



Company Profile

COMPANY BACKGROUND

Founded in 1997, Main Street Property Services, Inc. is a premier retail real estate services company providing the highest level of specialized leasing, project positioning, merchandising, development, and tenant representation services for retail property owners, investors, tenants and municipalities throughout Northern California.

By focusing exclusively on retail, Main Street Property Services, Inc. provides clients with a competitive edge by supplying first-hand knowledge of activities and transactions throughout the retail real estate industry.



3569 MT. DIABLO BOULEVARD, LAFAYETTE, CALIFORNIA

Main Street Property Services, Inc. is a hands-on company that involves itself in a project from entitlement to completion. Responding to the needs of developers, owners, investors and retailers, the company provides a full-range of services and has established itself as a leader in



310 MAIN STREET, PLEASANTON, CALIFORNIA

leasing and downtown shopping districts and retail projects.

The primary focus at Main Street Property Services, Inc. is leasing and development of downtown retail shopping districts, mixed-use, development as well as community, neighborhood, and lifestyle shopping centers.

Special attention is paid to every detail in the projects represented by the company. Main Street Property Services, Inc. works to establish the best possible merchandise mix for each project creating a selection of retailers that results in increased retail performance.

Main Street's objective is to achieve maximum value for our partners and clients by providing superior long term solutions to retail projects utilizing creative project positioning and leasing strategies.

PROJECT POSITIONING

Main Street Property Services, Inc. provides in-depth analysis of a trade area's retail activity, competition, demographics, and psychographics to determine leasing strategies prior to developing a merchandising plan. These steps are crucial to expand the customer base and potential consumer drawing power of retail districts and shopping centers.

With over 30 years of industry experience and successful long-term retailer relationships, develop retailer relationships, Main Street Property Services, Inc. develops merchandising plans and facilitates their implementation beyond the initial leasing process, including an appropriate ongoing action plan.



BEL AIRE PLAZA, NAPA, CALIFORNIA

The discipline to implement the project merchandising plan and create the ultimate merchandise mix, often requires manufacturing the right deal.



PHILZ COFFEE, CASTRO VALLEY, CALIFORNIA

Retail experience and landlord roles on properties provides Main Street Property Services, Inc. with the exceptional position to visualize a store and its use prior to speaking with an interested retailer. The company develops relationships with business owners that fit the marketplace and help them in their expansion to make sure a space is leased to the right operator. Committing to the strategic plan shows through our long-term relationships with both property owners and retailers.

Main Street Property Services, Inc. capitalizes on the potential of a retail property with an understanding of its potential reflecting current trends, market conditions and the impact of the leasing strategies value of the property. Real estate knowledge and interpretation of the current retail market provides a competitive advantage to the projects that the company represents.

DEVELOPMENT SERVICES

Main Street Property Services, Inc. provides a full range of development services for shopping environments. The company's specialty lies in identifying underutilized properties with greater retail opportunity and creating development strategies to maximize the potential of the site. Main Street Property Services, Inc. pays attention to specific physical improvements and consistent application of retail principles maximizing the value of each project.



FIESTA LANE, LAFAYETTE, CALIFORNIA



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Main Street Property Services, Inc. is a partner in several downtown retail projects.

As a direct result of Main Street Property Services, Inc.'s involvement and careful supervision of architectural design, construction, and proforma development, the Main Street Property partner projects have exceeded the goals and expectations of the partnership.

Main Street Property Services, Inc.'s development responsibilities include: acquisition entitlement of new developments and redeveloped properties, coordination with architectural and construction management, proforma development, tenant improvement, management, merchandising, leasing, and property management.

PROPERTY MANAGEMENT

Main Street Property Services, Inc. has the expertise to conceive and develop long and short-term strategies and solutions to ensure asset preservation. The company's experienced property management team is dedicated to executing these plans. The primary goal is to work to enhance the value of each asset through pro-active, hands-on management; strategic property repositioning and construction management, timely and accurate financial reporting, structured to fit each individual owner's specific needs delivered to Main Street Property Services, Inc. clients and partners.



PARK PLAZA SHOPS, LAFAYETTE, CALIFORNIA

Main Street Property Services, Inc. facilitates a seamless link between development, leasing and ownership, providing a conduit for information and results. The added advantage is immediate access to both leasing and development.



