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**HFF secures \$40 million refinancing for Solana Beach Towne Centre SAN DIEGO, CA** – The San Diego office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has secured a \$40 million refinancing for Solana Beach Towne Centre, an approximate 250,000-square-foot, Class “A” retail community shopping center in Solana Beach, California.

Working exclusively on behalf of American Assets, Inc., HFF senior managing director Tim Wright and associate directors Zack Holderman and Rob Hinckley placed the 10-year, sub 6% fixed-rate loan with Deutsche Bank Mortgage Capital, LLC. Loan proceeds are retiring an existing CMBS loan.

Solana Beach Towne Centre is located at the southwest corner of Lomas Santa Fe Drive and Interstate 5 in the coastal North County San Diego city of Solana Beach. Renovated in 2006, the property has 12 Mediterranean-style buildings situated on a 23-acre multi-district site. The property is 97% leased to tenants including Henry’s Marketplace, CVS Pharmacy, Marshalls, Staples, Panera Bread and Starbucks.

“Solana Beach Towne Center is located in a preeminent retail market with high barriers to entry, proximity to high-end housing and exposure to an average traffic count of 233,600 cars per day,” said Wright.

American Assets, Inc. (AAI) is a full-service real estate company specializing in the investment, development and management of retail, office and multi-family real estate throughout the United States. Since its founding in 1967, AAI has been steadfast in its approach to acquiring and developing premiere assets in some of the nation's most desirable markets including San Diego, San Francisco, Monterey and Waikiki.

HFF (NYSE: HF) operates out of 17 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, advisory services, structured finance, private equity, loan sales and commercial loan servicing. [www.hfflp.com](http://www.hfflp.com).

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