



# IN THIS ISSUE OF THE COMMERCIAL BEAT



**OUR NEW OFFICE!**



**TITLE 24**



**FOR LEASE**



**DROUGHT**

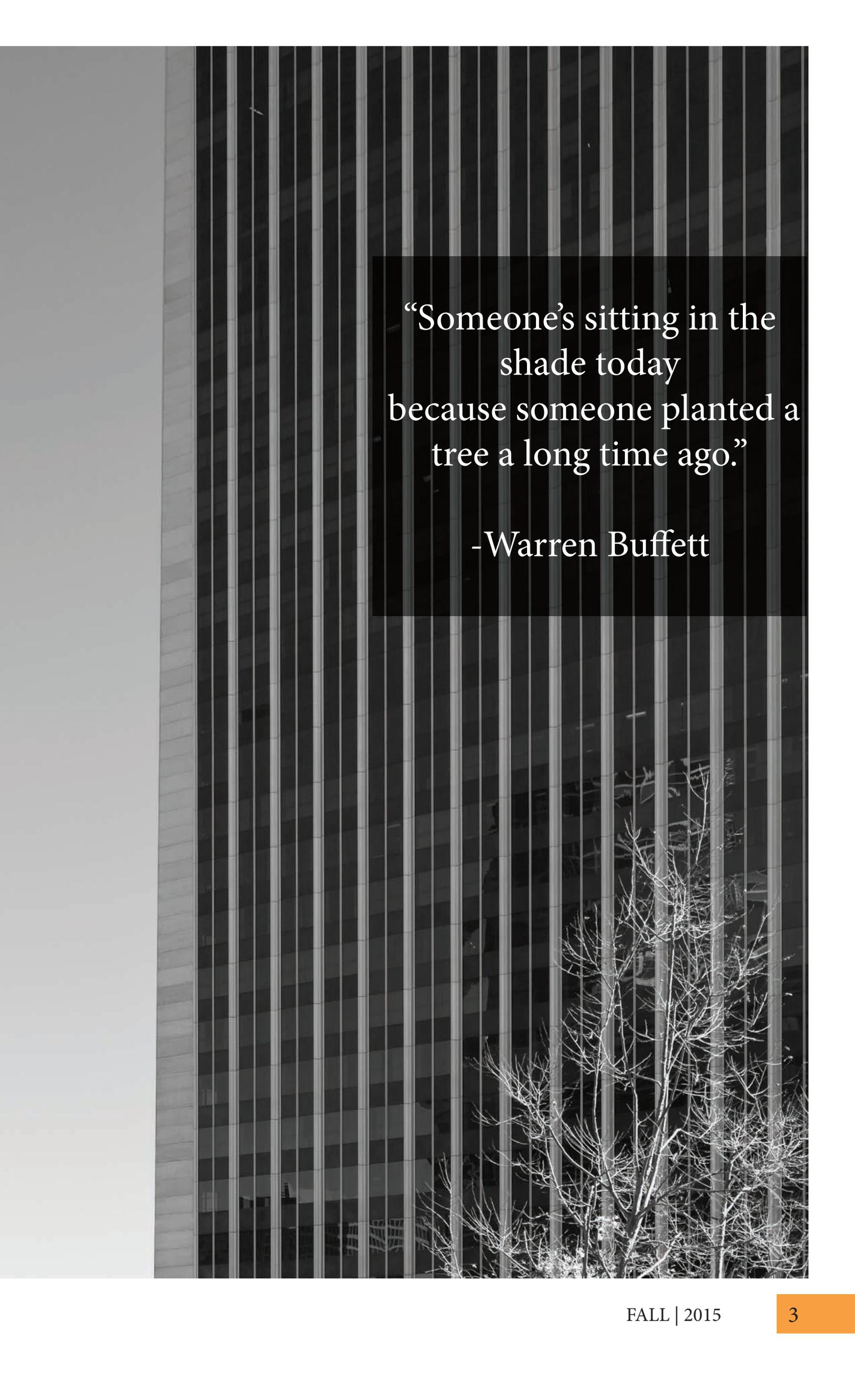


