

# The 88

88 E. San Fernando Street

Project Leads: Ruth Shikada/Kip Harkness  
Developer: CIM Group/Wilson Meany Sullivan  
Architect: SB Architects  
General Contractor: Webcor Builders  
Staff Architect: Gerald Greenleaf

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Total Project Budget: \$275,600,000  
\*Total Agency Budget: \$28,100,000  
Expenditures to Date: \$21,910,000  
Completion Date: August 2008  
(Phase I Certificate of Occupancy)

\*Agency Budget includes Phase I & Phase II

**Project Description:** Wilson Meany Sullivan and the CIM Group, in partnership with the Redevelopment Agency is redeveloping a downtown parcel located on San Fernando Street between Second and Third Streets, known as Block 3. The project is being constructed in two phases. Phase One, known as The 88, consists of 197 condominiums, 31,000 sq. ft. of retail, 338 public parking spaces, and 268 residential parking spaces.

**Project Status:** Construction began on The 88 on October 11, 2005. The sales center opened in the retail space in April 2008. The Certificate of Occupancy was issued in August 2008. The developer has signed Safeway as the anchor tenant for the ground floor retail space. Safeway will occupy most of the ground floor with a new urban store to be called “The Market”. The store will provide a range of groceries alongside high quality prepared and specialty products. On February 24, 2009 The Agency Board approved approximately \$1.85 million in additional improvements and modifications to the Agency owned 338-space below-grade public parking garage.

**Next Steps:** The tenant improvements for the Safeway store are underway concurrent with the construction of a new elevator serving the public garage.

