



Retail Center Specialist Guheen Joins Brixmor

By **David Phillips**

May 13, 2015



Ryan Guheen will guide efforts to relocate clients from malls to open-air centers.

NEW YORK CITY—Brixmor Property Group says seasoned commercial real estate professional Ryan Guheen has joined the company as SVP, redevelopment & strategic leasing.

Guheen is based in New York and will play an integral role in advancing the company's Raising the Bar initiative, which involves upgrading the merchandise mix at its shopping centers with strong, best-in-class anchors to drive higher sales, traffic and small shop leasing.

Guheen will spearhead the company's ongoing efforts to relocate traditional mall-based retailers into its open-air centers. He will also work closely with the executive management team to identify value creation opportunities at the asset level and forge new retailer partnerships. With more than a decade of industry experience, Guheen has a diverse background in asset management, project development and leasing spanning a variety of asset

types and brings to the company a wealth of longstanding retailer relationships. He will leverage his unique skill set and intimate understanding of the dynamic retail environment to work constructively with retailers to achieve their real estate objectives.

“Ryan is a highly accomplished real estate professional whose diverse experience and relationships will have an immediate positive impact on the company and our efforts to enhance portfolio value,” said Michael Carroll, CEO. “His impressive track record identifying and executing complex value creation opportunities that involve redeveloping and remerchandising properties will help us further unlock significant embedded value within our portfolio.”

Guheen was previously a SVP with commercial real estate firm Olshan Properties (formerly Mall Properties Inc.). In this role, he was responsible for managing the development, construction and leasing activities across the firm’s diverse portfolio of retail shopping centers, mixed-use, hotel and multi-family properties. These efforts included identifying a more than \$250 million pipeline of development and value creation projects. Prior to joining Olshan Properties, Guheen served as a development manager and project coordinator at Kimco Realty Corporation. During his time at Kimco, his responsibilities included all aspects of property development, including feasibility analysis, underwriting, budgeting, pro-forma analysis, entitlements, lease-up and reporting.