

**JOSHUA A. GISPAN**

*PARTNER*

MEACHAM/OPPENHEIMER, INC.  
8 N. San Pedro St., Suite 300  
San Jose, CA 95008

Josh Gispan has been a retail broker for the last twenty-four years. Josh specialized in handling multiple-site searches and dispositions for large national tenants; of course, Josh's extensive network of tenant contacts also makes him an excellent landlord representative. Before joining Meacham/Oppenheimer, Josh worked at Norris, Beggs & Simpson. At Meacham/Oppenheimer, Josh has excelled in handling multi-site search requirements, and has always been one of the top producers. Josh has represented major landlords in the valley in both dispositions of single tenant and multi-tenant retail centers. In 2007, Josh became one of the three partners in the firm.

**Business Experience:**

10/93 - Present	Senior Retail Leasing and Investment Sales Specialist Meacham/Oppenheimer, Inc. Commercial Real Estate
05/86 - 10/93	Retail Leasing and Sales Specialist Norris, Beggs & Simpson Commercial Real Estate
05/86 - 03/88	Acquisitions Manager First Union Investment/JCW Properties

**Joshua A. Gispan**  
**Personal Resume**

**Partial list of Lease Transactions**

<b><u>Location</u></b>	<b><u>City</u></b>	<b><u>Size/SF</u></b>	<b><u>Lessor</u></b>	<b><u>Lessee</u></b>
55 5th Avenue	RWC	1,100	Phil Sondeno	Rudy's Video
1402 El Camino	RWC	750	Les Maloy	Check X Change
Saratoga Station	San Jose	2,920	Cypress Properties	Kinko's Copies
1029 Blossom Hill	San Jose	4,000	Nan Wong	Sandy's Pool Supply
1029 Blossom Hill	San Jose	1,600	Nan Wong	Future Link
Ardenwood Plaza	Fremont	843	Amos Picker	Dr. Gupta DDS
40 San Felipe Rd	Hollister	2,800	FFCA	Original Taqueria
Auto Care Mall	Fremont	3,600	Jules Duc Development	Post Tool
479 Macara	Sunnyvale	1,844	Santa Bay Associates	Balloon Impressions
DeAnza Shopping Center	San Jose	672	DeAnza Associates	McDuffs Collectibles
Auto Care Mall	Fremont	2,400	Jules Duc Development	Mr. Sign
DeAnza Shopping Center	San Jose	1,280	DeAnza Associates	Aussies Restaurant
DeAnza Shopping Center	San Jose	1,180	DeAnza Associates	New Leaf Flowers
Robertsville Shpg Cntr	San Jose	2,100	Almaden Associates	Stewart Title
Robertsville Shpg Cntr	San Jose	2,730	Almaden Associates	Computer Land
Robertsville Shpg Cntr	San Jose	1,170	Almaden Associates	Classic Kitchens
Bollinger Plaza	Cupertino	1,050	Casco	Moonlite Hair
Robertsville Shpg Cntr	San Jose	5,332	Almaden Associates	Gibson Properties
Branham Plaza	San Jose	2,886	Branham Partners	Gourmet Video
Willow Pass Shpg Cntr	Concord	12,000	Contra Costa Properties	Oak N Pine Outlet
127020 Gateway	Seattle,WA	4,687	Bedford Properties	MSAS Cargo
Crossroads Shpg Cntr	San Jose	1,040	Silicon Valley Div.	Jasmine Flowers
Saratoga Oak Shpg Cntr	Saratoga	1,152	Gilbeau Development	Broadway Bagels
12180 Saratoga/S'vale Rd.	Saratoga	1,800	Al Saah	Fidelity Title Co.
Ardenwood Plaza	Fremont	1,405	Silicon Valley Mgmt	Donut Bin
3530 El Camino	Santa Clara	3,200	Bartels & Blain	Tepe's Restaurant
2725 El Camino Real	Santa Clara	2,695	Steve Viragh	Equity Land Dev
Eastridge Reg. Mall	San Jose	29,000	Yarmouth Group	Drug Barn
Bollinger Plaza	Cupertino	1,025	CASCO	Japanese Restaurant
Robertsville Shpg Cntr	San Jose	1,580	Almaden Associates	Hair Salon
Robertsville Shpg Cntr	San Jose	10,345	Almaden Associates	Oak N Pine
1150 McGuiness	San Jose	4,200	Garbage Door Store	Rose Fashions
1777 S. Bascom	Campbell	1,600	Henry Gee	Studio 21 Hair
Hillview Shopping Ctr	San Jose	19,257	Hillview Associates	Office Club
1187 Saratoga/S'vale	San Jose	2,100	DeAnza Shp Ctr	Gordon's Liquors
2675 El Camino	Palo Alto	7,140	Eugene Jarvis	Gregg's TV/Appl
10612 S. DeAnza	Cupertino	5,500	Byer Properties	Mackey Floors
10600 S. DeAnza	Cupertino	2,645	Byer Properties	Ceramic Dm
10660 S. DeAnza	Cupertino	1,125	Byer Properties	Yiassoo Restaurant
2902 Almaden Expwy	San Jose	1,700	Larry Butler	Enterprise Rental Car
1187A Saratoga/S'vale	San Jose	1,180	De Anza Assoc.	Micro Service Center
1238 S. Bascom	San Jose	5,280	Gordon Chang	Quamagra Tile
5406 Thornwood	San Jose	1,040	Hunter Properties	Southbay Chiropactic
1777 S. Bascom Ave.	Campbell	6,120	Henry Gee	Furniture Center
Robertsville Shpg Cntr	San Jose	1,387	Almaden Associates	Holiday Pets
1306 S. Winchester	San Jose	1,463	Richard Choo	Check X Change
Newark Market Pl	Newark	960	Duckett-Wilson	PostNet International
Lyndon Plaza	Los Gatos	2,686	Simco VI Partners	Pacific Residential
14916 El Camino	Los Altos	3,442	First United Real	Brook Furniture
Hillview Shpg Cntr	San Jose	13,377	Hillview Associates	Liquor Barn

