



Peter Breckheimer

Partner

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Peter Breckheimer advises clients in all aspects of their real estate-related transactions, having represented private equity funds, pension funds, REITs, developers, municipalities, owners and other investors in connection with all aspects of their commercial acquisition/disposition, leasing, development and financing needs. He is highly experienced in handling:

- The acquisition and disposition of major commercial real estate assets, including retail, office, industrial and multi-family properties.
- Commercial leasing and ground leasing transactions representing both landlords and tenants primarily in office leasing, with experience in industrial and retail leasing as well.
- The development and redevelopment of major commercial real estate assets, including marquee municipally-owned entertainment venues and marinas in Los Angeles and Orange Counties.
- Real estate secured financings and work-outs representing both lenders and borrowers.

Peter has successfully advised clients in the purchase, sale and financing of retail shopping centers nationwide, and has handled in excess of US\$1.75 billion of such deals throughout the West Coast, with individual asset values ranging from US\$5 million to just under US\$200 million.

He is recognized by *Super Lawyers* in Southern California each year since 2015, and is an inaugural member of *Law360's* Real Estate Editorial Advisory Board and served in that capacity for

Admissions

Bar Admissions

California

Education

University of Southern California, J.D.

University of Southern California,

B.A., International Relations and

French: *magna cum laude*, Phi Beta

Kappa and Phi Kappa Phi

several years. He is a board member of, and actively speaks at, the USC Real Estate Law and Business Forum.

Experience

- Represented a pension fund in connection with all aspects of leasing Class-A office buildings in gateway cities located in California, Washington, and Washington, DC.
- Represented a private equity real estate investment trust in connection with acquisitions of fee-owned and ground leased regional shopping centers located in California, Oregon, and Washington with a value totaling more than US\$1.75 billion.
- Represented Orange County in connection with US\$340 million redevelopment of the retail, hotel, and marine components of Dana Point Harbor, California.
- Represented Los Angeles County in connection with the renegotiation of the Hollywood Bowl, Ford Theatres, Performing Arts Center, and Pomona Fairplex ground leases.
- Represented Los Angeles County in connection with US\$650 million redevelopment of the iconic Los Angeles County Museum of Arts.
- Represented private equity firm in connection with acquisition, leasing, and financing of more than 20 office buildings located throughout the US, including acquisition of a US\$380 million portfolio of 13 office buildings in Dallas, Texas.
- Represented institutional landlord in leasing marquee Class-A office buildings in San Francisco, including the Transamerica Pyramid.
- Represented high net worth individuals and family offices in connection with the acquisition and disposition of numerous single-tenant, triple net leased properties throughout the United States.
- Represented the partnership of medical doctors in leasing medical office buildings in Santa Monica.
- Represented a private owner of retail gasoline stations in connection with the long-term lease of its portfolio of more than 240 gas stations to a publicly traded oil company.
- Represented a borrower in connection with its US\$1.44 billion CMBS loan covering a portfolio of 29 Class A office properties.
- Represented several institutional lenders in connection with deed-in-lieu of foreclosure transactions for office and retail properties.

Professional Activities

Member

- American College of Real Estate Lawyers, elected 2019
- USC Real Estate Law and Business Forum, Executive Board Member and Planning Committee Member
- *Law360* Real Estate Editorial Advisory Board, 2013-Present
- USC Alumni Real Estate Network, Programming Co-Chair
- Hillside, H100 Member
- Men's Guild, Children's Hospital Los Angeles
- California Bar Association, Real Property Section

- Los Angeles County Bar Association, Real Property Section
- Urban Land Institute, Associate Member
- Building Owners and Managers Association International, former Governmental Affairs Board Member

Speaker

- Moderator, “Baldwin Hills Crenshaw Mall: Challenges and Aspirations,” USC Gould School of Law's 2023 Real Estate Law and Business Forum (March 2, 2023)
- Moderator, “Retail R/Evolution: How Shopping Malls and Big Box Retailers Are Adapting to the New Realities of Retail,” USC Gould School of Law’s 2018 Real Estate Law and Business Forum (April 12, 2018)
- Organizer, “Transportation’s Technology Revolution and its Impact on Real Estate,” USC’s Alumni Real Estate Network Fall Signature Panel (November 14, 2017)
- Moderator, “Breaking Up Is Hard To Do: Litigation Risks in Real Estate Partnerships and Equity Investments in Real Estate,” USC Gould School of Law’s 2017 Real Estate Law and Business Forum, (March 9, 2017)
- Moderator, “Avoiding Ethical or Fiduciary Traps: The Real Estate Transactional Attorney’s Guide to Navigating the Ethical and Fiduciary Minefield,” USC Gould School of Law’s 2016 Real Estate Law and Business Forum (March 10, 2016)
- Panelist, “Subordination, Non-Disturbance and Attornment Agreements from the Lender, Borrower and Tenant Perspective,” State Bar of California Real Property Law Section Seminar (January 26, 2016)
- Moderator, “What Works (and Doesn’t) in Real Property Contracts,” USC Gould School of Law’s 2015 Real Estate Law and Business Forum (March 12, 2015)

Honors & Awards

- Recognized in Southern California by *Super Lawyers* (2015-2021)