

# RETAIL



**N**adel Inc., founded in 1973, has become widely recognized as a well respected architectural firm and has been consistently ranked amongst the top 50 architectural firms in the United States. Our success is based not only on our reputation for high quality design and services, but also on the long-term relationships we have built with our clients. We take an interactive approach to the often complex design process by collaborating with clients to carry out their vision in a manner that is mindful of demanding budgets and schedules. Our depth of experience coupled with our passion for innovation and design, enable us to offer cost-effective solutions for a wide-range of project types. Nadel is committed to providing strategic planning and consulting services to help our clients respond to their business needs even during the most challenging economic times.

Since the firm's inception, Nadel has designed over 500 office buildings, more than 40,000 multi-family residential units, over 30-million square feet of retail development, numerous hotels and resorts, educational facilities, sports and entertainment complexes, and many other specialty projects both in the United States and abroad. From master planning entire cities to revitalizing historical buildings, our attention to detail and ability to capture the true essence of a building, has led us to receive over 100 design excellence awards. Nadel offers a full-range of comprehensive services in the following practice areas.

- Retail
- Mixed-Use
- Office & Commercial
- Residential
- Master Planning
- Education
- Government
- Entertainment
- Production Facilities
- Hospitality
- Sports Facilities
- Transportation
- Corporate
- Healthcare

At Nadel, we promote environmental responsibility through our practice of sustainable design and our commitment to enhance communities for an environmentally sustainable future. We help our clients identify opportunities to achieve green design goals in order to save money and other valuable resources with more energy efficient buildings. Nadel has designed many sustainable facilities, utilizing a variety of accepted standards including LEED (Leadership in Energy and Environmental Design); BREEAM (BRE Environmental Assessment Method); and CHPS (Collaborative for High Performance Schools). We are always conscious of our impact on the planet and strive to create designs that honor our natural environment.

Nadel employs a staff of over 60 in offices throughout California and Nevada to fully service our clients with a worldwide network of multidisciplinary leaders. Our ability to connect across sectors all over the world give our clients a global advantage to better position themselves within the ever-changing and competitive marketplace.

# AUTHENTICITY

*Aspirational Design in the City of South Gate*

## Challenge

When Primestor engaged Nadel as designers for a 32 acre site in South Gate, a community just southeast of downtown Los Angeles, Primestor's directive was as clear as it was daunting: 'Design a retail destination that doesn't look like anything else found in the region. More specifically, design a retail environment that transcends any architectural theme found in the region, and instead create an *authentic* place, a place that speaks to the aspirations of this community.'

## Solution

Authenticity is about creating a unique visitor experience that relies less on revisiting standard architectural themes, instead designing buildings and environments that are authentic in their design and material expression, rather than derivative of a given style. At Azalea, visitors will encounter an architectural language that cannot be found anywhere else in Southern California. There is no 'architectural theme', simulated second floors, foam cornices, nor any other artifice. The design is true to its geometric forms and materials, executed in the spirit of Primestor's vision of creating a *unique* destination that speaks to the ideals and aspirations of the evolving young population in of South Gate. Sustainability is addressed throughout the project with the goal of acheiving LEED Silver certification from the US Green Building Council. Repurposed barn wood siding comprises a key feature of the aesthetic, and the largest outdoor installation of living wall on the West Coast to date blurs the line between landscape and building.



## Result

**A** 370,000 square foot retail destination that heralds in the new generation of Lifestyle centers, with an emphasis on authenticity, innovative retailer concepts, sustainability, and a true integration of community and design.



*With Azalea we created an architectural language that cannot be found anywhere else in Southern California. The design is true to its geometric forms, materials, and executed in the spirit of the client's vision to create a destination that speaks to the ideals and aspirations of the evolving young population of South Gate*

- Greg Lyon, Nadel Principal and Retail Design Director



AZALEA  
South Gate, California



**PROGRAM:**  
A unique new lifestyle center with an emphasis on authenticity, innovative retailer concepts, sustainability, and a true integration of community and design. On a 32 acre site, the center is comprised of an approx. 270,000 SF power center and a 100,000 SF landscaped plaza with boutique retail, al fresco dining, recessed amphitheater and pop-jet fountain. The project utilized innovative building materials such as repurposed barn wood, corten steel and aluacobond panels as decorating elements. With the goal of achieving LEED® Silver certification, sustainability is addressed through the use of recycled materials, reclaimed water and the largest installation of living walls on the West Coast.

