HansonBridgett



Jordan A. Lavinsky

Partner

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Firm Leadership
Real Estate + Environment Section Leader
Shopping Center Practice Leader

Areas of Focus

- Health / Senior Care Real Estate
- Land Use
- Litigation and Dispute Resolution
- Real Estate
- Business Litigation
- Shopping Centers
- Real Estate Litigation
- Creditor's Rights and Bankruptcy
- Business Disruption Strategies
- Vineyard and Wine Law

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Jordan leads the firm's Real Estate + Environment Section and specializes in commercial real estate litigation and dispute resolution. He represents owners, developers, and managers of commercial properties — including shopping centers, office buildings, industrial sites, hotels, and senior care facilities — in a wide range of real estate disputes.

His practice spans matters involving the purchase and sale of commercial real estate, ownership conflicts, construction and development issues, easements, and commercial lease disputes.

Jordan regularly handles lease-related claims such as nonpayment of rent, exclusivity and co-tenancy provisions, lease options, CAM charges, tenant improvements, mechanic's liens, lease terminations, tenant bankruptcies, and post-termination collections.

He also advises on operational challenges that arise in the day-to-day management of commercial properties. In addition to his litigation practice, Jordan handles entitlement, land use, environmental, and municipal matters.

Jordan has represented shopping center owners and other commercial landlords in hundreds of matters over the years. His deep understanding of how these properties operate — and the unique challenges they face — makes him a trusted advisor to some of the most prominent players in the industry. Drawing on more than 25 years handling commercial real estate disputes, Jordan navigates complex challenges with precision, always driving outcomes that serve his clients'

best interests.

Representative Work

Defended national shopping center developer against $43m fraud breach of lease, and construction delay claim.

Represented large San Francisco/Bay Area property owner in multi-million dollar lawsuit over termination of master hotel lease.

Defended Bay Area property owner in multi-million dollar breach of lease and negligence lawsuit related to a fire that destroyed owner's building and the tenant's restaurant business.

Defended seller of real property against multi-million dollar fraud, breach of sale agreement, and non-disclosure claims.

Represented national commercial landlords in national retail bankruptcies in jurisdictions through the United States.

Represented international shopping center developer in litigation related to termination of national movie theater lease.

Developed and implemented strategy to leverage client's position to renegotiate a 50,000+ square foot office lease in downtown San Francisco.

Represented major shopping center developer in lawsuit over relocation of tenant space to accommodate billion dollar shopping center redevelopment.

Represented international shopping center developer in lease terminations, evictions, fraud, and breach of lease claims.

Represented national shopping center developers in connection with disputes over tenant improvements and mechanic's liens.

Represented national hotel developer in lawsuit involving high-rise hotel construction, trespass, and quiet title claims.

Represented major REIT in dispute over option to purchase undeveloped industrial sites.

Represented owners and operators of skilled nursing and assisted living facilities and continuing care retirement communities in lawsuits related to the acquisition and disposition of assets.

Represented national furniture retailer to obtain entitlements for 50,000 sq. ft. store and restaurant.

Represented international shopping developer in litigation alleging breach of covenant of quit enjoyment arising from failed plumbing system in multi-story urban shopping center.

Defended international shopping center developer in lawsuit alleging fraudulent misrepresentations related to estimated sales, anticipated foot traffic, exclusives, and planned center redevelopment.

Represented REIT in lawsuit related to valuation and sale of downtown San Francisco office building.

Publications

"Landlords, Beware: Relying on Stale Unpaid Back Rent in a Notice to Pay or Quit May Jeopardize Your Unlawful Detainer Action," co-author, Real Estate Legal Alert (September 2026)

"COVID-19 Considerations for Landlords & Property Managers," Real Estate Law Alert (March 2020)

"Stipulations For Entry Of Judgment: Plaintiffs Beware," *The Marin Lawyer* (August 2009)

"Tenant Bankruptcies: A Few Things Landlords Should Know," *The Marin Lawyer* (July 2007)

"The Hidden Lesson of *Drybread v. Chipain Chiropractic Corporation*," *The Marin Lawyer* (July 2007)

Presentations

"Retail Reinvented," moderator, Santa Monica Commercial Real Estate Summit (July 2026)

"Navigating Disputes Regarding Delivery and Tenant Improvements," International Council of Shopping Centers (2025)

"Tenant Defaults and Landlord Remedies," International Council of Shopping Centers (2017)

"Legal Aspects of Hospitality Management," Hospitality Management Department of San Francisco State University (2000– 2015)

"Commercial Tenant Bankruptcies – What Landlords Need to Know," Lorman Seminar of Landlord and Tenant Law (August 2012, February 2014)

"Security Deposits: What Do They Really Secure?" International Council of Shopping Centers (2006)

"Tenant Bankruptcies: What Landlords Need To Know, Real Estate Litigation in California," Lorman Educational Services (October 2005)

Press

"Herd Mentality Could Trigger Healing Of S.F.'s Battered Office Market," *Bisnow* (May 2021)

Honors & Awards

Lawyers of Distinction, Sonoma Magazine (2021, 2022)

Super Lawyers, Real Estate (2010- 2012)

California Lawyers Association, Wiley W. Manuel Pro Bono Legal Services Award (2003, 2006)

Legal Aid of Marin, Award for Significant Contribution (2007, 2008)

Professional Affiliations

Bar Association of San Francisco, Member

Marin County Bar Association, Member

International Counsel of Shopping Centers, Member

North Bay Leadership Council, Chair - Board of Directors

Education

J.D., University of San Francisco School of Law (1997)

B.A., University of Colorado, Boulder (1994)

Admissions and Courts

California

U.S. District Court for the Northern District of California

U.S. District Court for the Central District of California

U.S. District Court for the Eastern District of California

U.S. Bankruptcy Court for the Northern District of California

U.S. Bankruptcy Court for the Central District of California

U.S. Bankruptcy Court for the Eastern District of California