**FOR SALE**



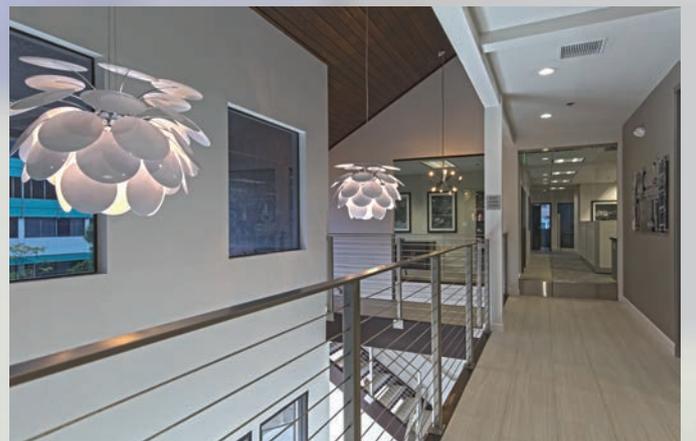
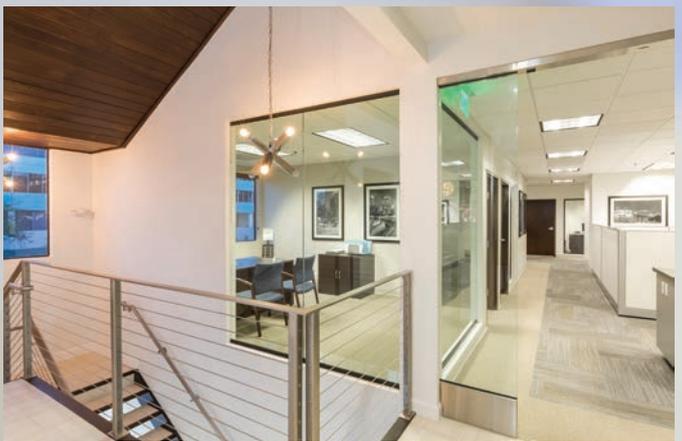
**BUSINESS SPOTLIGHT**

