



Danielle R. Stephens

Partner

Danielle R. Stephens is a partner in the Real Estate Department at Diepenbrock Elkin Dauer Stephens McCandless LLP. Her focus is on leasing (including office, retail, industrial, and agricultural land), financing, acquisitions and sales, title matters, Brownfields development and environmental transactions with a focus on contractual negotiations requiring collaborative deal-making. The ever-increasing complexity of California real estate and environmental law demands the attention of a specialized attorney such as Danielle. Danielle has a Martindale-Hubbell rating of AV Preeminent Lawyer, the highest rating awarded, and received Martindale-Hubbell's Platinum Gold Client Champion Award in 2018. She has also been recognized as a Northern California SuperLawyer.

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Education

Santa Clara University School of Law,
J.D., 2004

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Danielle represents investors acquiring and selling real property, business owners who are entering into their first lease or their 10th, landlords in the preparation of form leases for mixed use projects, office buildings, shopping centers and industrial parks, and businesses looking to purchase a building for their expanding operations and obtain financing. Danielle's expertise in Small Business Administration (SBA) and Commercial Mortgage Backed Security (CMBS) lending, and fine-tuned processes are utilized to ensure that borrowers quickly satisfy lender conditions and that loan documents are reviewed and negotiated in an efficient manner. Danielle is also a trusted advisor to property owners and developers struggling to buy, sell, lease or finance contaminated properties. In addition to this expertise, after years of representing the largest US wireless telephone company, Danielle is uniquely positioned

to assist landowners and wireless companies in negotiating and preparing land, tower and rooftops leases for cell sites.

Danielle is currently serving on the Board of Fairytale Town, a non-profit organization promoting the imagination, creativity and education of children, and on the Board of California Lawyers Association. She previously served on the Board of Directors for Sacramento County Bar Association, and as the Vice President and President of the Sacramento County Bar Association's Real Property Section. She has also held leadership roles in California Real Estate for Women (CREW) and the Association of Commercial Real Estate (ACRE). Danielle is a graduate of the Sacramento Metro Chamber's 2016 Leadership Sacramento program, the City of Sacramento's 2017 Management Academy and the FBI's 2018 Citizen Academy. In 2014, the Sacramento Business Journal recognized Danielle as Best of the Bar and has recognized her every year since. Sacramento Magazine also recognized Danielle as a Top Lawyer in 2017 and 2018.

Danielle obtained her B.A. in Communications with a Minor in Business from Santa Clara University in 2002, cum laude. She earned her J.D. degree from Santa Clara University School of Law in 2004, top ten percent, with a Certificate in Public Interest and Social Justice Law. While at law school, Danielle was a member of the Santa Clara Law Review and the President of the Phi Delta Phi Legal Fraternity.