



## COMMERCIAL REAL ESTATE SERVICES

BUYER | ACQUISITION

SELLING | DISPOSITION

PROPERTY MANAGEMENT

LEASE | TENANT REPRESENTATION



**ANGELA AUDRIEUX**

Associate Broker

333.222.4444

[name@aare.com](mailto:name@aare.com)

DRE 00844441





## An Experienced Team To Guide You

We are a team of experienced leaders in commercial real estate and investments. Our services include acquisition, disposition, tenant representation, and property management. We have the technology and expertise to provide our clients with timely relevant data. Our experienced commercial real estate agents and brokers are led by seasoned industry professionals who are experts in their fields.

We work with you as a team by providing expert knowledge and relevant data on the marketplace to select the most advantageous location and property for your business. Through detailed analysis and negotiation, we ensure our client's best interests are represented in every transaction from start to finish to achieve a successful outcome.



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## ANGELA AUDRIEUX | Your Trusted Commercial Real Estate Partner



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Angela Audrieux is a highly respected commercial associate broker with a wealth of experience and expertise in the real estate industry. Specializing in assisting clients who are buying or selling commercial properties, Angela has established herself as a trusted advisor in the San Diego area.

Angela's commitment to the community extends beyond her role assisting client's with commercial real estate. She actively contributes to the betterment of the San Diego area by sharing a portion of her commission with local charities and organizations. Her generosity and dedication to giving back have made her a respected figure within both the real estate industry and the community.

As part of a team of experienced leaders in commercial real estate and investments, Angela is supported by a network of seasoned industry professionals. This collaborative approach allows her to provide clients with timely and relevant market data, giving them a competitive edge in their decision-making process.

Whether you're a business owner looking to acquire a new location or an investor seeking to sell a commercial property, Angela Audrieux is your trusted partner in navigating the complex world of commercial real estate. Her dedication to excellence, passion for the industry, and unwavering commitment to her clients make her a top choice for anyone seeking a successful and rewarding real estate experience.



# CRE SERVICES



## Buyer | Acquisition

Gain a strategic advantage in commercial property acquisition with AARE. Our experienced agents exclusively represent your best interests, negotiating favorable terms and providing up-to-date market data. Trust us to handle complex acquisitions and deliver exceptional results.

## Selling | Disposition

Maximize your commercial property sale with AARE. Our fiduciary commercial listing agents specialize in various sectors, ensuring top-dollar returns. Count on our expertise for multi-family, office, retail, and more. Capitalize on your investment and reinvest in the future with AARE.

## Lease | Tenant Representation

Navigate leasing transactions successfully with AARE's tenant representation. Our nationwide network of experts covers various sectors, including office, retail, and industrial properties. We'll guide you through the entire process, ensuring your needs are met every step of the way.

## Property Management

Maximize your property's potential with AARE's dedicated property managers. We prioritize maximizing cash flow and total return on investment, providing you with peace of mind and allowing you to focus on your investment goals. Trust AARE for expert property management.

Knowledge of the current market  
Key research data and trends  
No conflict of interest (when hired exclusively)  
Robust nationwide network  
Seasoned negotiators

Property preparation services  
1031 exchange network  
Cap rate and valuation analysis  
Robust nationwide network  
Top dollar method

Avoid mistakes  
Hire knowledgeable negotiators  
Save time and money  
Assess space requirements  
Timely market research and analysis  
Locate prospective properties  
Coordinate property showings  
Negotiate the terms of the lease  
Assist with negotiating tenant improvements

Local market analysis  
Rent readiness preparation  
Leasing services  
Digital management methods



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## Market Research and Insights

At AARE CRE, we pride ourselves on our deep understanding of the local and regional commercial real estate market. Our dedicated team of experts stays abreast of market trends, conducts in-depth research, and analyzes data to provide valuable insights that help our clients make informed decisions.

**Market Research Reports:** Our comprehensive market research reports offer a detailed analysis of various sectors within the commercial real estate market. We provide insights into market dynamics, supply and demand trends, pricing, and investment opportunities. Whether you're interested in the hospitality, retail, or multi-family sectors, our reports offer a holistic view of the market landscape, empowering you to make well-informed decisions.

**Trends Analysis:** We closely monitor industry trends to identify emerging patterns and shifts in the commercial real estate market. Our team analyzes data and evaluates market indicators to provide you with actionable insights. By understanding the latest trends, you can stay ahead of the curve and position yourself strategically in the market. From changing consumer behavior to technological advancements, we keep you informed about the factors that shape the industry.

**Insights and Recommendations:** As trusted advisors, we go beyond data analysis to provide insightful recommendations based on our expertise and market knowledge. We offer personalized guidance tailored to your specific goals and requirements. Whether you're a buyer, seller, landlord, or tenant, our insights will help you navigate the market with confidence and maximize your commercial real estate investments.



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