

INDUSTRIAL**Ashley Furniture Industries, Inc.
Colton, California****\$80M**

Ashley Furniture, the largest manufacturer of furniture in the world, continually partners with the Hodgdon Group to develop their projects throughout the United States. One of these premier developments is Ashley's **1.4M-?** square-foot manufacturing, assembly and distribution center located in Colton, California.

With an investment exceeding \$80M, Hodgdon Group sold the 44-acre lot to Ashley and provided design, entitlements and construction services for the facility. The building, housing 19 acres under roof, includes 30,000 square feet of interior office and 300,000 square feet of manufacturing.

Hodgdon also provided design coordination and permitting of the installation of more than 500,000 square feet of high-pile steel racking and pallet storage. Each week, more than 1,500 employees work 24/7 to produce 20,000 pieces of furniture.

"This project provided more than \$100M in value-added transactions to Ashley Furniture Industries, Inc."
-Ron Wanek, Ashley Furniture Industries Inc.

REAL ESTATE TRANSACTION • DESIGN • ENTITLEMENTS • CONSTRUCTION • MANAGEMENT • TENANT IMPROVEMENTS

OFFICE & EDUCATION**Wynn Science Building, Azusa Pacific University
Azusa, CA****\$4.5M**

With budget and time schedules a high priority, the Hodgdon Group met Azusa Pacific University's requirements. The University sought to compete an interior demolition and remodel of their 30,000-square-foot, three-story, 1970's era building using a design-build process.

Acting as the design-build contractor, the team stepped up to the plate, selecting and managing the design team along with coordinating permitting requirements with the City of Azusa. The project scope quickly expanded to include an outdoor, 1,000-seat amphitheater and a 5-acre parking lot reconstruction.

The Azusa Pacific University project was competed 45 days ahead of schedule saving the client \$500,000!

DESIGN-BUILD • PERMITTING • GENERAL CONTRACTOR • PROJECT MANAGEMENT

Summit Career College

\$18M

Colton, California



Hodgdon Group acted as the owner representative to develop Summit Career College's first campus, valued at more than \$18M. This 3-story, 75,000-square-foot, Class "A" building houses office space and classrooms along with x-ray equipment, dental and medical training labs.

Hodgdon's dynamic team started with selecting the design group, developing the site plan, and obtaining entitlements. They then provided construction management services including site review, schedule monitoring, submittals and design clarification. The development included significant off-site improvements and right-of-way coordination. Lastly, Hodgdon's responsibilities extended to financial monitoring and fund control. They ensured compliance requirements, change order analysis, lien releases the project close out.

Summit College has one of the largest vocational nursing programs in the state.

SITE PLAN & DESIGN • ENTITLEMENTS • PROJECT & FINANCIAL COORDINATION • CONSTRUCTION MANAGEMENT

RETAIL

havaianas

\$XM

Huntington Beach, CA



Hodgdon Group embraces small tenant improvements with the same enthusiasm as larger projects. havaianas sandals, a Brazilian-based company, selected the company to complete the tenant improvements for their first U.S. store in Huntington Beach, California.

Havaianas' sleek 1,250-square-foot store, which was completed in a mere two weeks allowing for a quick opening.

TENANT IMPROVEMENTS • GENERAL CONTRACTOR

Pierside Pavilion
Huntington Beach, CA

\$2M



Hodgdon Group's construction team felt honored when they were selected as the design-build contractor to renovate Pierside Pavilion just steps away from the ocean in Huntington Beach. The renovation encompassed converting the former Mann 6 Theatre into 33,049 square feet of Class A office and restaurant space along with upgrading a two-level, 118,790-square-foot, parking structure. The project required substantial structural improvements to the subterranean garage and Hodgdon implemented an innovative approach to level the original sloped theatre stadium seating using structural foam and light-weight concrete.

"Often works like integrity, accountability, customer focus are used in sales pitches. I believe Hodgdon Group embodies these words not only with their actions but in their employees' lives.

-Joe Daichendt, Owner Pierside Pavilion

TENANT IMPROVEMENTS • GENERAL CONTRACTOR

Ashley Furniture Industries, Inc. and Stoneledge Furniture
Laguna Hills, CA

\$XM



The Hodgdon Group's intergrated team can assist owners with the development of their entire retail center. From concept to completion, Hodgdon works with Ashley Furniture Industries, Inc. to create exciting, upscale shopping experiences. The Laguna Hills location is no

exception. Hodgdon's team acted as the broker and design-build general contractor to complete the 51,000 square foot shopping center. Located across from the Laguna Hills Mall, the center includes the 33,000 square foot Ashley Furniture anchor store, Total Wine (18,000 square feet) and Chick-fil-A.



