MILLER STARR REGALIA



Xavier Gutierrez

Shareholder

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Xavier Gutierrez is a shareholder in the firm’s Transactional Department. He represents high-profile clients in commercial leasing transactions, as well as purchase and sale, financing, and other real estate transactions.

Xavier Gutierrez is a shareholder in the firm’s Transactional Department. He has over twenty years of experience exclusively working on sophisticated real estate transactions including financings and acquisitions and dispositions, although his practice focuses primarily on representing landlords and tenants in commercial leasing transactions (including the leasing of retail, office, industrial, and data center space).

Practice Areas

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

Education

J.D., University of Southern California School of Law (2003)

B.S., *cum laude*, University of California, Davis (2000)

Representative Matters

Represented various landlords servicing space leases (including new leases, lease renewals, extensions, expansions, amendments, terminations, workouts, settlements, etc.) in connection with several supermarket-anchored shopping centers in Southern California, a portfolio of office and flex space in the western United States, a high-rise office tower in Hollywood, California, a mixed use center in Newport Beach, California, an industrial complex in Honolulu, Hawaii, a LEED-certified office building in Burbank, California, and a mixed-use high rise in Chicago, Illinois.

Represented owners in re-financings and acquisitions and dispositions of many of the foregoing properties.

Represented various landlords in retail leases with national tenants including Grocery Outlet, Rite Aid, Whole Foods, Fresh & Easy (Tesco), Planet Fitness, Chipotle, Starbucks, Dollar Tree, ULTA, Belk department store, Citibank, Chase Bank, Comerica Bank, Rabobank, GameStop, McDonald's, Anthropologie, Goodwill, Little Caesars, Starbird, and Mendocino Farms.

Represented tenant (Fortune 100 company) in various leases throughout the United States and Latin America aggregating to many millions of square feet of office space including leases of approximately 500,000, 400,000, 350,000, and 215,000 square feet, respectively.

Represented landlords (Major Funds) in various leases throughout the United States including with a major university for office space of approx. 150,000 square feet and several major entertainment tenants for office space of approximately 51,000, 95,000, 35,000 and 100,000 square feet, respectively.

Represented Fortune 100 company in the acquisition and leasing of its new headquarters.

Represented tenant (Fortune 1000 company) in its headquarters office lease.

Represented landlord (REIT) in the acquisition and leaseback of a three-building corporate headquarters of approximately 700,000 square feet.

Represented tenant (Fortune 100 company) in various leases throughout the United States, Canada, and Mexico aggregating to many millions of square feet of warehouse, distribution, and logistics space.

Represented tenant (Fortune 1000 company) in various data center leases throughout the United States and Canada aggregating to millions of square feet of space.

Associations

International Council of Shopping Centers

Contra Costa County Bar Association

Awards & Recognition

Super Lawyers Northern California, "Rising Star" (2013–2018)

Publications

Contributor to Chapter 19, "Landlord and Tenant," *Miller & Starr, California Real Estate 4d*

"Mandatory Disclosures Concerning Accessibility Compliance and Energy Consumption in California Commercial Properties," *Miller & Starr, California Real Estate Newsalert*, Vol. 23, No. 6, July 2013 (co-authored with Chad A. Gallagher and Karen R. Turk)

"New Legally Required Disclosures," *Miller Starr Regalia Legal Update*, June 2013

"Take Caution Before Transferring Portions of a Project (Especially to Affiliates)," *Law Journal Newsletters Commercial Leasing Law & Strategy*, May 2008

"In the Spotlight: Limiting the Impact of Co-Tenancy Requirements," *Law Journal Newsletters*, Part I May 2007, Part II June 2007 (each co-authored with Sheldon A. Halpern of Pircher, Nichols & Meeks)

Speeches & Presentations

“The Art of Successful Lawyering Track,” Hispanic National Bar Association (HNBA) / “Vision in Action” (VIA) Corporate Counsel Conference, March 25, 2022 (Panelist)

Languages

Spanish

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