**NADEL SCOPE:** Full Architectural Services

**COMPLETION DATE:** 2014

NADEL

Azalea | South Gate, California





# TRAILS AT SILVERDALE

*Silverdale, Washington*

**CLIENT:**  
CenterCal Properties

**PROGRAM:**  
35 Acre Ground-Up Neighborhood Retail Center

**NADEL SCOPE:** Full Architectural Services

**STATUS:** Concept Design



## Trails at Silverdale | Silverdale, Washington



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# JUANITA TATE MARKETPLACE

*Los Angeles, California*

**PROGRAM:** Regency Centers

**PROGRAM:** 77,096 sf center is comprised of four different buildings that include Northgate Market, which occupies a 42,500-square-foot building, a 14,576-square-foot CVS/pharmacy and two additional free-standing shop buildings totaling 20,000 square feet with space for up to 12 small shops.

**NADEL SCOPE:** Full Architectural Services

**COMPLETION DATE:** 2014

**CONSTRCUTION COST:** \$21,000,000



# THE VILLAGE AT NELLIE GAIL RANCH

*Laguna Hills, California*

**CLIENT:**

Vintage Real Estate, LLC

**PROGRAM:**

Renovation and expansion of a retail shopping center in Laguna Hills, CA.

The project currently consists of a 60,000 square foot retail shopping center. A 28,000 square foot expansion will include a "Fresh Market" high end grocery store and additional retail space, bringing the total GLA to over 88,000 square feet. The proposed design and repositioning of the existing project reimages the center into a California coastal vernacular, reinforcing the desirable lifestyle of this coastal community. Design elements include proposed variation of parapet heights, roof elements, louvered awnings, structure shades, parking and parking lot lighting, landscape, modern signage and incorporation of an existing equestrian trail will all better accommodate the new shopping village.

**NADEL SCOPE:** Full Architectural Services

**COMPLETION DATE:** 2013





# CITY PLACE

*Santa Ana, California*

**CLIENT:**  
Bisno Company

**PROGRAM:**  
60,000 sf of retail on a six acre site

**NADEL SCOPE:** Complete A/E services

**COMPLETION DATE:** 2008

**CONSTRUCTION COST:** \$10,000,000 USD





# PALMDALE

*Palmdale, California*



**CLIENT:**  
Thomas Properties

**PROGRAM:**  
Mixed Use Project including Retail and Medical Office buildings

**NADEL SCOPE:**  
Full Architectural Services

**STATUS:** Concept Design



# THE GALLERIA

*Amman, Jordan*

**CLIENT:**

Amwaj Properties PLC, Amman, Jordan

**PROGRAM:**

Retail-driven mixed-use with 1,140,000 SF overall, including: 590,000 SF of retail, restaurant, and public space; 50,000 SF of office space; and 430,000 SF of below-grade parking for 1,200 cars.

**NADEL SCOPE:** Schematic Design

**COMPLETION DATE:** 2013

**CONSTRUCTION COST:** \$85,300,000 USD





# SUNSET MILLENNIUM RETAIL

*West Hollywood, California*

**CLIENT:**

Maefield Development

**PROGRAM:**

Retail mall portion of a mixed-use urban infill development covering three city blocks; 155,000 sf upscale shops and restaurants; Strategically placed open-air public gathering areas.

Renovation & reskinning of the ten-story 70,000 sf building. Revitalized and transformed the structure into a Class A office building.

**NADEL SCOPE:**  
Complete A/E services.

**COMPLETION DATE:**  
2002

**CONSTRUCTION COST:**  
\$40,500,000 USD





# THE FORUM AT CARLSBAD

*Carlsbad, California*

**CLIENT:**

Thomas Enterprises

**PROGRAM:**

265,000 sf outdoor lifestyle center using the concept of many indoor malls, which encourages tenants to showcase their identity through various colors, finishes, and styles within the Mediterranean village design of the project.

**NADEL SCOPE:**

Site Planning, Entitlements, Design, Construction Documents, Specifications, Bidding and Construction Administration.

**COMPLETION DATE:** 2003





# THE CITADEL

*City of Commerce, California*

**CLIENT:** Trammell Crow

**PROGRAM:**

Historic renovation and adaptive re-use of 35-acre tire manufacturing plant into a fully integrated business environment.