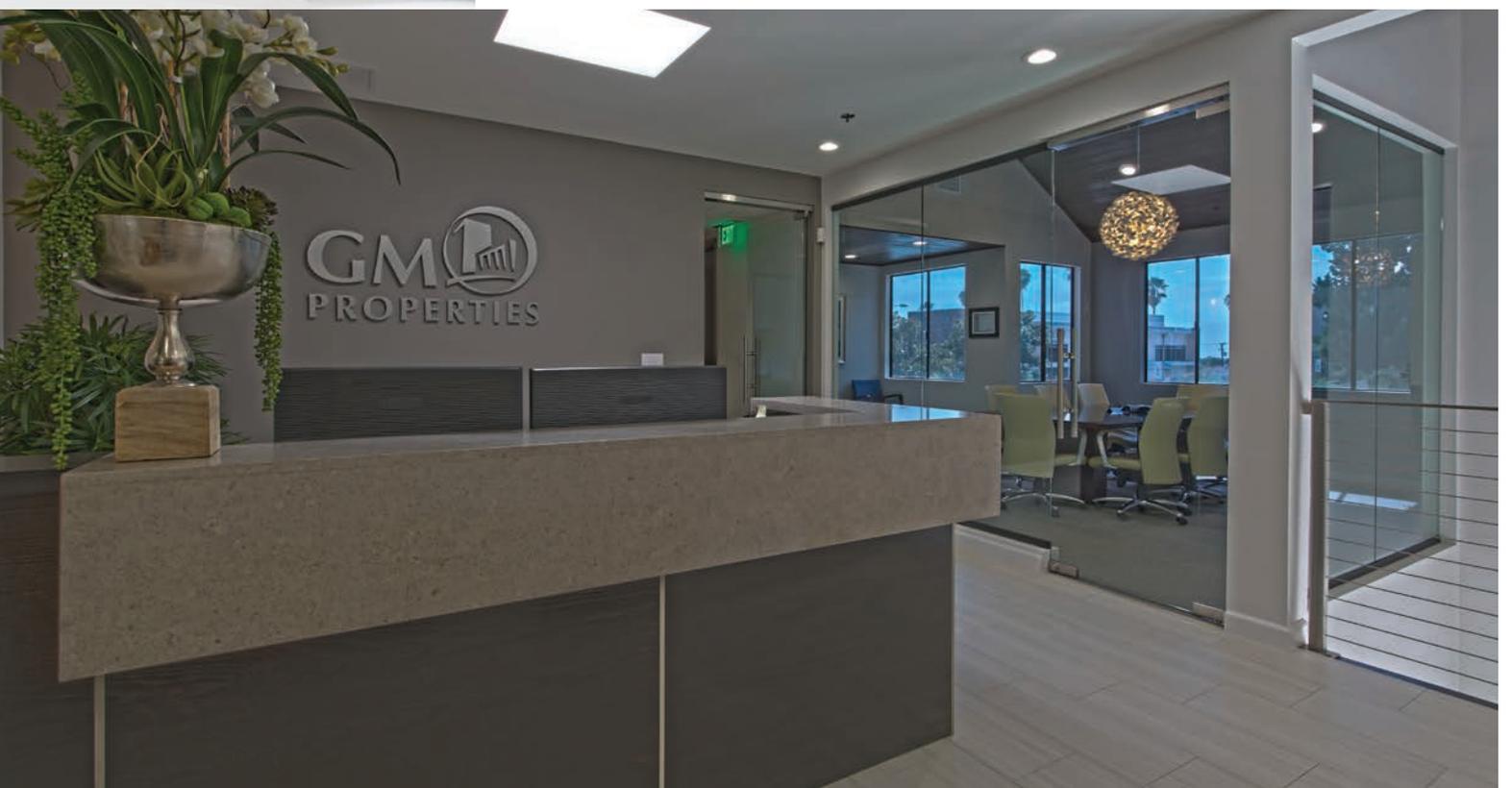




“Someone’s sitting in the  
shade today  
because someone planted a  
tree a long time ago.”

-Warren Buffett





## **GM PROPERTIES RELOCATES TO ULTRA-MODERN, STATE-OF-THE-ART OFFICES**

After an exhaustive search for a new place to call home, GM Properties finally found the perfect location, according to company President, Jason Jamison. Earlier this year, Jamison and his staff moved into their new office space at 13305 Penn St., Suite 200, in Whittier.

The Commercial Beat caught up with Jamison to discuss the reason behind the move, as well as the multitude of great features of the property and his vision for future expansion.

TCB: What went into your decision to move?

JJ: The desire to own my own building and give GM Properties a permanent home with room to expand for years to come.

TCB: What do your new facilities offer?

JJ: Along with a modern facility, we offer a private, on-grade parking lot, we're located across from Whittier City Hall and we are elevator served. In addition, we have made tenant improvement upgrades according to Title 24 and we have collaboration areas, conference rooms, private offices and work stations specifically built with our customers and each individual team member in mind.

TCB: Is this part of an on-going expansion plan?

JJ: Yes. We recently had occupied 4,000 square feet and now we occupy 7,000 square feet. The building also offers an additional 5,000 square feet of space on the first floor (currently rented out to other businesses) that we can expand into when the need arises in the future.

TCB: How will being in a new space improve your customer service capabilities?

JJ: We have incorporated technology into our space that allows us to continually strive to provide more streamlined and dynamic information to our customers.