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Main Street Property Services, Inc. operates with seamless communication, timely coordination, and immediate responsiveness to owners and retailers. The overall result is the ability to deliver superior service, thus maximizing the performance of the properties in the portfolio.

Main Street Property Services, Inc.'s experienced property managers and administrators have a direct hands-on approach. The company has a reputation for putting quality performance first, ensuring each property receives outstanding service and the best value from its vendors. A personalized management style makes Main Street Property Services, Inc. readily available and responsive to tenants and their needs.

RETAILER RELATIONSHIPS

Main Street Property Services, Inc. identifies market trends and uses them to create and implement strategies for retail properties by blending experience and ongoing retailer relationships.

Main Street Property Services, Inc. has been helping dynamic retailers expand since its inception. In 1997, Principal involvement, individual attention, and an in-depth understanding of the retail industry gives Main Street Property Services, Inc. an advantage over other leasing companies. Represented by the firm, Main Street Property Services, Inc. consults with retailers to devise strategic business plans. Acting as a retail partner, the company assists with building store design, and merchandise mix.



CANYONS BBQ, CASTRO VALLEY, CALIFORNIA

Providing more than an evaluation of current market conditions to expanding retailers, the company identifies retail trends which may help position our clients above their competitors.



AOZORA, DANVILLE, CALIFORNIA

Working to clearly understand the client and their competition, Main Street Property Services, Inc. creatively and effectively market their concept and provide the best options for available site selection in the market. In addition to site selection, Main Street Property Services, Inc. educates Landlords about the potential of expanding retail businesses and emerging trends, which favorably reinforces the position of the retailers.

Main Street Property Services, Inc. prides itself on testimonials from retail prospects represented by the company, as well as retailers that we have represented at the projects leased by the company. Prosperous retailers beget successful retail projects. Main Street Property Services, Inc.'s success lies in the creation of both.

PROJECT CONSULTING

In addition to its traditional leasing, management, and redevelopment activities, Main Street Property Services, Inc. also provides specialized consulting services. These services are focused on upgrading under-performing retail trade areas that lack a critical mass of quality retail. This is done through the creation of a new project or trade area identity while being sure to maintain the client's objectives by keeping their best interest in mind. Main Street Property Services, Inc. has developed a successful track record in attracting quality retailers that ensure a project or trade area's long-term success.



FIESTA LANE, LAFAYETTE, CALIFORNIA

Main Street Property Services, Inc. includes the following in its scope of consulting services to ensure the highest level of success:



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Application of shopping center business principles and best practices to retail streets and districts.

Education of property owners, government officials, retailers, and restaurants on the benefits of adhering to a retail business plan.

Development of a merchandising plan and prospective tenant list specific to each project/trade area's potential and position.

Recruitment of restaurants and retailers appropriate for the project/trade area's location and status.

Coordination of all forms of project/trade area marketing; including consumer marketing to enforce the image and perception established for the project.

Main Street Property Services acts as the revitalization catalyst to improve the quality of retail tenancy not only in the subject project/trade area but also in surrounding retail properties. The result is enhanced retail property values throughout the subject area with a noticeable increase in retail sales and corresponding revenue.

Partial List of Tenants with Which We Have Executed Successful Lease Transactions.

Whole Foods
Yogurt Shack
Pippen Hill
Cold Stone Creamery
Hollywood Video
Sharp Bicycle
Francesca's Collection
Jamba Juice
Peet's Coffee and Tea
Hallmark
Roundtable Pizza
United States Post Office
O'Brien Land Company
Umpqua Bank
Sift
Mocha Lisa
Noah's Bagels
Pure Barre
RadioShack
Baskin Robbins
Starbucks Coffee
Wolf Camera
Great Clips
High Tech Burrito
Sonoma Valley Bagel Co.
Postal Annex
McDonald's
Juice Time
Strings Restaurant
Cocolat
Lavande Spa
Red Wagon
Sumbody
Copeland's Sports
Elisa Wen
Yankee Pier
Jos A. Bank
Arizmendi
Food Co.
OLIVE + FINN
Beyond the Leaf
Urban Matcha
Unincorporated
Big Woof Pets
Brioche de Paris
Barbeque Pit

