MILLER STARR REGALIA



Chad Gallagher

Shareholder

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Chad Gallagher is a transactional shareholder in Miller Starr Regalia's Walnut Creek office. Chad represents clients including developers, property owners, national and regional retail and restaurant operators and technology companies in a variety of real estate and business transactions.

Chad's practice focuses on retail, restaurant, office, corporate facilities and industrial leases, as well as on aiding clients in negotiating and drafting purchase and sale agreements. Chad also facilitates transactions by performing and documenting due diligence investigations, assists clients with obtaining required third-party and anchor approvals, and by negotiating and drafting operating agreements, CC&Rs, easements and other project documents.

Chad serves as Miller Starr Regalia's Marketing Chair, is the former Chair of Miller Starr Regalia's Transactional Department and the Commercial Leasing Practice Group Leader. Chad is an active fundraiser for both the Alameda County Community Food Bank and the Food Bank of Solano and Contra Costa Counties, is an avid cyclist and enjoys travel, the outdoors, and spending time with his family.

Practice Areas

- Acquisitions & Dispositions
- Commercial & Residential Development
- General Corporate Transactions, Entity Formations & Joint Ventures
- Leasing
- Real Estate Finance

Education

J.D., University of California College of the Law, San Francisco (formerly UC Hastings College of the Law) (2005)

- Executive Articles Editor, *Race & Poverty Law Journal*

B.A., Geography, *summa cum laude*, University of California, Berkeley (2002)

- Phi Beta Kappa

Associations

Contra Costa County Bar Association

Contra Costa County Bar Real Estate Section – Former President

Contra Costa County Food-From-The-Bar – Committee Member

International Council of Shopping Centers

State Bar of California

Urban Land Institute

Publications

Update Author for Retail Leasing: Drafting and Negotiating the Lease; Chapters 7, 34 and 35; CEB 2026

“Managing Commercial Real Estate Leases: California,” *Thomson Reuters’ Practical Law*, by Chad Gallagher, Miller Starr Regalia, with Practical Law Real Estate, April 15, 2025

“Mandatory Disclosures Concerning Accessibility Compliance and Energy Consumption in California Commercial Properties,” *Miller & Starr Real Estate Newsalert*, by Xavier L. Gutierrez, Karen R. Turk, and Chad A. Gallagher, July, 2013

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