TCB: Is there anything else you'd like your customers to know about the relocation?

JJ: After searching for the perfect building for the past six years, we are all very excited to be in our new facility.

## WOHL SPENDS \$4.5 MIL ON INLAND EMPIRE INCUBATOR BIZ PARK



Wohl Investment Company recently purchased Airport Wineville Business Park, a 53.9k sf business park in the Inland Empire city of Ontario, for \$4.5 mil (\$83/sf). The park, situated on 3.6 acres at 5140 Airport Dr. and 151-181-201 S. Wineville Ave., just south of I-10 and east of I-215, was sold by McLellan Estate Company.

Built in phases between 1988 and 1990, the concrete tilt-up, four-building multi-tenant “incubator” park had an occupancy level of 95 percent at closing. Designed for up to 43 individual tenants, each unit features glass-front entrances with restrooms, separate electric meters, ground-level roll-up loading doors, skylights and a calculated fire protection sprinkler system. Although designated as flex/light manufacturing space, the type and size of tenants varies.



GM Properties’ Jason Jamison, Dustin Wheelan, & Marcy Monaco, along with Colliers Vice President Patrick Barnes, represented the seller in the transaction. The listing generated over 10 qualified offers from local and regional buyers.





## FABULOUS FLAPJACKS COME TO WHITTIER BY WAY OF ORIGINAL PANCAKE HOUSE



Breakfast in Whittier recently got a whole lot tastier with the opening of The Original Pancake House (OPH) at 16363 Whittier Blvd. The building was recently purchased by Adam and Rachelle Voll who own and operate the OPH in Anaheim. Dustin Wheelan from GM Properties represented them in the sale.

“It was a transaction that was very close to my heart and stomach,” Wheelan said. “I live in the area, so now I am in walking distance from my favorite breakfast place, it was definitely a win-win situation.”

According to Rachelle, the Anaheim OPH is the second oldest operating franchise in the company. It was established in 1958. Over the years, OPH Anaheim earned a glowing reputation for its impeccable food and friendly service. Rachelle said the opportunity to open another location is a dream come true.

“It’s our intention to uphold the traditions, standards and systems that have made OPH Anaheim one of the most loved breakfast places in the Orange County area for over 40 years,”

said Rachelle. “Our standards have been set very high by our founding company and our family of team members in Anaheim and OPH Whittier will be committed to meeting them.”

The Original Pancake House was founded in Portland, Oregon in 1953 by Les Highet and Erma Hueneke. The business partners coupled their extensive working knowledge of authentic national and ethnic pancake recipes with a commitment to serving up breakfast foods of the highest quality.

Their recipes use the finest of ingredients, such as 93 score butter, pure 36 percent whipping cream, fresh grade AA eggs, hard wheat unbleached flour and OPH’s own recipe sourdough starter.

“OPH’s batters and sauces are made fresh in each restaurant’s kitchen,” said Rachelle. “And my husband loves to present the perfect breakfast meal to our customers. We never compromise on quality.”

Like the Anaheim OPH, Rachelle said the Whittier establishment’s menu will feature specialty pancakes, such as apple, German and 49ers. OPH also offers crepes, waffles and egg dishes.

Prices start at around \$6 for a stack of six pancakes and top out at \$10.50 for a full breakfast with eggs, bacon and pancakes.

“We want our guests to enjoy breakfast in a safe, clean and comfortable atmosphere brought to life by a team of friendly and caring staff members who understand the value of our visitors and each other,” said Rachelle. “We continually strive to provide unforgettable food and service experiences that make guests feel welcome and appreciated.”

“We are a family and hope OPH Whittier will give guests a reason to want to visit us again and again.”

OPH is open from 6 a.m. to 2 p.m. daily. For more information, visit [www.originalpancakehouse.com](http://www.originalpancakehouse.com).