The Laguna Hills store was Hodgdon Group's 13th retail project for Ashely Furniture HomeStore.

TENANT REPRESENTATION • SITE SELECTION • LEASE NEGOTIATION • DEVELOPMENT • CONSTRUCTION

**Ashley Furniture Industries, Inc. and Stoneledge Furniture
Office, Warehouse and Retail Showroom: Romeoville, Illinois**

\$XM



The Hodgdon Group was selected to work with Ryan Companies US, Inc., to develop the office, warehouse and retail showroom for Ashley Furniture. The cutting edge, 435,000-square-foot building is one of Chicago's largest 2014 projects and was a finalist for the Industrial Development of the Year award for the of the National Association of Industrial and Office Properties, Chicago Chapter. Hodgdon's team

xxxxxxxxxxxxx what did you do? Xxxxxxxxxx on the 22-acre site.



The Laguna Hills store was Hodgdon Group's 13th retail project for Ashely Furniture HomeStore.

TENANT REPRESENTATION • SITE SELECTION • LEASE NEGOTIATION • DEVELOPMENT • CONSTRUCTION

**Ashley Furniture Industries, Inc. and Stoneledge Furniture
Nationwide**



Ashley Furniture Industries, Inc. and Stoneledge Furniture selected Hodgdon Group for their comprehensive knowledge and experience in development to represent their facility needs nationwide.

Hodgdon’s real estate team seeks, provides site analysis and works with corporate representatives to locate premier locations including financial modeling, cost analysis and budgets.

Once the site is selected, Hodgdon’s experience in development and construction shines as the team works to obtain entitlements, create designs, schedule construction and identify and obtain possible city incentives along with overall coordination to obtain building occupancy. Upon completion, Hodgdon’s real estate team may once again be called on to assist with identification and negotiation of co-lease tenants for the site and any outpads.

Hodgdon Group acts as the exclusive tenant representative, broker and developer for Ashley Furniture Industries, Inc. and the HomeStore division of Stoneledge Furniture nationwide.

TENANT REPRESENTATION • SITE SELECTION • LEASE NEGOTIATION • DEVELOPMENT • CONSTRUCTION

**Miguel’s California Mexican Concina, Starbucks and Chick-fil-A
Nationwide**



From Miguels California Mexican Concina to Starbucks to Chick-fil-A, Hodgdon Group’s success is attributed to their early involvement in the project and planning process. The quality construction of their many food service facilities signifies the expertise of the team, their commitment to the clients and their ability to build an exceptional product.



Hodgdon Group and HMC Construction acting as prime contractor have produced more than 500,000 square fee of retail, restaurant and food services projects.

TENANT REPRESENTATION • SITE SELECTION • LEASE NEGOTIATION • DEVELOPMENT • CONSTRUCTION

San Bernardino County Transitional Assistance Department

Barstow, CA

\$3.4M



In order to diversify its uses, the County of San Bernardino selected Hodgdon Group's premier construction team to reconfigure their 37,500 square foot Transitional Assistance Department (TAD) facility within the Barstow Mall to include an office component. Hodgdon team's work included demolition and reconfiguration of the old Sears building.

The new county offices added a thriving mixed-use component to the 14-acre Barstow Mall and serves as a catalyst for additional redevelopment.

TENANT IMPROVEMENTS • CONSTRUCTION

Saddleback RV and Service Center, Giant RV and Canyon RV

Colton, California

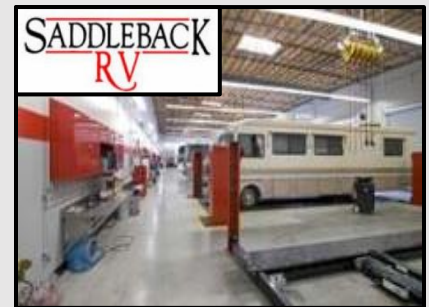
\$10+M



Hodgdon Group has developed more than 65,000 square feet of RV sales and service centers including Saddleback RV, Giant RV and Canyon RV.

The team's extensive experience has provided site selection assistance, due diligence, entitlements as well as development and

project coordination expertise. Their competent project managers have coordinated complex, motorhome lifts systems and ensured compliance with environmental concerns including hazardous waste disposal and wash water runoff.



Hodgdon Group understands the specialty needs of RV and auto dealer development.

SITE SELECTION • DUE DILIGENCE • ENTITLEMENT • DESIGN • GENERAL CONTRACTOR

MEDICAL TO COME: Urgent Care-Highland, Women's Clinic in SB and Doctor's office for St. B.

