Randal J. Lejuwaan

Partner

San Diego

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OVERVIEW

Randal focuses his practice on real property acquisitions, dispositions, leasing, and development, on behalf of shopping center developers, owners, and retailers. His experience includes negotiating leases for shopping centers, office buildings, industrial buildings, and mixed-use projects; ground lease transactions; representation of a “big box” retailer in connection with purchase and sales, leasing, development, and operating agreements; complex real estate purchase and sales transactions; development agreements; declarations, covenants, operation, and reciprocal easement agreements, and build-to-suit transactions.

In 2013, Randal was selected as a San Diego “Top Attorney” by *The Daily Transcript*, a leading San Diego publication.

Randal is a California real estate broker.

REPRESENTATIVE MATTERS

- Represented clients in a number of acquisition and sale transactions, including the sale of an office building in south San Francisco, the purchase of a life science campus in south San Francisco, and the purchase of a campus headquarters in San Diego.
- Represented a client in the purchase and sale of various shopping centers and shopping center pads throughout the U.S.
- Represented a client in the sale of vacant land in San Diego consisting of 50 acres and 18 acres.
- Represented a client in the sale of numerous mixed-use projects throughout California.
- Extensive experience representing office building owners and tenants in lease negotiations, including the lease of a 95,000-square-foot office building in Roseville, CA; a 280,000 square-foot office building in San Bernardino, CA; a 110,000 square-foot office building in Rocklin, CA; a 112,000 square-foot office building in Tempe, AZ; and a 125,000 square foot office building in San Diego.
- Extensive experience representing shopping center owners in lease negotiations for various shopping centers throughout the U.S.
- Negotiated ground leases for various shopping center pads to national retail tenants throughout California.

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TOP AREAS OF FOCUS

- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Leasing

ALL AREAS OF FOCUS

- Health Care Real Estate
- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Investment Trusts (REITs)
- Real Estate Leasing

PROFESSIONAL/COMMUNITY INVOLVEMENT

- International Council of Shopping Centers (ICSC)
- National Association of Industrial and Office Properties (NAIOP)
- San Diego County Bar Association
- State Bar of California, Real Property Section

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of San Diego School of Law, J.D., 1999
- California State University, Fullerton, B.A., 1996, business administration, Business Administration

BAR ADMISSIONS

- California

SPEAKING ENGAGEMENTS

- Presenter, “Drafting and Negotiating Purchase Agreements for Commercial Property,” ACC-San Diego.
- Presenter, “Drafting and Negotiating Office Leases,” County of Orange.
- Panelist, “Drafting and Negotiating Retail Leases,” Continuing Education of the Bar.
- Panelist, “Drafting and Negotiating Commercial Real Property Purchase Agreements,” San Diego County Bar.

PUBLICATIONS

- Co-author, Continuing Education of the Bar, Chapter 5 of Ground Lease Practice.
- Co-author, “What to Do When a Tenant Requests a Rent Reduction,” *California Centers Magazine*, May 2009.
- Co-author, “Letter of Intent May Bar Parties’ Right to Unilaterally Terminate Negotiations,” *Oakland Business Review*, December 2003/January 2004.