Philz Coffee
Chow
Entourage Salon & Spa
Duchess Boutique
Alliance Title
Prometrics
A Child's Delight
Pasta Cuisine
Bittersweet Chocolates
Bank of America
Juice Appeal
La Salsa
President Tuxedo
Cattails Gallery
Togos
Rocky Mountain Chocolate Factory
Ritz Camera
General Nutrition Centers
Whole Grain Bread Company
Crescent Jewelers
Mail Boxes, Etc.
Chili Up!
Kinko's
Take 5 Newsstand
Misto Lino
Art & Science of Eyewear
Countrywide Mortgage
Una Mas
Keva Juice
Naan and Curry
Parada
Pier One
Sideboard
Heritage Eats
Patrizia Marrone
Vitality Bowls
Guitar Center
M Clothing
Cafe Esin
Cost Plus
Egghead Software
KinderCare
Pour House
Morimoto Napa
CycleBar
Federal Express

Partial List of Tenants with Which We Have Executed Successful Lease Transactions. (cont'd)

Healthrider
 Chico's
 Staples
 Walgreens
 The Cooperage
 Sweet Tomatoes
 Ben & Jerry's
 Amphora Nueva
 Powell's Sweet Shoppe
 Imaginarium
 A Day in the Country
 Lucy
 Zoom Room
 House of Bagels
 Panama Bay Coffee Co.
 Tomatina
 Happy Trails
 RE/Maxx
 Chinese New Age Express
 Firewood Cafe
 The Flower Garden
 Koo Koo Roo California Kitchen
 Stacey's Cafe
 A.G. Ferrari Fine Foods
 Books Inc.
 Dog Bone Alley
 Pans on Fire
 Bloom Fusion
 18 | 8 Mens Salon
 T-Mobile
 Yo Belle
 Bollinger Nail Salon
 Amaranta
 Fleet Feet
 Copperfield's Books
 Men's Wearhouse
 Fountain Cafe
 Clocks, Etc.
 Papyrus
 Beyond Flowers
 Sizzling Lunch
 Canyons Barbeque
 Bread Papas
 Cotton and Company

Manrico Cashmere
 Nekter
 Left Bank
 Pasta Pomodoro
 Zao Noodle Bar
 Sunrise Mountain Sports
 The Hop Grenade
 Tully's Coffee
 Nitro Dog
 Chipotle
 Metro PCS
 Matsui
 Hot Italian
 Impressions Floral Gallery
 Fidelity Title
 Olive
 Pendleton
 Pure Beauty
 Pharmaca
 E.J. Phair Restaurant & Alehouse
 BarBersQ
 Toscana Ristorante
 Teacake Bake Shop
 Color Me Mine
 Paradise Foods
 Joe & the Juice
 Rocket Fizz
 Cannery Kitchen & Tap
 Castro Valley Natural Grocery
 Seven Hills Baking Co.
 Udon Time
 Niku Steakhouse
 The Butcher Shop by Niku Steakhouse
 Boba Guys
 Truly Mediterranean
 The District Barbers
 Gobi BBQ
 Potrero Hill Dental
 Street Taco
 El Pipila
 Pizza Squared
 Hollie's Homegrown
 Akemi Restaurant

Partial List of Retail Projects Successfully Represented by Main Street Property Services, Inc.

