



Retail

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500 Broadway Laguna Beach, CA 92651
949 376 7160 FAX 949 376 1560

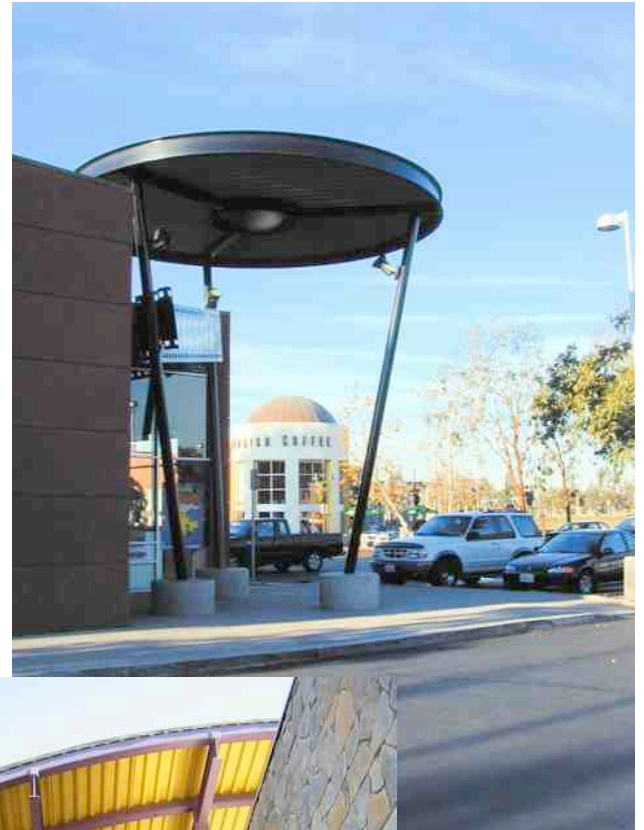
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Ocean Ranch II Retail Center

Laguna Niguel, California. Regional outdoor shopping/entertainment center. 10 buildings including a 7 screen theater, restaurants, market, bank, and medical building.

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Park Place Mixed Use Center

Irvine, California. The Retail Center is one of the first phases of an extensive development of the existing corporate headquarters site. The center has food uses, An Edwards Cinema and other retail uses. Stearns Architecture was Design Architect with Urban Concepts as Architect of Record.



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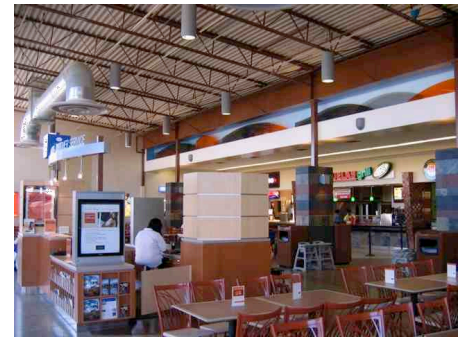
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Seattle Premium Outlets

500,000 sf factory outlet retail center with food court, designed to reflect the region it is located in. Stearns Architecture was Design Architect with Architects Orange as Architect of Record.



Rio Grande Outlets

Mercedes, Texas. 500,000 sf factory outlet retail center with food court, designed to reflect the region it is located in. Stearns Architecture was Design Architect with Architects Orange as Architect of Record.



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Shady Creek Medical Center Retail

*Irvine, California. 8000 sf retail/food building
within a 150,000 sf medical office building
complex.*