



DAVID B. MATTHEWS

PARTNER

SAN FRANCISCO

☎ 415.956.1900

📠 415.291.4560

David B. Matthews is a Partner of Bartko Pavia LLP and Chair of the Real Estate Practice. He represents national retailers in negotiating leases and resolving retail disputes across the country. David's practice encompasses the acquisition, development, financing, leasing, and disposition of properties. David's clients include notable companies such as Gap Inc. (which includes Old Navy, Banana Republic, and Athleta), Levi Strauss & Co., Ulta Beauty, Dutch Bros Coffee, Aritzia, Roark, Ralph Lauren (including Polo Ralph Lauren and Club Monaco), Luxottica (which includes Ray-Ban, Oakley, Sunglass Hut, and LensCrafters), P.F. Chang's, PetSmart, and a first-class specialty grocer.

David is a member of the Board of Governors of the American College of Real Estate Lawyers, whose highly-selective membership is recognized as the top real estate attorneys in the United States, and whose programs and publications are considered the preeminent source for current state of real estate law. The college is recognized for its programs and publications, which are regarded as the leading source for current real estate law. In 2023, David chaired the 53rd annual ICSC Law Conference, the premier event for the retail real estate legal community. This successful conference featured 75 presentations and 55 roundtables delivered by over 175 speakers and was attended by more than 1,200 attorneys. David has been part of the Law Conference leadership team since 2017 and currently serves as the Chair of the Past Chairs Council.

Before joining Bartko Pavia, David was the Associate General Counsel for Gap Inc.'s Real Estate Law Department, where he played a vital role in new store developments - from the letter of intent stage through store construction - as well as in the property management of existing locations. During his 10-year tenure at Gap Inc., he negotiated thousands of leases and real estate-related documents. David was instrumental in developing Gap Inc.'s leasing policies and real estate

practices while handling various retail real estate disputes, including co-tenancy violations, late delivery fees, and construction disputes. Prior to his career at Gap Inc., David worked in the real estate practice group at Morrison & Foerster, one of San Francisco's largest law firms. There, he represented landlords and tenants in commercial, office, and industrial leasing transactions, as well as building owners and developers in the acquisition, management, and disposition of real property. He also assisted creditors and borrowers in secured financings and workouts.

CREDENTIALS

EDUCATION

- Columbia University School of Law, J.D. with high honors (Harlan Fiske Stone Scholar), 1990
- Georgetown University School of Foreign Service, B.S. (Foreign Service), cum laude, 1987

BAR ADMISSIONS

- State Bar of California
- ICSC Law Conference Planning Committee, 2023 Chair and current Committee member
- American College of Real Estate Lawyers (ACREL), member of Board of Governors

INSIGHTS

PRESS RELEASE | 01, NOVEMBER 2024

MATTHEWS NEGOTIATES PIPERLIME FLAGSHIP LEASE IN NYC

David Matthews negotiated the first store lease for Gap Inc.'s fashion boutique brand, Piperlime. The store opened September 6 to much publicity.

PUBLICATIONS

- David has been a speaker at several ICSC law conferences, as well as the California Retail Leasing Symposium and the Real Property Retreat of the State Bar of California.

AREAS OF FOCUS

PRACTICES

Real Estate