March 30, 2026
Circulation: 6,401
Ad Equivalency: $6,300

SDBJ.COM
SAN DIEGO BUSINESS JOURNAL
Vol. 47, No. 13 — THE COMMUNITY OF BUSINESS™ — March 30 – April 5, 2026 • $5.00

# REAL ESTATE

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## REAL ESTATE: Eagle Partners, CGI Buys Highlight Transaction 'Surge' in 2026

■ By RAY HUARD

SAN DIEGO COUNTY – An El Segundo real estate investment firm, **Eagle Partners**, has acquired two Escondido apartment complexes meant for tenants who are at least 55 years old.

The firm paid $162.5 million for **Hendrix Apartments** and **The Hadley Apartments.**

Combined, the two Escondido complexes have 551 one-bedroom and two-bedroom apartments.

"Eagle Partners is committed to a strategy focused on preserving much needed attainable housing," said **Shahny Lutfeali,** a managing partner of Eagle Partners.

"The active adult sector continues to have strong demographic tailwinds, and our strategy focuses on preserving an affordable housing option for a critical demographic is San Diego, fulfilling our dual mandate of enhancing the communities we operate in and providing compelling returns for our investment partners."

Without giving details, Lutfeali said that planned improvements "will target deferred maintenance aimed at improving the quality of the asset and targeted interior renovations."

Helping with the acquisition were **Red Stone Equity Partners, JP Morgan Chase, The California Statewide Communities Development Authority** and **Affordable Housing Access.**

The deal was Eagle Partners' second acquisition in Southern California, following its November $107 million purchase of the 350-unit **Hills at Hacienda Heights** apartments in Los Angeles County.

Built in 1982 on an 8.3-acre site at 439 W. El Norte Parkway, The Hadley Apartments has 225 apartments averaging 780 square feet in 10 three-story buildings totaling 175,000 square feet and 272 parking spaces.

Totaling 350,000 square feet, The Hendrix Apartments were built in 1987 with 326 apartments, averaging 730 square feet in 13 three-story buildings and 422 parking spaces.

The property was sold by **MG Properties** and **Intercontinental Real Estate Corp.**

The complexes were 93% leased at the time of sale.

### Eagle Partners

**FOUNDED:** 2000
**HEADQUARTERS:** El Segundo
**CHAIRMAN:** Randall Friend
**BUSINESS:** real estate investment
**WEBSITE:** www.eaglepartnersre.com
**CONTACT:** connect@eaglepartners.com
**NOTABLE:** Eagle Partners targets institutional quality multifamily assets in Southern California with an emphasis on affordable housing, affordable senior housing and naturally occurring affordable housing with a minimum transaction size of $20 million.