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Robertsville Shpg Cntr	San Jose	2,795	Almaden Associates	Stewart Title
Quimby Square	San Jose	3,220	Gibson-Speno Mngt	Guru Palace
Lyndon Plaza	Los Gatos	784	Simco VI Partners	Nationwide Ins.
De Anza Center	Cupertino	1,188	Byer Properties	Cupertino Kitchen Designs
1258 S. Bascom	San Jose	2,040	Dorrey Company	Thriftree Home
Robertsville Sq	San Jose	2,100	Almaden Assoc	Cal Pac Roofing
Lyndon Plaza	Los Gatos	2,500	Simco VI Partners	Gymboree of LG
877 Hamilton	Campbell	11,346	McMillan Moore	Party America
Metro Plaza	Foster City	997	TDC	PostNet International
2757 El Camino	RWC	2,500	Public Guard	Garners Pro Bike
2502 Channing	San Jose	13,850	CAB Associates	GranTree
Bayhill Shopping Ctr	San Bruno	1,560	Calif Comm Ctr	PostNet International
Quimby Square	San Jose	2,205	Gibson Speno	Albert Chau
747 Camden Ave	Campbell	6,700	WDT	Chart
Stanislaus Co.	Modesto	6.4 acres	Berberian Prop.	Camelot Parks Ent.
Redwood Plaza	San Jose	875	Maple Leaf Investment	Almaden Computer
White Road Plaza	San Jose	10,000	Downey Savings	Remnant World
Grosvenor	San Jose	9,962	Grosvenor Intntl	Remnant World
Camino Plaza	Belmont	1,350	Bullock Prop.	The Caddis
Warm Springs Plaza	Fremont	2,213	Bank of America	California Natl Bank
Galleria Shpg Cntr	Fremont	2,400	Great Pacific Bank	Cathay Bank
Thornwood Plaza	San Jose	872	YMT Investments	Oakridge Travel
Thornwood Plaza	San Jose	1,320	YMT Investments	Dr. Kent Pederson
Willow Center	San Jose	2,380	Maple Leaf Investment	Vito Bellantuono
803 Lincoln Ave.	San Jose	3,800	Maple Leaf Investment	Pauline Bathrop
Maple Leaf Shopping Ctr	San Jose	1,570	Maple Leaf Investment	J & H Printing
Maplewood Shopping Ctr	San Jose	1,020	Maple Leaf Investment	White Dragon Martial
Maple Leaf Shopping Ctr	San Jose	695	Maple Leaf Investment	Ernesto Martinez
Quimby Square	San Jose	1,400	Quimby Square Partners	Pure H <sup>2</sup> O Water
Evergreen Village	San Jose	40,994	Shapell Industries	Lunardi's
Millbrae Plaza	Millbrae	3,441	Millbrae Plaza, Inc.	Cathay Bank
Lloyds Square	Campbell	2,581	Bowen Properties	Try It All Sports
5202 Bascom Avenue	Campbell	1,800	Amaral/Himelhoch	Paws Inn
Marketplace	Cupertino	2,057	TCW	Eriks Delicafe
Thornwood Plaza	San Jose	2,268	YMT Investment	Kids Stuff
Maple Leaf Shopping Ctr	San Jose	2,943	Maple Leaf Investments	Furniture Store
1250 Grant Road	Mt. View	25,510	Circuit City, Inc.	Staples
Maple Leaf Shopping Ctr	San Jose	2,033	Maple Leaf Investments	Marine Supplies
1111 W. El Camino	Mt. View	1,200	Cala Properties	Health Studio
Thornwood Plaza	San Jose	2,283	YMT Investment	Kids Stuff
Millbrea Plaza	Millbrea	3,344	Millbrea Plaza Assoc.	Cathay Bank
Cupertino Marketplace	Cupertino	875	TCW Realty Advisor	Ziggie Travel
Lloyd Square	Campbell	3,450	Bowen Family	Try It All Sports
Lawrence/Stevens Crk	Santa Clara	500	Kiosk Vidovich/Dorsich	Bank of America
Cupertino Marketplace	Cupertino	2,053	TCW Realty Advisor	Eric Delicafe
Maple Leaf Shopping Ctr	San Jose	2,033	Maple Leaf Investments	Nick Doo Furniture
El Camino/Jordon	Los Altos	4,000	Louie Gundunas	Big N' Tall Male
Cupertino Marketplace	Cupertino	1,579	TCW Realty Advisors	T.J. McHarts Pizza
Cupertino Marketplace	Cupertino	1,016	TCW Realty Advisors	One Hour Photo
Cupertino Marketplace	Cupertino	1,016	TCW Realty Advisors	Pot Sticker King
Cupertino Marketplace	Cupertino	9,464	TCW Realty Advisors	Harry's Hof Brau
Burlingame Avenue	Burlingame	5,000	Hammer Investments	Banana Republic
777 Lawrence Expwy	Santa Clara	18,000	Gillmor & Associates	The Backbeat
Cupertino Marketplace	Cupertino	1,804	TCW Realty Advisors	Le Patisserie