Dignity Health

\$3.4M

Inland Health Group - San Bernardino Medical Group – St. Bernadine Hospital Urgent Care
San Bernardino, CA



Hodgdon Group is an expert at working with multiple client partners to provide solutions that fulfill numerous requirements. While planning Dignity Health's new facility, Hodgdon worked with three distinct medical providers with unique disciplines and needs. These included Inland Health Group - San Bernardino Medical Group – St. Bernadine Hospital Urgent Care. The resulting 20,000-square-foot building provides a friendly, open environment for both patients and hospital staff.

Catholic Hospital West, now called Dignity Health, is the fifth largest health system in the nation.

DESIGN • PROJECT COORDINATION • MULTIPLE CLIENT PARTNERS

AVIATION

Southern California Logistics Airport

\$138M

Victorville, CA



Southern California Logistics Airport's 15,050-foot runway and existing hangars were the primary assets until the Hodgdon team partnered with the Joint Powers Authority to build additional structures at the former George Air Force Base. During the three-year project, Hodgdon's HMC Construction acted as construction manager, general contractor and project coordinator for more than 54 separate subcontractor jobs and 350,000+ square feet of added facilities.

The project included five separate one- and two-story offices totaling 60,000 square feet, three wide-body hangars for a 747 aircraft painting and Maintenance and Repair Operations (MRO) that can also accommodate the largest commercial aircraft in the world, the A380 Airbus. Support facilities for the project(s) included streets, storage facilities six acres of parking lots, 10 acres of concrete apron, a 5,000-square-foot hazardous material storage facility, sewer lift stations and the re-routing a 950 CSF (cubic feet of water per second) storm water channel.

Tenant improvements were also constructed for the U.S. Army's Black Hawk Facility, Pratt & Whitney, FedEx, Victorville Aerospace, Leading Edge and Boeing.

"Hodgdon's team always did what they said in a professional and quality conscious manner for the contract amount upon which we agreed."

-Roger Peterson, Southern California Logistics Airport

CONSTRUCTION MANAGEMENT • PROJECT COORDINATION • GENERAL CONTRACTOR

TENANT REPRESENTATION

Ashley Furniture Industries **Is this the Colton Facility or another one?** **\$22M**
XX, CA **If it's for Colton, I'll incorporate this with the project info.**



Hodgdon Group's experience in development and construction has afforded them a significant understanding of tenants needs. As such, Ashley Furniture Industries asked Hodgdon to act as their representative when looking for a secondary distribution facility. The site was brokered with Prologis, a world-wide leader, owner, operator and developer of industrial real estate.

The transaction encompassed lease negotiation and legal review for a 683,000-square-foot distribution facility along with the coordination and construction of \$3 million of warehouse tenant improvements including offices, dock equipment, wireless RFID technology, back-up power generation along with the installation of \$9 million in high pile steel racking for Class IV encapsulated product.

Aaron Hodgdon was selected as the Prologis National Broker of the Month for his efforts on this transaction.



TENANT REPRESENTATION • SITE SELECTION • LEASE NEGOTIATION

SPECIALTY SERVICES

PUBLIC WORKS AND AGENCY COORDINATION

City of Colton/Federal Economic Development Agency **\$4M**
Colton, CA



Hodgdon Group not only develops large projects but can also help obtain grant funding. As the master developer of this mixed-use commercial development and by partnering with the City of Colton, Hodgdon Group through its East Valley Land Company, worked with the City to obtain a Federal Economic Development Agency \$1M infrastructure improvement grant. The \$4M project included redirection of the street, installation of water, sewer, utilities, traffic signal, sidewalk, street lights along with curb and gutter. Also required was the relocation of a 12KV Edison line, Pacific

Bell trunk line, Time Warner fiber optics and City of Riverside and Riverside Highland Water Company water lines.

Hodgdon Group is highly experienced in working with local, state and federal agencies.

FEDERAL GRANT APPLICATION • DESIGN • PROJECT MANAGEMENT • GENERAL CONTRACTOR

RAIL

Union Pacific Railroad

\$XM

Colton, CA



As owner of East Valley Land Company, the Hodgdon Group coordinated approvals and construction of a ½ mile Union Pacific Railroad spur. The project required construction of a box-culvert drainage channel to withstand train loading and off-loading along with a grade-level street crossing and fully signalize train traffic controls.

Hodgdon Group has expertise in all types of development and experience in constructing specialize projects.

PERMITTING • PROJECT MANAGEMENT