



CAPABILITIES OVERVIEW

CBRE

DTLA Retail Properties

Derrick Moore Diandra Dillon Shiho Takei Moore Janelee Miramontes

2025

Relevant Experience

RECENT TRANSACTIONS

TEAM EXPERIENCE

Over 700+ Transactions Closed in DTLA and throughout LA County

40+ Years Team Experience

FINANCIAL DISTRICT

750 S. Grand Avenue



RAKKAN RAMEN
RESTAURANT

Joyce
SOUL & SEA
RESTAURANT

400 S. Hope Street



SILVERBACK COFFEE
OF R W A N D A
CAFE

801 Olive Street



TOKYO
FRIED CHICKEN
RESTAURANT

505 S. Flower Street



LITTLE SISTER
RESTAURANT

350 S. Grand Avenue



EARTH MART
CONVENIENCE STORE

LITTLE TOKYO

200 S San Pedro Street



HYPLAND
ANIME STORE

232 E 2nd Street



T-swirl crepe
Japanese Crepe
CAFE

PHANTOM
CARDS & COLLECTIBLES

250 E 1st Street



Kinokuniya
BOOK STORE

YAMAZAKI BAKERY
BAKERY

OU
OU BEAUTY
MEDICAL SPA

375 E Second Street



BUMSAN
RESTAURANT

PIE HOLE
RESTAURANT

DAVE'S BOY
RESTAURANT

CIVIC CENTER

Union Station



Tred Above
DRINK SHOP

Roscoe's
HOUSE OF CHICKEN N WAFFLES
RESTAURANT

Relevant Experience

RECENT TRANSACTIONS

RELEVANT SALES:

California Marketplace
 450 S. Western Avenue
 Sold for \$57,500,000
 91,883 SF

Wilshire Alvarado Development
 650 S. Alvarado Street
 Sold for \$8,095,000
 18,576 SF

SOUTH PARK DISTRICT

1200 S. Figueroa Street



MASTRO'S
 RESTAURANTS

 RESTAURANT

1100 Hope Street



THE SAUNA LA

 SAUNA

1120 S. Grand Street



PINE & CRANE
 RESTAURANT

ARTS DISTRICT

2000 E. 7th Street



HOLY
 BASIL
 RESTAURANT

811 Traction Avenue



La Antea
 Tortilleria
 RESTAURANT

HISTORIC CORE

400 S. Main Street



SUEHIRO CAFE

 JAPANESE RESTAURANT
 RESTAURANT

761 S. Broadway



adidas
 SHOE STORE

KOREATOWN

Chapman Market



bhc
 CHICKEN
 RESTAURANT

Sushi Zanmai
 RESTAURANT

3183 Wilshire Boulevard



RESTAURANT

RESTAURANT

RESTAURANT

PASADENA

177 E. Colorado Boulevard



MI PIACE
 ITALIAN KITCHEN · BAKERY · LOUNGE
 RESTAURANT

*First BHC Chicken location in the U.S.

CBRE Retail Scope

Advantages of Scale

1,460+

Retail Professionals

With offices worldwide, we offer global reach and capabilities to serve our clients

17,500+

Retail Transactions Per Year

CBRE delivers precise and relevant transaction knowledge locally, regionally, nationally and globally

100M

SF Under Management

We possess the deepest access to retail professionals and potential clients everywhere

450

Research & Analytics Professionals

We deliver institutional quality multi-market knowledge

1,300

Retailers Represented

Our professionals possess the broadest and most complete knowledge of the retailer movement

300M

SF of Leasing

Our highly diverse portfolio of assets provides the best optics into all the best practices



The Team



Derrick Moore
Senior Vice President
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Derrick Moore is a senior vice president at CBRE. He is widely recognized in business and commercial real estate circles as an industry leading expert on retail in Los Angeles. Derrick's know-how has led to hundreds of deals in mixed-use residential developments, neighborhood retail, and office retail – all in LA's rich urban core. Derrick's success throughout his career has been centered on two core business philosophies: Building long-term, trust-based relationships with his clients, and understanding the needs of a growing and changing marketplace.

Derrick began his career with CBRE, where he formed the Urban Retail Properties group. He then spent five years at Avison Young, before rejoining CBRE in 2018. As one of the city's most fervent ambassadors, Derrick maintains close relationships with developers, landlords, retailers, restaurateurs, and other retail professionals to ensure comprehensive knowledge of the retail industry. Derrick continues to demonstrate a personal and professional commitment to the Downtown Renaissance and emerging markets.

Derrick's experience, deep client relationships and local market expertise create a unique value proposition for both landlords and tenants in today's challenging retail environment. As part of CBRE's dynamic environment, Derrick and his team stand apart from other providers in their ability to deliver strategic analysis and recommendations on critical issues facing retailers and restaurants today.

In his 26-year career, Derrick has been able to utilize his large-scale corporate experience along with the specialization of a boutique firm for the benefit of his clients. He has partnered with numerous national and local tenants to establish and/or expand their presence.



Shiho Moore
Associate
Lic. 02224981
shiho.moore@cbre.com

Shiho is an Associate specializing in retail property leasing and sales at CBRE's downtown Los Angeles office. Shiho began her career as a CPA specializing in international businesses and worked with clients in various industries. During her career as an accounting and tax professional, she has advised and helped many Japanese companies expanding their businesses into the US. Prior to joining CBRE, she worked for Diamond Realty Management America (subsidiary of Mitsubishi Corporation), which manages several real estate funds with properties in various states including California, Texas, Illinois, and Georgia. Shiho has a keen eye for details and uses her financial background to support the team's client business. Fluent in both Japanese and English, Shiho will continue the team's representation of domestic and international expansions.



Diandra Dillon
Associate
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Diandra Dillon is a real estate professional specializing in urban retail leasing and investment sales at CBRE, focused on high-density markets including Downtown LA, Arcadia, Pasadena, South LA, and Koreatown.

Diandra advises landlord clients on tenant strategy, lease negotiations, market positioning, and occupancy planning — helping align retail tenancy with long-term asset value.

She also works closely with tenants to assess fit and long-term viability, using financial modeling skills to evaluate healthy rent ratios and support sustainable lease structures.

With a background in Environmental Science, International Policy, and Project Management, Diandra brings a systems-oriented lens to commercial real estate — connecting property performance to broader economic, social, and environmental dynamics. She is currently deepening her technical skillset through financial modeling and development coursework to better support ownership-side decision-making.



Janelee Miramontes
Client Services Coordinator
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Janelee is a dedicated and dynamic Client Services Coordinator at CBRE, where she has been advancing her career since late 2019. Starting as a concierge assisting the property management team at a mixed-use property in downtown Los Angeles, Janelee quickly transitioned into an administrative role working directly with the property manager at a Koreatown property. Her career trajectory took a significant leap when she moved into the Advisory and Transactions line of business, supporting a team of office leasing brokers, including one ranked #4 nationally within CBRE in 2024.

Currently, Janelee is focused in the retail sector, assisting two retail leasing teams in the Downtown and West Los Angeles markets. Janelee graduated from California State University, Long Beach with a Bachelor of Arts in Anthropology. Her educational background has provided her with a strong foundation in understanding diverse cultures and human interactions, which she applies effectively in her professional role.