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**FOR IMMEDIATE RELEASE:**

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**Bixby Land Company Signs Pepsi Bottling Group to Seven-Year Lease for  
62,306-Square-Foot Distribution Warehouse**

**Irvine and Ontario, CA – March 5, 2008** – Bixby Land Company has signed Pepsi Bottling Group to a seven-year lease for a 62,306-square-foot distribution warehouse located at 2095 South Archibald Avenue in Ontario, Calif. The building is in the Bixby Archibald Business Center, a newly developed, 25-acre business park comprised of three industrial/warehouse buildings located at the intersection of Archibald Ave. and Cedar Street.

The center has immediate access to Highway 60 and Interstates 10 and 15, and is approximately two miles from Ontario International Airport. It also boasts of having SKECHERS as a tenant immediately next door to the Pepsi Bottling Group facility.

“Since the facility’s completion in November 2007, the demand for space has been very high,” said Mike Severson, vice president of acquisitions and development for Bixby Land Company. “Signing solid, long-term leases with quality tenants such as Pepsi not only fits well into our core strategy, it also represents the continued industrial growth in the Inland Empire.”

The warehouse is located within a 135,000-square-foot divisible building designed by architect HPA and constructed by general contractor Millie and



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Severson. It features a minimum height clearance of 30 feet, two ground level ramps, 28 roll up dock-high doors and an ESFR sprinkler system.

Pepsi Bottling Group, the world's largest manufacturer, seller and distributor of Pepsi-Cola beverages, will use the facility for the warehouse and distribution of its product.

Darla Longo, James Koenig and David Consani of CB Richard Ellis represented Bixby Land Company in the transaction and Tim O'Rourke of The Staubach Company represented Pepsi Bottling Group.

### **About Bixby Land Company**

A private REIT, Bixby Land Company is an active real estate investment and development firm with a portfolio of more than 50 properties. The firm was founded in 1896 with land that would later become the City of Long Beach and several surrounding cities. Over the next 100-plus years it progressed from ranching to commercial real estate development, establishing Bixby Land Company's place as a pioneer in California's real estate development history. For more information, visit [www.bixbyland.com](http://www.bixbyland.com).

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