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Robertsville Square	San Jose	2,100	Almaden Associates	Dr. Alan Kramer
1952 El Camino Real	Mt. View	5,000	Eugene Jarvis	Ortho Mattress
1952 El Camino Real	Mt. View	4,410	Eugene Jarvis	Kideo
2344 El Camino Real	Santa Clara	13,379	Steven McBee	Western Mountaineering
1731 W. San Carlos	San Jose	25,532	Pearl Tom	United Grocers
Foothill Plaza	Los Altos	3,500	Burnham Pacific	Sunnyvale Produce
Foothill Plaza	Los Altos	6,065	Burnham Pacific	Children's Creative Learning Center
Cupertino Marketplace	Cupertino	1,000	Evershine Group	Cabo Tan
Sunset Garden Center	San Jose	1,857	Ip & Ip Partnership	Dr. Lucy Tang DDS
Stanford Ranch Crossing	Rocklin	3,230	Price Enterprise	Ortho Mattress
Thornwood Plaza	San Jose	2,280	YMT Investments	Java Land
Thornwood Plaza	San Jose	1,320	YMT Investments	Dr. John Young
Cupertino Marketplace	Cupertino	10,000	Evershine Group	Gateway Computers
21 <sup>st</sup> Point Healthclub	Mt. View	18,000	Richard Singer	Foster City Athletic Club
Sunrise Plaza	San Jose	1,200	Nikko Capital	GTE Wireless
Sunrise Plaza	San Jose	6,000	Nikko Capital	Outback Steakhouse (Ground Lease)
Mervyn's Plaza	Cupertino	1,850	Byer Properties	Tomorrow's Treasures
DeAnza Shopping Ctr.	Cupertino	5,563	Martisch Co.	The Learning Center
5440 Thornwood	San Jose	2,552	YMT Investments	South Bay Veterinarian
Cupertino Marketplace	Cupertino	3,881	TCW Realty Advisors	China Trust Bank
4541 Stevens Creek	Santa Clara	1,250	D&D Ranch	Sports Barn
Foothill PlazaA	Los Altos	2,450	Burnham Pacific	Jazzy Juice
Robertsville Square	San Jose	1,550	Almaden Associates	Tim Brewer
Bridge Point Shop. Ctr.	San Mateo	7,200	Nikko Capital	Red Robin Restaurant
Sunset Gardens Center	San Jose	960	Ip&Ip Partnership	El Puesto Restaurant
Mervyn's Plaza	Santa Clara	1,150	Byer Properties	Oreck Vacuums
Willow Glen Plaza	San Jose	2,100	Maple Leaf Investments	Starbucks
Cala Center	Sunnyvale	1,200	Cala Properties	Nitton Jewelry
Willow Glen Plaza	San Jose	4,000	Maple Leaf Investments	Hollywood Video
Willow Glen Plaza	San Jose	2,100	Maple Leaf Investments	Burger King
Dynasty Plaza	San Jose	1,200	Dynasty Plaza Investment	Pagetronics
10745 De Anza Blvd.	Cupertino	927	Brian Maradon	Oreck Vacuums
Villa Center	San Mateo	1,150	Villa Center	Oreck Vaccums
Robertsville Square	San Jose	10,345	Almaden Associates	More Décor
485 Vista Way	Milpitas	32,000	Richmond Milpitas, LLS	
Story & King	San Jose	4,100	Hoady Family, LLC	Farmacia Remedios
Willow Glen S/C	San Jose	18,000	Maple Leaf Inv.	24-Hour Nautilus
Evergreen Village	San Jose	2,100	Shapell Industries	Secret Oasis
Portal Plaza	Cupertino	14,000	Yamaoka Assoc.	Chuck E. Cheese's
Story & King	San Jose	4,000	Hoady Family, LLC	Dr. Hong Le, Dentist
1875 Lakeside	San Jose	9,600	Ken Manrao	AT&T
Story & King	San Jose	1,150	Hoady Family, LLC	Indian Restaurant
Evergreen Village	San Jose	3,750	Shapell Industries	Subway
Evergreen Village	San Jose	2,200	Shapell Industries	Chinese School
				HydroScience

