

# PROFESSIONAL STAFF

DAVID J. BRUZZONE, *Principal*



David J. Bruzzone has 15 years of real estate experience. He has been active in leasing, acquisitions, and dispositions throughout the San Francisco Bay Area and the western United States. Mr. Bruzzone has been involved in more than 700 transactions totaling two million square feet and has sold in excess of \$250 million of properties. His area of expertise is the Pleasanton-Livermore area where he has completed over 400 lease and sale transactions. His notable lease transactions include the following:

- **Vistar Food Service:** Livermore, California – 105,000 square feet.
- **Comcast Cable:** Negotiated multiple lease transactions in Northern California.
- **CU Funding:** Multiple transactions, including three leases and the acquisition of their headquarters building.
- **First United Services Credit Union:** Pleasanton, California – 18,000 rentable square feet.
- **Identix Incorporated:** Dublin, California – 30,723 rentable square feet.
- **SBC Communications, Pacific Bell and Subsidiaries:** Negotiated more than 900,000 square feet of multiple requirements, including a 175,000 square foot headquarters for Pacific Bell Wireless, a 60,000 square foot call center in Clovis for Pacific Bell Telephone Company, and 60 acres in land acquisitions throughout California and Nevada.
- **Gerard's Bakery:** Livermore, California – 26,000 rentable square feet.
- **Allied Waste Industries:** Transactions in Pacheco and Pleasanton.

Mr. Bruzzone's notable sale transactions include:

- **Reynolds & Brown:** Livermore, California – Negotiated approximately 80,000 square feet of leases on their behalf. Sold 333 North Canyons Parkway (49,000 square feet) in 2005 and, in 2007, sold 365 North Canyons Parkway (49,000 square feet) along with North Canyons Business Center (105,000 square feet).
- **Comcast Cable:** Morgan Hill, Fairfield and Oakland, California – 6 acre site acquisitions (2003 – present).
- **Pacific Bell:** Brentwood, Richmond and West Sacramento, California – site acquisitions.
- **5555 Sunol Boulevard:** Pleasanton, California – acquisition of 97,745 square feet on 8.38 acres in 2004.
- **Hexcel Corporation:** Livermore, California – 17 acre disposition.

From 1994 - 1999 Mr. Bruzzone was a Director for Cushman Realty Corporation in Walnut Creek where he worked primarily for corporate clients on the acquisition and disposition of real estate. Before joining Cushman Realty Corporation, Mr. Bruzzone was a broker at ComCore Commercial Real Estate Services, a general brokerage company located in Pleasanton where he represented tenants and landlords in the Tri-Valley.

Mr. Bruzzone earned a bachelor's degree in Political Science from the University of California, Santa Barbara and resides in Walnut Creek with his wife and three children.

