



Strong Start to 2025

April 2025

Highlights:

New Hires:

- Giulia Chen
- Darius Shahrestani
- Lisa Nielson

Company Highlights:

- Cal Poly San Luis Obispo Career Fair & Company Day
- Dutch Bros
- Landscape Architecture - New Licenses

Project Milestones:

- San Juan Capistrano Toyota
- Hyundai Anaheim
- Starbucks Phelan
- BMW Buena Park

Hello!

As we step into a new season, I find myself reflecting on the remarkable journey we've shared with our clients, consultants, and friends of Commercial Development Resources. Your trust, collaboration, and continued support have been the cornerstone of our success — and I couldn't be more grateful.

This year is shaping up to be one of bold steps and exciting growth. We're not just focused on what we've built here in southern California — we're looking beyond, with plans underway to expand into new markets across the U.S. Our goal is simple: to bring the same high standard of civil engineering expertise, responsiveness, and creative problem-solving that CDR is known for to new regions.

As we grow, our mission remains unchanged — to serve as a trusted partner in land development, helping our clients navigate complex challenges and deliver successful projects with confidence.

Thank you for being part of this journey with us. We're looking forward to what's ahead and can't wait to share more milestones with you in the months to come.

Warm regards,
Aaron Albertson, P.E.
Principal & Founder



Engaging with Tomorrow's Talent: Cal Poly San Luis Obispo- IPP Career Fair - Civil Engineering

Commercial Development Resources had the pleasure of attending the Cal Poly San Luis Obispo IPP Career Fair, where we were able to connect with civil engineering students eager to jumpstart their careers. We were excited to be able to share insights about our work in land development and the opportunities available at CDR.

We had great conversations about land development and enjoyed introducing students to our projects and some of the challenges, as well as successes we experience.

At CDR, we are always looking for bright minds to join our team, and the Cal Poly IPP Career Fair was the perfect platform to engage with future engineers. We appreciate everyone we had the opportunity to meet and are looking forward to staying in touch with the University as well as the students.

For more information about CDR and potential openings, visit our [website](#) or connect with us on LinkedIn!

EMPLOYEE SPOTLIGHT: CELEBRATING OUR NEW TEAM MEMBERS



Giulia Chen originally from Milan, Italy, graduated from Chapman University with a B.A. in Strategic & Corporate Communication (Minor - Leadership Studies). Starting as a university outreach recruiter to alumni engagement specialist at her alma mater she has honed her skills as a recruiter. Giulia has many passions including helping communities locally, as well as overseas in Ethiopia. We are grateful to have Giulia join CDR to help us grow our team!



Darius Shahrestani graduated from San Diego State in 2024 and has recently joined us at CDR. A lifelong Orange County resident from Laguna Hills, he has gained experience as an Environmental Engineer intern at a metal polishing facility performing a variety of engineering tasks. He has recently obtained his EIT license and is excited to join our team and grow in the industry.



Lisa Nielson earned a Master's in Urban and Regional Planning from the University of Colorado and started her career in fundraising for nonprofits and affordable housing development before transitioning to property management. Originally from Fort Collins, Colorado, Lisa has a passion for adventure and exploring new challenges. CDR can't wait to see Lisa thrive with the Planning and Permitting team!



**Forging New Partnerships:
Dutch Bros**

We are excited to begin our new partnership with Dutch Bros. CDR will providing the development management services for new ground-up projects in Southern California including civil engineering, landscape, dry utility services, and planning and permitting. Our focus will be on delivering thoughtful site designs, ensuring team collaboration, and supporting the Dutch Bro's ambitious 5-year growth plan.

Dutch Bros has built a strong reputation for community engagement and innovative drive-thru experiences, and we look forward to contributing to their expansion. As with all our projects, we approach this opportunity with a commitment to quality, collaboration, and respect for all involved.

CDR value's the trust placed in us and appreciate the opportunity to work alongside Dutch Bros' team, local agencies, and other professionals to bring these projects to life. Our goal is to provide practical, well designed solutions that support their operations and long term success, and look forward to a strong partnership with Dutch Bros.



**NEW Landscape Architecture
Licenses**

We're happy to announce the expansion of our Landscape Architecture services into Texas, Virginia, and Oregon! With Brandon Hanna leading the way, we can now bring our expertise in design, site planning, and environmental solutions to these dynamic regions.

This expansion opens the door to new opportunities, allowing us to work on a wider range of projects that enhance both natural and built environments. From commercial developments and residential communities to thoughtfully designed landscapes, we're committed to delivering practical and lasting designs tailored to each location's unique needs.

With a strong focus on efficiency and quality, we look forward to collaborating with clients, developers, and local partners to create well-designed landscapes that stand the test of time. We're excited for the road ahead as we continue to grow in Texas, Virginia, and Oregon!





