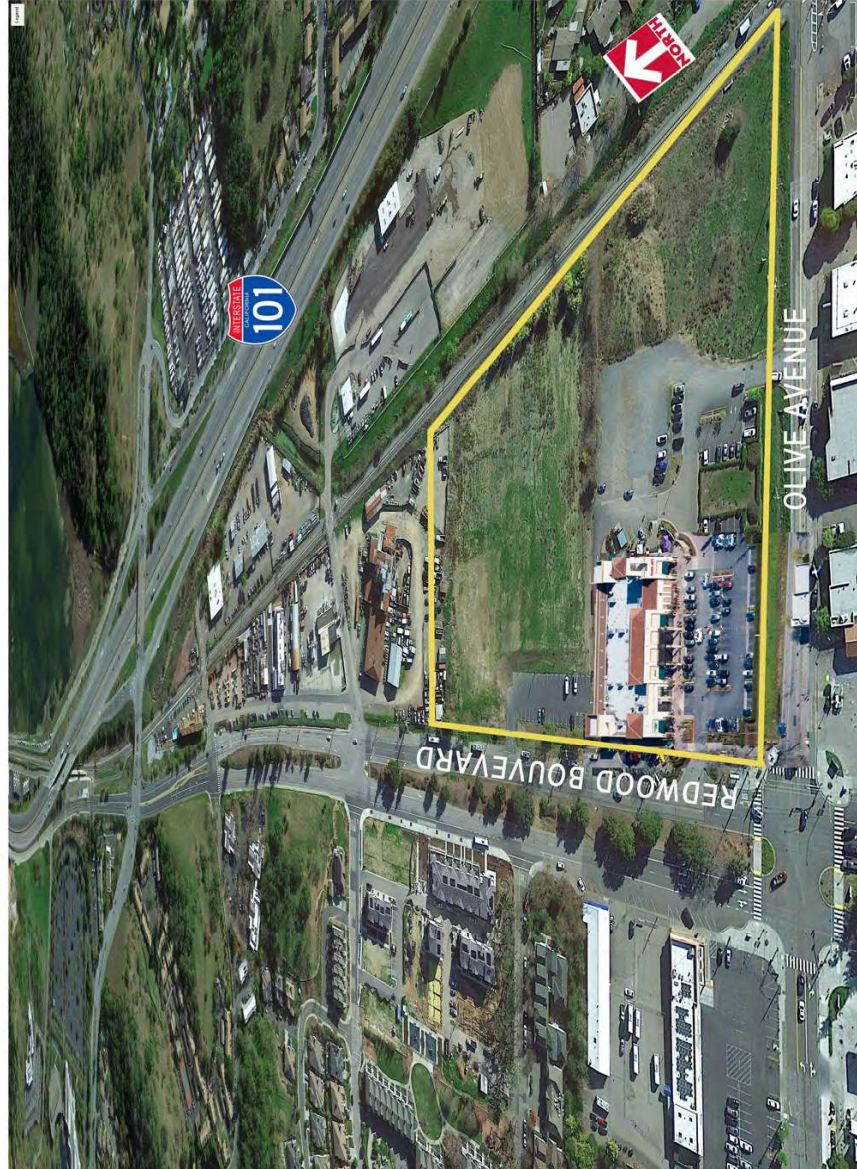


PHASE 1 added 185 senior housing residences completed 2020

PHASE 2 adds 224 apartments with parking on-site

Creates 14.5 K s.f. ground floor retail
Expansion of existing park connected
to Public Park

The Project's Redevelopment Agreement was recently executed by the Bellevue City Council and Design Review Comments are expected early Fall 2021. Construction to start late 2022.



the neighborhood



the existing retail shops and market

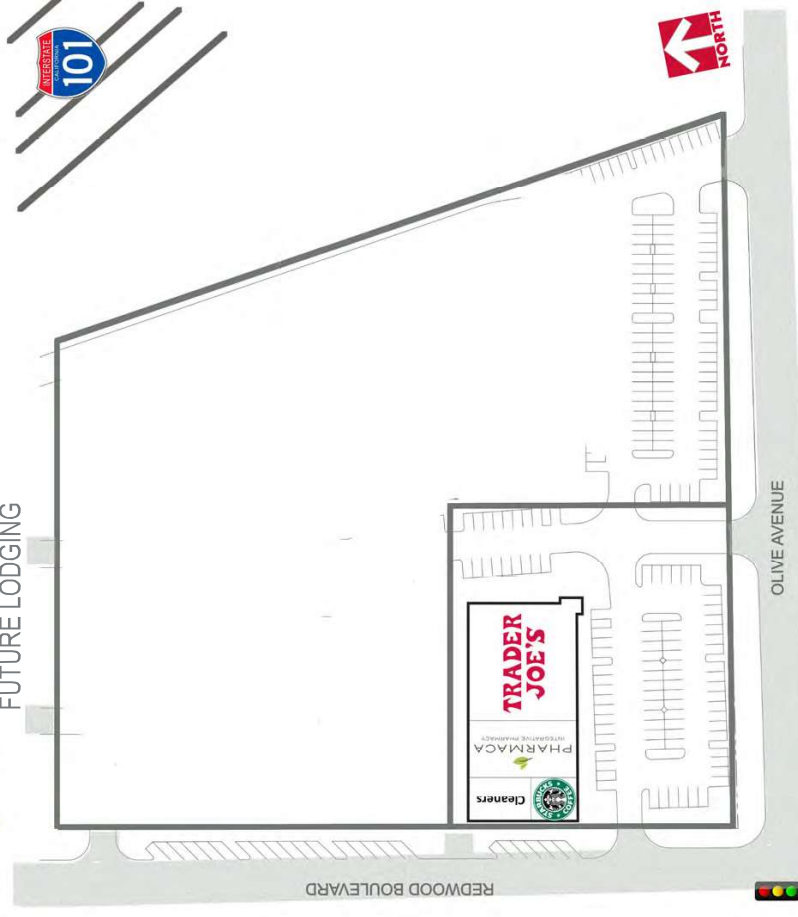
1



PHASE
INITIAL
EXISTING

An opportunity is available on 6 empty acres surrounding a small successful commercial property to create a new neighborhood of 173 homes, combined with 15,000 sf. of community retail, cafes, health and personal services. ROIC controls both, so all will be compatible.

FUTURE LODGING



SITE PLAN

DENSIFICATION PROGRAM PHASE INITIAL overview maximization of site

The Village at NOVATO
Novato, CA





A NEW COMMUNITY
 can be created from an underused 6 acre property now available to add 178 homes in an established neighborhood, while adding approximately 15K sf. within ground floor, one story street fronts and patios with cafes, personal services and residences above. All contribute to the Village ambience.

FUTURE LODGING FACILITY

2
 The Village at
NOVATO create
 IMPLEMENTATION



DENSIFICATION PROGRAM PHASE IMPLEMENTATION maximization of site
 The Village at NOVATO
 Novato, CA **ROK**