1 Henry Adams San Francisco, California GLA: 13,140 square feet	Gilman Village Berkeley, California GLA: 38,000 square feet	Pleasant Hill Center Pleasant Hill, California GLA: 234,000 square feet
234 Main Street Pleasanton, California GLA: 4,840 square feet	Jack London Square Oakland, California GLA: 210,000 square feet	Potrero 1010 San Francisco, California GLA: 21,625 square feet
300/310 Main Street Pleasanton, California GLA: 13,691 square feet	La Fiesta Square Lafayette, California GLA: 70,000 square feet	The Promenade Emeryville, California GLA: 11,500 square feet
349 Main Street Pleasanton, California GLA: 12,662 square feet	Lafayette Mercantile Lafayette, California GLA: 23,000 square feet	The Public Market Emeryville, California GLA: 260,000 square feet
3200 College Avenue Oakland, California GLA: 18,000 square feet	Lakeshore Plaza San Francisco, California GLA: 172,000 square feet	Red Hill Shopping Center San Anselmo, California GLA: 97,000 square feet
402 Railroad Avenue Danville, California GLA: 5,000 square feet	Main Street Plaza Walnut Creek, California GLA: 160,000 square feet	The Rose Garden Danville, California GLA: 48,550 square feet
855 Brannan San Francisco, California GLA: 22,124 square feet	The Marketplace at San Ramon San Ramon, California GLA: 166,585 square feet	Salvio Pacheco Square Concord, California GLA: 37,000 square feet
Avalon Walnut Creek Walnut Creek, California GLA: 40,000 square feet	Orinda Theatre Square Orinda, California GLA: 87,000 square feet	Shops at Todos Santos Plaza Concord, California GLA: 30,096 square feet
Bel Aire Plaza Napa, California GLA: 260,000 square feet	Pacheco Plaza Novato, California GLA: 73,000 square feet	Silverado Plaza Napa, California GLA: 84,000 square feet
The Clocktower Lafayette, California GLA: 26,000 square feet	Park and Central Alameda, California GLA: 40,000 square feet	The Riverfront Napa, California GLA: 42,000 square feet
Downtown Pleasant Hill Pleasant Hill, California GLA: 340,000 square feet	Park Plaza Shops Lafayette, California GLA: 8,000 square feet	Three Ygnacio Center Walnut Creek, California GLA: 160,000 square feet
Fiesta Lane Lafayette, California GLA: 12,000 square feet	Parc on Powell Emeryville, California GLA: 13,681 square feet	Ygnacio Plaza Walnut Creek, California GLA: 110,000 square feet
Flying A Service Castro Valley, California GLA: 6,700 square feet	Marketplace Shops Castro Valley, California GLA: 16,000 square feet	Castro Valley Marketplace Castro Valley, California GLA: 39,000 square feet

CRAIG SEMMELMEYER

Principal

Craig Semmelmeyer is Founder and Principal of Main Street Property Services, Inc. For more than 30 years, Mr. Semmelmeyer has specialized in the development, redevelopment, positioning, merchandising, and leasing of retail properties, mixed-use projects, downtown districts, and shopping centers throughout Northern California. As Founder and Principal, he serves as a development partner, strategist, and leasing agent, guiding projects from acquisition and entitlement through design, construction, merchandising, leasing, and long-term asset management.

Mr. Semmelmeyer is recognized for identifying underutilized and overlooked properties and transforming them into successful retail destinations that strengthen communities and create long-term value. His development and redevelopment experience includes Castro Valley Marketplace, Marketplace Shops, and the historic Flying A Service Station in Castro Valley; 234 Main Street, 310 Main Street, and 349 Main Street in Downtown Pleasanton; Lafayette Mercantile, Fiesta Lane, Park Plaza, and La Fiesta Square in Lafayette; Bel Aire Plaza in Napa; Pacheco Plaza in Novato; Salvio Pacheco Square in Concord; Park Street in Alameda; The Public Market in Emeryville; Downtown Pleasant Hill; The Marketplace at San Ramon; Ygnacio Plaza in Walnut Creek; and numerous other retail and mixed-use projects throughout the Bay Area.

Among his most notable accomplishments is helping lead the transformation of Castro Valley's commercial core through successful public-private partnerships that reimaged obsolete properties as vibrant destinations for local businesses, restaurants, and community gathering. His work has also contributed significantly to the revitalization of Downtown Pleasanton, where, as a partner in Main Street Pleasanton, LLC, he helped redevelop and remerchandise multiple downtown properties that have become integral to the district's success.

In addition to directing the company's development activities, Mr. Semmelmeyer advises property owners, developers, municipalities, and institutional investors on redevelopment strategies, project positioning, tenant mix, and long-range asset enhancement. Prior to founding Main Street Property Services, Inc. in 1997, he was a retail leasing specialist with Terranomics Retail Services in San Francisco and TRI/McMasters & Westland Commercial Real Estate in Walnut Creek, where he developed expertise in retail leasing, market analysis, and project merchandising. Mr. Semmelmeyer is a California Licensed Real Estate Broker, an active member of the International Council of Shopping Centers (ICSC), and a frequent speaker on retail development, downtown revitalization, and community-based real estate strategies.

