



For Immediate Release

Contact:
Len Gutman, (480) 239-9915
len@opendoorcommunications.com

Evergreen Development Marks Historic Milestone With Opening of 250th Walgreens

Huntington Plaza Drugstore First Walgreens in Monrovia, Calif.

Monrovia, Calif. [May 12, 2010] – Phoenix, Ariz.-based [Evergreen Development Company](#) announced today it has completed the design, development and construction of a 13,360-square-foot Walgreens in Monrovia, Calif., the 250th Walgreens drugstore built by the 36 year old development company.

The store (490 W. Huntington Dr.) is the first Walgreens location in Monrovia and is located at the southeast corner of Mayflower & Huntington in the recently renovated Huntington Plaza shopping center.

“When we first reached out to Walgreens in 1988 we never could have imagined that we’d still be working with them more than 20 years later, but the construction of our 250th Walgreens is proof positive that when you build a true partnership great things are possible,” said Bruce Pomeroy, Evergreen Managing Partner.

Evergreen Development’s first Walgreens project was a 13,500 square foot end-cap store at the northwest corner of Mesa Dr. and Brown Rd. in Mesa, Arizona back in 1988. The drugstore shared a strip mall with a Native New Yorker restaurant and a Warehouse Records.

“That first Walgreens didn’t even have a drive thru, which is hard to imagine these days,” Pomeroy said. “It was also our first partnership with a major national retail partner and it really put us on the map. Since then we’ve built Walgreens stores in five states including Arizona, California, Washington, Oregon and Nevada.”

Evergreen’s strategy from the start with Walgreens was to work with the Illinois-based company to apply a methodology to incorporate the entire development process into each project. Today each project includes the full range of development work from site identification and real estate valuation all the way through to construction.

“Evergreen Development is one of the most trusted and well respected retail development partners of Walgreens,” said Michael Rozmus, Walgreens director of



construction. "Evergreen's professionalism, devotion to customer service, integrity and creativity is unmatched. We regularly turn to Evergreen to help us evaluate value engineering ideas, new construction methodologies and changes to our store design."

The architect for the Monrovia Walgreens was McKently Malak and the contractor was Savant Construction. The store opened for business in April 2010. Walgreens is the nation's largest drugstore chain with fiscal 2009 sales of \$63 billion and more than 7,600 drugstores throughout the U.S. and Puerto Rico.

About Evergreen Development

Founded in 1974, Evergreen specializes in retail development, project and construction management, tenant roll outs, property management, receivership and asset management, residential lot development, sustainable building and solving financing issues for various retailers and franchises. Working throughout the nation, Evergreen has earned a reputation as an industry leader by delivering high-quality real estate services reliably, efficiently and cost effectively. The company has over 50 employees with offices in Arizona, California and Colorado. While being one of the largest Walgreens developers in the nation, Evergreen is also regularly managing more than 100 projects at any given time.

www.evergreendev.com