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**RECENT SALES TRANSACTIONS**

4175 Stevens Creek Blvd.	Santa Clara	31,000 SF	Eugene Jarvis	Stevens Creek Porsche	\$ 8,300,000
Mowry Center-Mowry Rd/880	Fremont	12 Acres	Arnie Youngman	Sand Hill Development	\$23,500,000
5122 Stevens Creek/Saratoga Ave.	San Jose	32,670 SF	Sand Hill Development		\$ 7,150,000
776 E. El Camino Real	Sunnyvale	5 Acres	Falore Chrysler	Sand Hill Development	\$15,000,000
2701 Alum Rock (Mixed Use)	San Jose	9,944 SF	Reiman Trust	Hoady Family Trust	\$ 3,200,000
Stevens Creek Blvd	Cupertino	2,660 SF	Menlo Equities	Linda Yang, DDS	\$ 965,000

**PARTIAL LIST OF PREVIOUS SALES TRANSACTIONS**

4232 El Camino Real	Palo Alto	6,075	Velardi Trust	Kramer Properties
2048 Story Road	San Jose	4,000	Eugene Jarvis	Hoady Properties
Loyola Corners	Los Altos	5,497	Menlo Equities	Eugene Jarvis
2140 Senter Road	San Jose	1,500	Taco Bell	Jim House & Associates
The Galleria S/C	Palm Springs	40,000	Teachers Associates	Kramer Properties
5120 Stevens Creek	San Jose	9,068	Bank of America	Hunter Properties
2006 El Camino	Santa Clara	2,550	Bank of America	Byer Properties
Monivista	Cupertino	8,500	Steve Stern	Rocky Kao
4175 Stevens Creek	Santa Clara	30,000	Berberick Trust	Eugene Jarvis
4550 Thornwood	San Jose	21,000	YMT Investments	Gregory Brown Trust
830 The Alameda	San Jose	5,300	Silva Sausage	San Jose Law Firm
Office Building	San Jose	4,000	Bill Dobarik	Silva Sausage

**LANDLORD REFERENCES**

1. Larry Kramer  
(650) 366-3764  
Kramer Properties  
1909 El Camino  
Redwood City, CA
2. Eugene Jarvis  
(847)217-0398  
500 South Chester  
Park Ridge, IL
3. Alex Byer  
(415) 626-2937  
Byer Properties  
1000 Brannan Street, Suite 201  
San Francisco, CA
4. Sal Cala  
(408) 739-2252  
Cala Properties  
1111 W. El Camino Real  
Sunnyvale, CA
5. Joseph Kovalik  
(408) 268-5941  
Maple Leaf Properties  
1141 Redmond Avenue  
San Jose, CA
6. Dan Hoady  
(408) 891-4126  
Hoady Family Properties  
Fremont, CA
7. Peter Pau  
(650) 342-2400  
Sand Hill Properties Co.
8. Kelly Erardi  
(408) 946-1550  
Shapell Industries  
100 N. Milpitas Blvd.  
Milpitas, CA