Capistrano Valley Toyota

We recently completed a successful project for Oremore Automotive Group at Capistrano Valley Toyota in San Juan Capistrano, where we enhanced their showroom and overall functionality. The project scope included expanding the showroom, achieving ADA compliance, optimizing the parking layout to accommodate more inventory vehicles, and repaving and striping the lot.

Throughout the project, CDR's Andrew Martinez, Anne Breck (Tally CM), Karl Stafford (Morris, Inc.), Suganya Ramadurai (Goree/Whitfield), worked seamlessly to navigate the permitting process, ensuring we met San Juan Capistrano's plan check requirements and secured building approval. As construction progressed, we efficiently managed and addressed RFIs, ensuring the project stayed on track and met all objectives.

During the final site walk inspection for ADA compliance, we were thrilled to confirm that everything was built exactly to plan, earning final approval. The completed project not only enhances the showroom's operational capacity but also improves accessibility and efficiency, benefiting both staff and customers.



Hyundai Anaheim

CDR is proud to announce the successful completion of the Hyundai Anaheim project! Like any major construction project, this one came with its fair share of challenges—but through teamwork, problem-solving, and collaboration, the development team completed and opened the store this quarter.

CDR and development team faced a variety of hurdles, including unpredictable weather, evolving building codes, overhead utilities with Southern California Edison (SCE), and new stormwater treatment requirements. Each of these factors required careful planning and adjustments along the way. CDR worked closely with Goree Whitfield, Sauers Lopez, and the ownership group to ensure that every challenge was met with a strategic solution, keeping the project moving forward.

In addition to the site-specific obstacles, we also navigated complexities in Anaheim. Some of their standard processes presented unexpected difficulties, requiring extra coordination and problem-solving. However, by maintaining open communication with inspectors and contractors, we were able to address all concerns efficiently. Through careful collaboration and mutual respect with the City of Anaheim, CDR proposed solutions that aligned with their requirements and owners vision.

This project is a testament to what can be achieved through collaboration, flexibility, and determination. We are grateful to CDR's AJ Calabrese, Kaitlyn Levchak (Goree/Whitfield), Sauers Lopez Construction, Armina Mgerian (Nouri Shaver Automotive Group), the city officials, and everyone involved in making Hyundai Anaheim a success. We look forward to continuing to build strong relationships and delivering high-quality projects in the future!



Starbucks Phelan

Among the many projects Commercial Development Resources (CDR) has undertaken, the first Starbucks in Phelan, CA, holds a unique distinction—it is the longest-running project in our company’s history. Spanning more than two decades, this development journey has been a testament to perseverance, expertise, and the evolving landscape of commercial real estate.

This project encompasses two parcels, including a Rite Aid, and has been a constant in Aaron Albertson career growth. Aaron has worked on this site through three different companies over an incredible 24-year period. Aaron first contributed to the project as a civil engineer with [WD Partners](#) in 2001. He later continued working on the development with Pacific Development, a preferred Rite Aid developer, leading up to the real estate downturn of 2008. Finally, his journey brought him to CDR, where he played a key role in seeing the project through to completion.

Throughout this time, Aaron collaborated with industry icons Ray Payne at Rite Aid and The [Niki Group](#), Jim Costanzo and Bob Lewis and entire team at [Pacific Development Group](#), and John Caglia, formerly of Rite Aid and now with Dutch Bros. building relationships that have spanned more than two decades.

This project has been a long ride, filled with twists and turns, but it stands as a testament to persistence and long-term commitment in the ever-changing world of commercial development. At CDR, we take pride in overcoming obstacles and delivering results—no matter how long the journey takes.



BMW of Buena Park

[BMW of Buena Park](#) is CDR’s fourth dealership completed in the City of Buena Park, CA and we will soon be starting number five! This project focused on enhancing accessibility and updating the dealership to align with the latest brand standards. The main goal was to improve ADA compliance while keeping earthwork and site improvements minimal to avoid triggering a grading permit. This required close coordination between the architect and contractor to address any challenges and ensure smooth progress throughout construction to reduce cost and timeframes.

The key priority on this project was complete building and site improvements while continuing to operate the sales and service at the dealership. Thanks to careful planning and strong teamwork, the improvements were completed efficiently while fully adhering to all regulations.

With the project now finished, the dealership not only showcases BMW’s latest design standards but also offers enhanced accessibility for all customers and visitors. The upgrades have significantly improved both the functionality and appearance of the facility.

Thank you to CDR's Hannah Yale, Cliff Powell ([AutoNation](#)), [Sparc+](#), Matt Menlove ([United Contractors](#)), Rick Thompson (United Contractors), and EJ Vitta (United Contractors) for the collaborative effort in finishing this project!

