



## Ryan Iwasaka

Partner

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Ryan Iwasaka is a member of Greenberg Glusker's Real Estate Group, bringing energy and applying an innovative approach to both his practice and the management of one of the firm's founding departments.

Ryan's involvement in the real estate industry naturally grew from being raised in Hawaii among a family filled with real estate developers and investors. His broad-based, business-focused counsel is a direct result of that upbringing and gives him a deeper and personal appreciation of his clients' needs and objectives.

### Practice

Ryan maintains a diverse practice across the primary real estate disciplines of acquisitions & sales, leasing and finance. His experience covers the wide range of property categories, spanning commercial, retail and industrial sites to residential, multi-family and raw land. Although he focuses on the California real estate market, Ryan regularly handles transactions throughout the United States, having closed deals in over 40 states, Mexico, Canada, and the Caribbean.

Ryan routinely oversees many of the firm's most complex and high profile commercial transactions that often involve numerous parties, integrate simultaneously closing components, and require in-depth planning for the client's short-term goals and long-range business objectives. For example, Ryan represented a developer in the purchase of a \$120 million distressed loan portfolio that was secured by nearly \$200 million in mixed-collateral assets. Concurrent with the acquisition, he assisted the client with the disposition of a portion of the assets, the restructuring of loans within the portfolio, the transition of development rights associated with the balance of the property, and the overall financing of the transaction.

Additional areas in Ryan's practice include the sale or exchange of interests in corporations, LLCs, and partnerships that own or operate real estate assets, commercial loan restructuring, and the resolution of complex title and vesting defects. Ryan is also a member of the Climate Change & Sustainability practice group through which he advises clients on employing green technology and adopting environmentally responsible practices in their development and management of real estate assets. He is also a member of the firm's Pacific Rim Practice Group, which coordinates a multi-discipline approach to representing both Asia-based companies and U.S. businesses doing work in the greater Pacific community.

### **Client Counsel**

Ryan's clients range from industrial, commercial and residential developers, to global corporations, privately held companies, manufacturers, real estate investment trusts, to individuals with entrepreneurial and family-owned property interests.

Ryan represents Costco Wholesale Corporation in its acquisition and development of warehouse locations in the southwestern region of the United States. He has advised and assisted the ownership of the Oakland Athletics in their efforts to build a new stadium in northern California. Ryan also has represented other major companies such as American Golf Corporation and Realty Income in their ongoing real estate matters.

In addition to his work within the core of the industry, Ryan equally enjoys guiding non-real estate focused clients through their property related matters. For example, Ryan recently represented the nation's largest independent public television station, KCET, in the sale of its historic Hollywood studio lot and concurrent lease in a Class A office building located in Burbank, California. The deal involved a leaseback of the Hollywood property during the build-out of the new broadcast and office facility on which Ryan also advised. Ryan also represented CandyWarehouse.com in the lease of its 33,600 square foot headquarters in El Segundo, California, which fueled an expansion of the company's successful Internet business. Ryan works closely with the clients and applies his intrinsic knowledge of legal and business issues to such deals, enabling them to navigate each transaction's complexities and make the critical real estate decisions that will impact their operations for years to come.

### **Education, Awards and Community Involvement**

Ryan is a graduate of Yale Law School. While obtaining his J.D., he concurrently received a M.A. in Political Science from the Yale University Graduate School of Arts and Sciences. He was an editor of *The Yale Law Journal* for three years, holding the position of Articles Editor during his tenure.

Prior to attending Yale, Ryan studied at Oxford University as a Rhodes Scholar. He received his B.A. from Claremont McKenna College and currently serves on the Board of Governors for the school's Keck Institute of Strategic International Studies.

Ryan received the Outstanding Young Lawyer Award from the Los Angeles County Bar Association's Real Property Section Executive Committee in 2010, and was a member Section's executive committee from 2011 to 2013. Ryan is also an active member of the International Council of Shopping Centers and the Asian Real Estate Association of America, Tri-Counties Southern California Chapter.

Working outside of the real estate industry, Ryan is President of the Japanese American Bar Association and the Asian Pacific American Bar Association serving currently on the Board of Governors for each organization. He is also a member of the Association of American Rhodes Scholars and the Society for Science and the Public.

### **Professional Affiliations**

- Japanese American Bar Association
  - Board of Governors, 2013 - present
  - Former President, 2018
  - Membership Committee Co-Chair, 2013-present

- Member since 2009
- International Council of Shopping Centers, Member, 2004-present
- Board of Governors, Asian Pacific American Bar Association, 2014 - present
- Asian Real Estate Association of America, Tri-Counties Southern California Chapter, Member, 2011-present
- Los Angeles County Bar Association, Real Estate Section, Executive Committee Member, 2011-2013; Los Angeles County Bar Association, Member, 2010-present
- Society for Science & the Public, Member, 2010-present
- Board of Governors, Claremont McKenna College Keck Institute of Strategic International Studies, 2006-present
- Association of American Rhodes Scholars, Member, 1994-present
- Claremont McKenna College Alumni Association Giving Committee, Member, 2002-2004
- Judicial Law Clerk to the Honorable Kim McLane Wardlaw, U.S. Court of Appeals for the Ninth Circuit, Pasadena, California, 2000-2001