750,000 sf mixed-use center, 150,000 sf retail mall, a food court, 233,000 sf of office space in 5 buildings, 146,000 sf of R&D space, and a 201-room Wyndham hotel.

Built in 1929, modeled after a 7th Century B.C. Assyrian palace.

Former Uniroyal Tire Manufacturing Company.

Listed on the National Register of Historic Places.

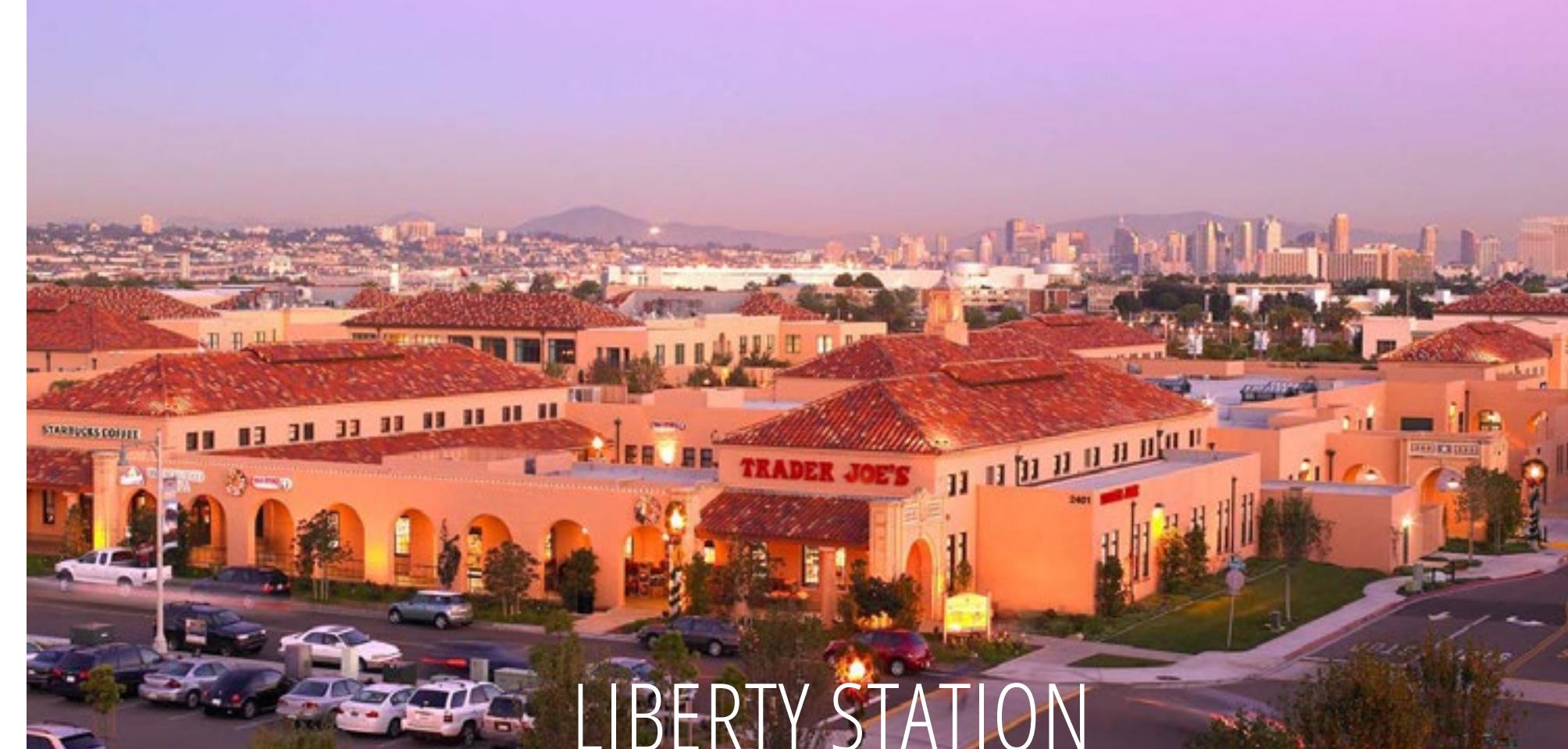
**NADEL SCOPE:**  
Complete A/E Services