# FEATURED PROPERTIES

## FOR SALE



11,616 SF  
Anaheim



23,431 SF  
Santa Fe Springs



5,000 SF  
Whittier

## FOR LEASE



13,917 SF  
Santa Fe Springs



1,340 - 2,642 SF  
Whittier



1,300 - 7,352 SF  
Whittier



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# RECORD DROUGHT KICKS WATER CONSERVATION EFFORTS INTO HIGH GEAR



California may be known as the sunny state but after more than three years of extremely low precipitation, it's high time for some much-needed rain. We are now in the fourth year of a record drought and the Central Basin Municipal Water District has been asking business owners to conserve water in myriad ways.

While mandatory restrictions have been placed on businesses regarding outdoor water usage, the district lists numerous things Whittier business owners can do to join in the efforts to protect our state's most precious resource:

- Install drought-friendly landscaping;
- Repair any leaks or potential leaks on plumbing fixtures, sprinklers and irrigation systems;
- Install high-efficiency toilet tanks and toilet flush meters;
- Install zero water urinals;
- Wash commercial vehicles at facilities that avoid wasteful use;
- Restaurants should provide water only upon request;
- Hotels can ask their customers to use the same towels during their stay.

Along with offering tips to save water, Central Basin MWD is offering rebates for installing items such as weather-based irrigation controllers, connectionless food steamers, ice-making machines and a number of other water-saving devices.

To further its efforts, Central Basin MWD also has partnered with the Save Our Water conservation group, a statewide program aimed at helping Californians reduce their daily water use through its informative website, [www.saveourwater.com](http://www.saveourwater.com).

In regards to mandatory California water restrictions, Central Basin MWD was ordered by the California Public Utilities Commission to notify its customers of the State Water Resources Control Board's restrictions.

## **The following water use activities are a violation of the law:**

- Watering outdoor landscapes in a way that causes runoff onto the adjacent property, non-irrigated areas, private and public walkways, roadways and parking lots and parking structures;
- Washing a vehicle with a hose that does not have a shut-off nozzle or device that will immediately stop the flow of water when not in use;
- Using drinking water to wash driveways and sidewalks;
- Using drinking water in a fountain or other decorative water feature, except where the water is recirculated.

Violating any of these laws will result in a fine up to \$500 for each day the usage occurs. Fines can only be assessed by the appropriate local authority.

For additional information about Central Basin MWD's conservation efforts and guidelines, visit [www.centralbasin.org](http://www.centralbasin.org).

# EIGHT COMMON MISTAKES PROPERTY OWNERS MAKE WHEN TRANSITIONING PROPERTY MANAGEMENT COMPANIES

Consideration of these mishaps will keep your decision on track

## 1. MOVING TOO FAST

Hiring the first property manager can be detrimental to a property. Take the time to understand each company's philosophies and strengths.

## 2. FAILING TO QUALIFY PROPERTY MANAGERS

Hiring an unqualified management company will culminate in months of wasted time and money.

## 3. HIRING A MANAGER WITHOUT SPECIALIZATION

You wouldn't hire a residential property management company to manage a Triple Net Leased Investment - experience with similar property types and location is invaluable.

## 4. IGNORING THE COMPETITION

Now, more than ever, it is imperative to familiarize yourself with competing properties and identify your buildings unique selling points. GM Properties will be sure to keep you abreast to the properties on the market and the best practices being used to retain top quality tenants.

## 5. UNDERESTIMATING PROPERTY CONDITION

The key to keeping tenants happy is ensuring that the property is properly maintained, while understanding each lease to determine which party is responsible.

## 6. SLOW RESPONSE TIME

In this information age, tenants expect quick responses. Your property manager should be responsive and informed of all property issues and be capable of immediate response and action.

## 7. NEGLECTING LONG TERM GOALS

Future objectives should be considered in every transaction. Leases, options, and other contracts significantly affect plans for repositioning, disposition, and estate planning.

