



Hanson Bridgett Practice Group Shopping Centers

Hanson Bridgett's shopping center practice group offers comprehensive legal services to shopping center owners, managers, and developers. Because our clients own a wide range of properties, from neighborhood centers, to lifestyle centers, to super-regional malls, we have special expertise handling the gamut of legal issues they often confront. Our tough and talented litigation team handles commercial lease litigation, unlawful detainer and collection issues, construction litigation, ADA and access issues, and protects owner rights in tenant bankruptcies. Our experienced business lawyers provide land use, entitlement, and environmental legal services, handle purchase, sale, financing, and tax issues, as well as the negotiation and drafting of loan documents, construction contracts, and leases. Our attorneys have a reputation for excellence in the industry, effective advocacy, skilled drafting, and careful attention to client service and objectives.

Hanson Bridgett competes in quality, capacity, and experience with the largest firms, but our smaller size allows us to combine proactive, cost-effective, and sophisticated legal services with an attorney-client relationship that is personalized, responsive, and direct.

Expertise

Lease Litigation and Collection

We have extensive expertise in a wide range of shopping center litigation, including unlawful detainer, breach of lease, common area maintenance disputes, condemnation proceedings, and collection litigation. We understand the

importance of keeping clients' shopping centers filled with paying tenants, and obtaining possession quickly when tenants default. We have special expertise using provisional remedies to get faster results and to maximize recovery in collection matters.

Tenant Bankruptcies

When a tenant goes bankrupt, we know what to do. We protect and defend landlord rights in tenant bankruptcies, nationwide. We know what matters to shopping centers, and effectively guide our clients through the process, protecting rights to enforce lease obligations, to recover post-petition rent, to avoid assignments to non-conforming uses, and to obtain maximum recovery on damage claims when a lease is rejected.

Construction Contracts and Litigation

We have extensive experience representing owners in construction matters and litigation. We negotiate and prepare construction contracts, surety bonds, and construction financing documents. Our litigation expertise includes all facets of construction litigation, such as mechanics lien litigation, impact and delay claims from new construction, project management and construction defect disputes, and claims concerning tenant improvements and mall expansions.

ADA and Access Issues

Every day, professional plaintiffs file ADA lawsuits that commonly target shopping centers, and owners confront problems caused by solicitors at their centers. We advise shopping centers on ADA compliance, and have successfully defended numerous disability access claims. We also advise clients on first amendment access issues, and develop access rules and regulations to allow owners reasonable control over the use of their properties. We have the knowledge and expertise to handle these matters efficiently and effectively for each unique situation.

Land Use and Development

As a regional firm, we are deeply involved in our local communities, and we use our expertise to fashion pragmatic win-win solutions to development challenges. We obtain entitlement and other needed regulatory approvals, and have expertise in NEPA/CEQA compliance, general plan, zoning and map approvals, and development agreements for mixed use projects.

Acquisition, Sales, Financing, and Leasing

We handle a wide range of complex real estate transactions for commercial property owners. We negotiate and draft letters of intent, purchase and sale agreements, as well as purchase money loans, construction loans, and other institutional lending arrangements. We assist with property inspections, title, and other due diligence, while our tax expertise includes handling reassessment issues, tax free exchanges, and other tax-driven transactions. We also handle all aspects of commercial leasing, from negotiation through drafting, and related due diligence.

Environmental Issues

We coordinate environmental due diligence efforts and handle investigation and remediation of contamination caused by tenants that release hazardous substances, including dry cleaners and gas stations. We have extensive experience working with consultants and regulators to maximize accessibility during cleanups, and we provide comprehensive services for acquisition and development of "brownfield" properties. We advise on common landlord-tenant issues such as asbestos, lead-based paint, and radon and mold contamination, including statutory notification requirements, abatement requirements, and responding to tenant concerns.