MIKE SEMMELMEYER

Principal

Mike Semmelmeyer is a Principal of Main Street Property Services, Inc., where he specializes in retail property sales and leasing across the San Francisco Bay Area.

He represents buyers and sellers, as well as tenants and landlords, providing strategic guidance in site selection, lease negotiations, investment sales, and portfolio optimization. Mike's balanced approach ensures that every client, whether an investor, retailer, or property owner, receives tailored solutions that align with their goals.

Before stepping into his leadership role at Main Street Property Services, Inc Mike built a diverse and accomplished career in both commercial real estate and renewable energy. Mike was part of the brokerage team at Colliers International and Main Street Property Services, where he honed his skills in market analysis, deal structuring, cultivating relationships with local, regional, and national retailers, and client representation in competitive real estate markets. Expanding his expertise beyond real estate, Mike also worked as a sales manager with Sunrun, a leading residential solar energy company, where he contributed to sales growth and customer engagement in the rapidly evolving clean energy sector.

Throughout his career, Mike has been the driving force behind the commercial real estate success of several major mixed-use new development projects and shopping centers throughout the San Francisco Bay Area. His extensive advisory portfolio consists of real estate titans such as Equity Residential, The Related Companies, Carmel Partners, Lowe Enterprises, Blake Griggs, Wood Partners and Prudential.

A proud United States Navy veteran, achieving the rank of Air Traffic Controller, Petty Officer, Second Class. Mr. Semmelmeyer served in Arlington National Cemetery as a casket bearer as part of the Presidential Honor Guard, Washington, DC. He brings the discipline, integrity, and mission-focused mindset he developed during his military service into every professional endeavor. His leadership style reflects a commitment to service, teamwork, and delivering results under pressure.

Known for his approachable demeanor and deep understanding of retail market dynamics, Mike is passionate about creating value for his clients while fostering vibrant, thriving communities.

Mr Semmelmeyer received a Bachelor of Science degree in Aeronautics from Embry-Riddle Aeronautical University in Prescott, Arizona. Mr Semmelmeyer is a licensed real estate salesperson in the State of California and an active member of the International Council of Shopping Centers (ICSC).

CHARON SEMMELMEYER

Property Administrator

Charon Semmelmeyer is the Office Manager/Property Administrator for Main Street Property Services, Inc. As the office manager, Charon uses her keen organizational skills and personable demeanor to maintain the Human Resource files as well as conduct quintessential employee orientation and training. Due to her exemplary ability to multi-task, Mrs. Semmelmeyer provides reinforcement to all departments as needed.

Mrs. Semmelmeyer is instrumental in the coordination and administration of property management accounting for Main Street Property Services, Inc. She is also responsible for handling the accounts payable and accounts receivable for Main Street Property Services corporate accounts.

Mrs. Semmelmeyer is highly skilled in Lease preparation and documentation and provides valuable assistance to the Property Management Department. Mrs. Semmelmeyer oversees all compliance and maintenance of corporate, management, and tenant files. She is the primary support to the principal of Main Street Property Services, Inc., the property administrator, and the leasing team.

In addition to her human resource duties, Mrs. Semmelmeyer oversees all office management and is responsible for completing business statements and corporate forms from the State of California.

Mrs. Semmelmeyer is proficient in Excel, and Quickbooks. She has been an essential employee at Main Street Property Services, Inc. since 1999.

MIA WU

Graphic Design Coordinator

Mia Wu is the Graphic Design Coordinator at Main Street Property Services Inc. In her role, Mia collaborates closely with marketing, leasing, and operations teams to develop creative assets that support property marketing, corporate branding, and client communications.

With a strong eye for detail and a passion for clean, effective design, Ms. Wu ensures visual consistency across digital and print platforms while balancing creativity with strategic objectives. Her work helps translate complex ideas into engaging visuals that resonate with diverse audiences and enhance the company's overall market presence.

Ms. Wu's collaborative approach, combined with her technical expertise and design sensibility, makes her a valuable contributor to Main Street Property Services' ongoing growth and brand evolution.

