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For Immediate Release

**BENENSON CAPITAL PARTNERS SIGNS FOUR MAJOR RETAIL TENANTS
TOTALING 90,450 SF TO PROMINENT TUCSON RETAIL CENTER**

***New Leases Boosts Former Mervyns Space to 100% Occupancy;
CBRE Represented Benenson in the Transactions***

Tucson – May 15, 2012 – Benenson Capital Partners, LLC, one of the nation’s oldest privately-held real estate investment and development companies, has signed a string of major tenants to a total of 90,450 square feet at its retail property located at the northeast corner of Broadway Boulevard and Craycroft Road in Tucson, AZ. Richard A. Kessler, Chief Operating Officer of Benenson Capital Partners, announced the completion of the transactions.

Nancy McClure of CBRE’s Tucson office represented the landlord, East Broadway Tucson Co. LLC (Benenson Capital Partners), in negotiating all of the long-term lease agreements. The exact financial terms of the transactions were not disclosed.

Popular arts and crafts merchant Hobby Lobby inked a 50,000-square-foot lease, making the national retailer the largest tenant at the center. The tenant is expected to take occupancy of the majority of the retail space formerly housing Mervyns in the last quarter of 2012, marking its first store in the Tucson market. Hobby Lobby was represented by David Leathers of Northbrook, IL-based D.E. Johnson & Associates, Inc. in the lease negotiations.

Stein Mart, a high-end, off-price national retailer, which has committed to 34,000 square feet at the retail center, will lease up the balance of the former Mervyns space. The new storefront will serve as Stein Mart’s second Tucson location. Construction of the new store will commence immediately and the retailer is expected to take occupancy before

the 2012 holiday selling season. Jacksonville, FL-based Stein Mart was represented by David Darr of The Place in San Antonio, TX.

In addition, The Vitamin Shoppe has signed a 3,200-square-foot lease at the property. The retailer will occupy space at a multi-tenant pad located in front of the future Stein Mart store, along Broadway Road. The Vitamin Shoppe is expected to move into its new storefront once construction of the pad is complete. The tenant was represented by Tom Woods of Colliers International in Phoenix, AZ and Jerry Willis of Bialow Real Estate, LLC in Atlanta, GA.

One of the largest specialty bedding companies in the world, Mattress Firm also signed a long-term lease for 3,250 square feet of space situated next to the Vitamin Shoppe. The tenant is expected to open for business in first quarter 2013. Darren Pitts of Velocity Retail Group in Phoenix, AZ represented Mattress Firm in the lease negotiations.

“Benenson Capital Partners is thrilled to welcome these prominent national retailers to the property,” noted Mr. Kessler. “All of the tenants are all best-in-class retailers in their respective markets, and will offer a diverse range of products to the community. We are proud to be able to continue our commitment to the City of Tucson through the transformation of this currently vacant site into a new, vibrant shopping center.”

According to Ms. McClure, “There is a tremendous amount of pent-up demand in our marketplace and this site was on the shortlist of a number of major national retailers and restaurant chains. When Mervyns was here, this was one of its top-performing stores, which speaks volumes to the power of the site’s potential for new retailers entering this trade area.”

Plans call for redevelopment of the entire property, which was vacated by Mervyns three years ago after the retailer filed bankruptcy and closed all of its stores nationwide. Benenson has completely redesigned the building’s exterior façade and added a demising wall to create a second space. In addition, they are razing the vacant tire store on the corner and replacing it with a new 14,500-square-foot multi-tenant retail pad. Limited space is currently available on the pad but is anticipated to be fully leased shortly.

Founded in 1972, Hobby Lobby’s operation has grown from a 300-square-foot retail space to its current 3.4 million-square-foot headquarters, manufacturing, distribution and office complex in Oklahoma City. The arts and crafts supplier currently operates 502 stores in 41 states.

Stein Mart, which has stores from California to Massachusetts, offers the fashion merchandise, service and presentation of a better department or specialty store, at prices competitive with off-price retail chains.

Founded in 1977, The Vitamin Shoppe is a specialty retailer and direct marketer of nutritional products ranging from vitamins and minerals to nutritional supplements, herbs, sports nutrition formulas, homeopathic remedies and health and beauty aids. They currently have more than 500 locations in 38 states and the Island of Puerto Rico.

Mattress Firm, which offers a range of specialty bedding options, currently operates over 800 locations across 26 states with plans to continue to grow.

About Benenson Capital Partners

The Benenson group of companies dates back to 1905 and is still controlled by the Benenson family. Benenson Capital Partners is a leader among privately held operating companies in real estate investment, development and asset management. BCP manages more than 150 properties, including retail, office, industrial, multifamily, hospitality and land throughout the United States, Canada and Europe on behalf of the Benenson group of companies. The company focuses on core, value-add and opportunistic investments across all major property sectors, as well as its historic leadership in the ownership of single-tenant triple-net leased properties occupied by major corporate tenants.

About CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2011 revenue). The Company has approximately 34,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at www.cbre.com.