**COMPLETION DATE:**  
1990

**CONSTRUCTION COST:**  
\$118,000,000



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# LIBERTY STATION

*San Diego, California*

**OWNER:** City of San Diego & Corky McMillin

**CLIENT:** CW Clark

**PROGRAM:**

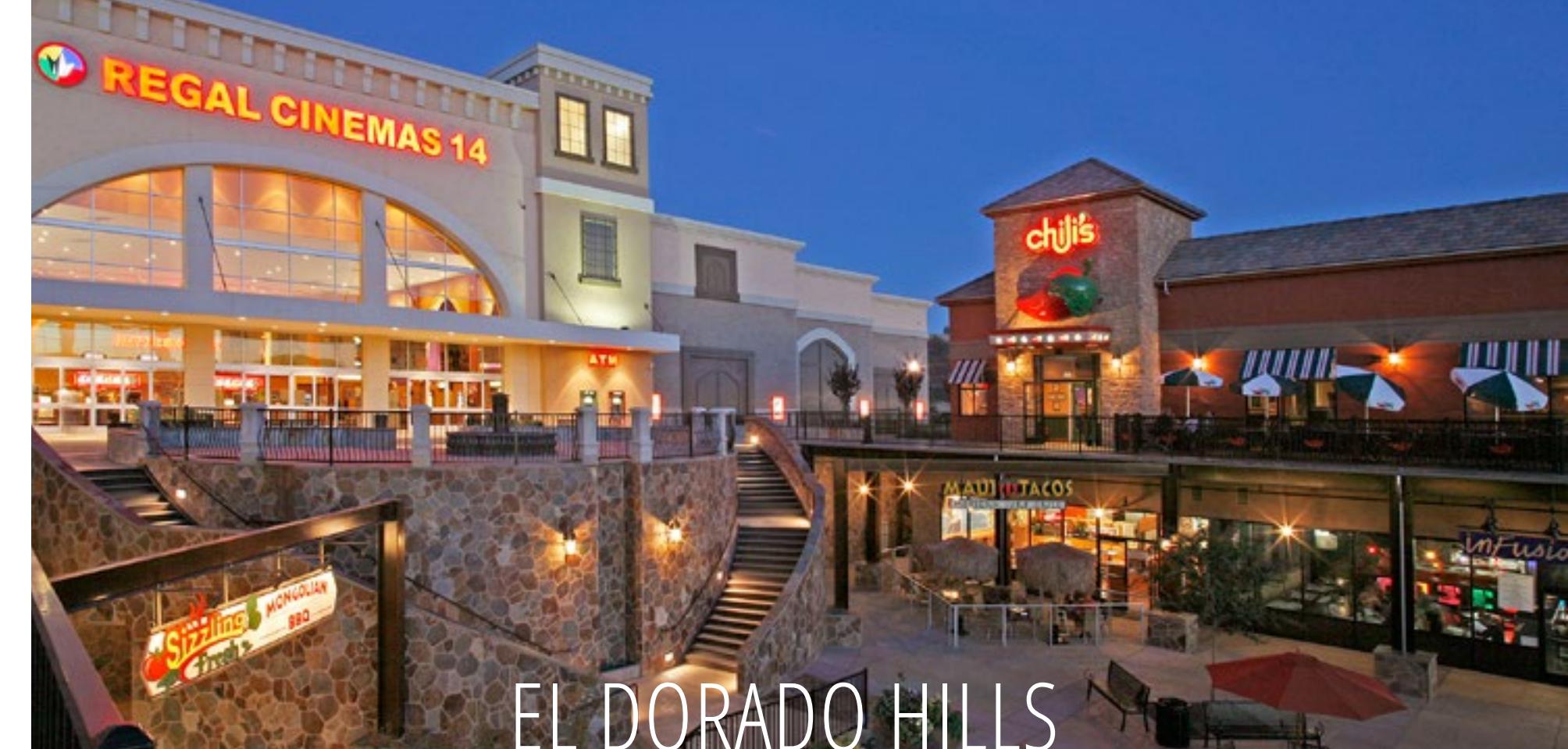
Adaptive reuse and historic renovation project converting the retired Naval Training Center barracks, Mess Hall and personnel services buildings into public retail, restaurant and office space. This project consists of 150,000 total sf of retail and 30,000 sf of office space.