## 8. PRICING THE BUILDING INCORRECTLY

Hiring a management company who doesn't understand the leasing and renewal market can be the number one mistake made. Inaccurately gaging the market and pricing the building too high, or not getting the property into rent-ready condition can be detrimental to the marketing of the property.

# CALIFORNIA ENERGY COMMISSION UPDATES TITLE 24, PART 6 FOR COMMERCIAL BUILDINGS



In 1978, the California legislature enacted the Title 24 energy code, which addresses the energy efficiency of new (and altered) homes and commercial buildings. The code requirements aim to reduce energy costs, increase reliability and availability of electricity, improve building occupant comfort and reduce the impact to the environment. Over the years, changes have been periodically made to Title 24, the most recent being in 2013 in Part 6 of the code (effective July 1, 2014).

According to the California Energy Commission (CEC), significant efficiency improvements to non-residential standards were proposed for lighting controls, windows, unitary HVAC equipment and building commissioning. Thus far, these have resulted in lower energy costs, reliable delivery

of services, increased comfort and improved environment, according to PG&E.

Perhaps the most important change to Part 6 was in regards to light levels (both indoor and outdoor) in unoccupied or intermittently occupied spaces. For new residential projects, LED luminaires for indoor residential use need a color rendering index (CRI) of 90 and a correlated color temperature (CCT) of 2700K to 4000K to qualify as high-efficiency.

The code requires a minimum of 50 percent high-efficacy lighting, measured by total wattage, in kitchens. In addition, there must be at least one high-efficacy luminaire in bathrooms and high-efficacy lighting with vacancy sensors must be installed in garages, laundry rooms and utility rooms. For outdoor lighting, high-efficacy luminaires are required to be installed with controls that cannot be overridden.

For nonresidential buildings, detailed specifications call for installations of dimmers, sensors, timers, manual controls and demand-response capability in different typologies and conditions. Areas larger than 100 square feet must be equipped with multi-level controls or continuous dimming and meeting a set of uniformity requirements for each luminaire type.

Another new aspect of the stricter regulations is the proportion of floor area required to be in daylighting zones, which have now risen to 75 percent and apply to buildings greater than 5,000 square feet. Indoor parking areas and secondary spaces also are now required to have occupancy sensors, along with offices above 250 square feet, conference rooms, multipurpose rooms, and classrooms. Sensors must cut power by 50 percent when corridors, stairwells, warehouse aisles and library stacks are unoccupied.

In the 2008 version of the code, demand-response-capability requirements expanded considerably in the updated Part 6. It confined these requirements to retail buildings with sales floor areas greater than 50,000 square feet. The 2014 code calls for all nonresidential buildings greater than 10,000 square feet to be able to respond to a signal cutting lighting power at least 15 percent below maximum.



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Cal BRE #01238514



Jason Jamison, SIOR



Marcy Monaco, CPM



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Dustin Wheelan



Matt Wagner



Brent Haskell



Tyler Portman



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Justin Wells



13305 PENN ST.  
SUITE 200  
WHITTIER, CA 90602

There are plenty of reasons why property owners can trust GM Properties with their most valued assets. Over the last 50 years, the Whittier-based business has become an industry leader in Southern California.

GM Properties, which manages more than 3 million square feet of commercial real estate, was recently ranked No. 8 on the LA Business Journal's Top 20 list of Industrial Property Management Firms. The Journal also ranked GM Properties No. 24 on its Top 25 list of Office Property Management Firms.

From lease administration to budget control to monthly reporting to building maintenance, GM Properties handles it all with the utmost care and expertise. It prides itself on providing unparalleled, on-the-spot customer service and every client is treated like family.

Whether clients are looking for a small, boutique firm or a large, high-powered one, GM Properties' talented and experienced staff members can accommodate them.

The company services the entire Southern California region, including Los Angeles, Orange, Riverside, San Bernardino and San Diego counties.