#### **Awards**

- Listed, Best Lawyers in America - Real Estate Law, 2018- 2021
- Outstanding Young Lawyer Award, Los Angeles County Bar Association, Real Property Section, 2010
- Listed, Southern California Rising Stars, 2007-2012
- Rhodes Scholarship, 1994

#### **Bar Admissions**

- California

#### **Education**

- Yale Law School (J.D., 2000)
- Yale Graduate School of Arts & Sciences (M.A., 2002)
  - Political Science Department
- Claremont McKenna College (B.A., *magna cum laude*)
  - Phi Beta Kappa

## **Real Estate Experience**

- Represents Costco Wholesale Corporation in the acquisition and development of new retail and distribution facilities in the Western United States

- Represents StarPoint Properties in the acquisition, sale, finance, leasing and management of its portfolio of commercial real estate, including the recent acquisition by StarPoint of a 151,000 square foot office complex located in Fresno, California
- Represents Live + Learn Properties in the acquisition, development and management of various student housing projects throughout the United States
- Represented KCET in the sale of its historic Hollywood studio lot and lease of its new headquarters and broadcast studio located in Burbank, California; the transaction included a leaseback of the Hollywood property during the construction at the new Burbank facility
- Represented a regional developer in the acquisition of a distressed loan portfolio worth more than \$120 million that was secured by nearly \$200 million in assets; the transaction included the concurrent disposition of a portion of the distressed assets, the restructuring of loans within the portfolio, and the takeover of development on the balance of the property
- Represented an international bank in the restructuring of a \$140 million loan, which included repayment and partial release of collateral to facilitate the borrower's refinancing of a portion of the subject property, the inclusion of replacement collateral, and the restructuring of interests held by other banks that participated in the loan
- Represented CandyWarehouse.com in the lease of a 33,600 square foot headquarters and distribution facility in El Segundo, California, fueling an expansion of the company's successful Internet business
- Represented the owners of the Oakland Athletics baseball franchise in the acquisition of over 140 acres of land for a new baseball stadium to be located in Fremont, California
- Represented a hotel developer and operator in the acquisition of boutique hotels in San Francisco and San Jose, California
- Represented one of the largest golf course owners and operators in the United States, in real estate transactions across the country, including matters in Arizona, California, Colorado, Nevada, South Carolina, Texas and Virginia
- Represented the owner of a business complex in San Jose, California in the refinancing and modification of a \$30 million loan and the subsequent sale of the property for approximately \$70 million
- Represented a major internet company in the lease of two floors of Class A office space in Westwood, Los Angeles, with an option to lease two adjacent floors of space
- Represented the owner of MacDonald Highlands in Henderson, Nevada, in the development and sale of luxury residential communities, including a series of transactions with an aggregate sale price in excess of \$70 million
- Represented both owners of medical office buildings and individual physicians in the lease of medical office space throughout Southern California
- Represented the owner of a retail shopping complex in Redondo Beach, California in the sale of its corporate interest to a partner, which involved seller financing secured by multiple real estate assets including both fee and leasehold interests

- Negotiated leases and lease amendments with the General Services Administration for tenancies by state and federal agencies, which included managing specific government requirements, including new environmental leasing issues such as energy efficiency and green building materials
- Represented a sports entertainment company in the lease of Class A office space in Times Square, New York

## Insights

August 20, 2020

**36 Greenberg Glusker Attorneys Named to 2021 Best Lawyers® List**

August 15, 2019

**29 Greenberg Glusker LLP Lawyers Named to 2020 Best Lawyers® List**

August 15, 2018

**26 Greenberg Glusker attorneys named to 2019 Best Lawyers® list**

August 15, 2017

**21 Greenberg Glusker Fields Claman & Machtinger LLP attorneys named to 2018 Best Lawyers® list**  
*Best Lawyers*

December 1, 2010

**Not so elementary my dear Watson: Holmes case revamps disclosure requirement**  
*AIR Waves Newsletter*

August 2, 2010

**Beware of the “Green” Form Lease**  
*Greenberg Blawg*

June 15, 2009

**Thirteen Greenberg Glusker Attorneys Recognized As Rising Stars**  
*Super Lawyers*

January 3, 2000

**Note, From Chakrabarty to Chimeras: The Growing Need for Evolutionary Biology Theory in Patent Law, 109 Yale L.J. 1505**

January 1, 1997

**Book Note, The Resurrection of Publius, 107 Yale L.J. 2327**

## GREENberg bLAWg

Where the Law and the Environment Connect.

August 2, 2010

### **Beware of the “Green” Form Lease**

As the economics of green buildings continues to align with the social and political pressures of climate change, many national and regional businesses are “greening” their form leases by including provisions that address everything from the installation of energy...