**NADEL SCOPE:** Complete A/E services

**COMPLETION DATE:** 2006

**CONSTRUCTION COST:** \$6,800,000





# EL DORADO HILLS

*El Dorado Hills, California*

**CLIENT:**  
The Mansour Company

**PROGRAM:**  
Two 17,000 sf two-story retail buildings  
Large theater

**NADEL SCOPE:**  
Site Planning, Entitlements, Design, Construction Documents,  
Specifications, Bidding and Construction Administration.

**COMPLETION DATE:**  
2008



# LA ALAMEDA

*Los Angeles, California*



**CLIENT:**

Primstor Development, Inc.

**PROGRAM:**

This 18 acre retail center is a public-private partnership between Primstor and the County of Los Angeles. The project consists of 220,000 sf of retail space, 18,000 sf of office space creating a vibrant, one-of-a-kind center. Plaza space, lush landscaping and site amenities make this a center for community and regional commercial activity in Walnut Park

**NADEL SCOPE:**

Site Planning, Entitlements, Design, Construction Documents, Specifications, Bidding and Construction Administration.

**COMPLETION DATE:** 2008





# RETAIL

## Experience



**ROLL OUT PROGRAMS:**  
 Fresh & Easy  
 J.P. Morgan Chase  
 Lowe's Home Improvement Warehouse  
 Ralphs / Food 4 Less  
 Rite Aid Corporation  
 Safeway / Von's  
 Sprouts Market  
 Walgreens  
 Wells Fargo

**MARKETS:**  
 Albertsons  
 Alpha Beta  
 Bel Air Market  
 Cardenas Markets  
 Gelson's  
 Gemco  
 Giant Markets  
 Gils Supermarket  
 Grocery Warehouse

Fresh and Easy/Tesco  
 Fry's  
 Henry's  
 Jumbo Market  
 Lucky Market / American Store Properties  
 Nob Hill Foods  
 Ralphs/Food 4 Less  
 Ralphs/Fresh Fare  
 Rays Sentry Market  
 Richland Market  
 Safeway  
 Savemart  
 Seafood City Market  
 Sentry Market  
 Smiths Food King  
 Sprouts Market  
 Super Savor Food  
 Superior Warehouse  
 Taingus Market  
 Vons  
 Vons/Pavillions

Whole Foods  
 Wholesome Choice  
  
**HOME IMPROVEMENT:**  
 Home Base  
 Lowe's Home Improvement Warehouse  
 Tru-Value Hardware  
  
**DRUG STORES:**  
 CVS Drug  
 Longs Drug  
 Rite Aid  
 Sav-On Drug  
 Thrifty Drug  
 Walgreens  
  
**DOMESTIC/SOFT GOODS:**  
 Cathy Jean  
 David's Bridal  
 DSW Shoe Warehouse  
 Goodwill

Old Navy  
 Pic N' Save  
 Ross Dress For Less  
 STYLES for Less  
 TJ Maxx/Marshalls/AJ Wright  
  
**FURNITURE/HOME ACCESSORIES:**  
 Ashley Furniture  
 Bed, Bath and Beyond  
 Cost Plus  
 Home Goods  
 Linen's N' Things  
 Pier One  
 Wickes Furniture  
  
**SPORTING GOODS:**  
 Sport Chalet  
 SportMart  
 Sports Authority

**THEATERS:**  
 Edwards Cinema  
  
**ELECTRONICS:**  
 Best Buy  
 Federated Group  
 Fry's Electronics  
  
**OFFICE SUPPLIES/STATIONARY/CRAFTS:**  
 Michaels  
 Office Depot  
 Office Max  
 Party City  
  
**RECORDS/TAPES/VIDEOS:**  
 Blockbuster Video  
 Hollywood Video  
  
**HEALTH CLUBS:**  
 24 Hour Fitness  
 Fitness 19  
 LA Fitness

**BOOK STORES:**  
 Borders  
 Barnes and Noble  
  
**PET STORES:**  
 Petco  
 PetsMart  
  
**AUTOMOTIVE/GAS STATIONS:**  
 Arco/Ampm  
 Carlile  
 Union 76  
 Von's Gas  
  
**QUICK SERVE/ RESTAURANT:**  
 Dunkin Donuts  
 McDonalds  
 Red Robin Restaurant  
 Taco Bell  
 Taco Bell/Pizza Hut Express



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