

PARTNER

Vincent K. Wong

E vwong@murphyaustin.com

T. 916-446-2300 x3011



PRACTICE AREAS

Environmental Litigation
and Regulation

Nonprofits

Real Estate

EDUCATION

University of California, Los
Angeles School of Law
J.D., 2013

University of California,
Irvine
B.A., *magna cum laude*,
2009
Phi Beta Kappa

ADMISSIONS

California

U.S. District Court, Central
District of California

U.S. District Court, Eastern
District of California

U.S. District Court,
Northern District of
California

LEADERSHIP

NAIOP Board of Directors,
Member (2025)

The Council for Giving,
Member, Executive Board
(2020 to 2023)

916 Ink, Member, Board of
Directors (2019 to 2021)

OVERVIEW

Vincent Wong's practice focuses on commercial real estate transactions, including acquisitions and dispositions, construction and permanent financing, and leasing. He represents developers, landowners, borrowers, and commercial landlords and tenants, leveraging his experience across the deal spectrum to deliver strategic, value-driven counsel.

Vincent also advises on environmental law and land use matters and provides integrated support across regulatory and operational challenges.

Prior to joining Murphy Austin, Vincent practiced at Mitchell Chadwick LLP, a natural resources law firm, where he advised Fortune 500 energy and mining companies, developers, and large landowners. His work spanned CEQA compliance, Clean Water Act permitting and enforcement, Streambed Alteration Agreements, Incidental Take Permits, and local land use matters.

Vincent earned his J.D. from UCLA School of Law in 2013. He has been recognized as a *Rising Star* in Northern California Super Lawyers from 2021 through 2025 and was named to *Sacramento Magazine's* Top Lawyers list for excellence in real estate law in 2021, 2023, and 2024.

EXPERIENCE

Representative Matters

Purchase and Sales

- Advise developers on all phases of commercial and residential projects, including acquisition, due diligence, financing, entitlements, infrastructure reimbursement, revenue sharing, and phased lot sales.
- Negotiate and close land deals for property owners, developers, and homebuilders across California, including affordable and market-rate housing.

MEMBERSHIPS

Sacramento County Bar
Association, Real Property
Section

Urban Land Institute

Asian Pacific Bar
Association of Sacramento

Association of
Environmental
Professionals

- Structure complex seller-financing arrangements for retail, restaurant, industrial, and other commercial transactions.
- Resolve real property disputes, including adverse possession, easement conflicts, agricultural neighbor issues, and inherited transactions.
- Conduct due diligence for investment fund acquisitions, including mitigation bank properties.
- Representative transactions include: sale of entitled land to a national homebuilder, conservation easement sales, shopping center acquisitions, and mixed-use development purchase and sales in Midtown Sacramento.

Financing

- Represent borrowers and lenders in construction and permanent loans for hotels, medical condos, mixed-use, commercial, and multifamily developments.
- Negotiate financing deals on behalf of local banks against national tenants across California, aligning institutional risk tolerance with tenant credit and lease structure.
- Advise on complex organizational structures in private equity and institutional lending.
- Counsel national equipment lessors on securing real and personal property interests.
- Notable deals include: \$500 million in debt financing for hotel portfolio expansion, \$60 million refinance of a Bay Area shopping center, a series of \$20-\$50 million loans for construction of hotel projects throughout Northern California, and a range of portfolio and mezzanine loans secured by commercial and multifamily assets across California.

Leasing

- Draft and negotiate ground leases, NNN leases, and in-line leases with national restaurant chains and franchises.
- Advise on leasing strategies for both existing and ground-up shopping centers, including national and regional tenant negotiations, ground leases, and development coordination.
- Negotiate and draft retail CC&Rs, reciprocal easement agreements, and signage agreements for multi-tenant retail developments.
- Resolve CC&R disputes and negotiate lease terminations involving asset acquisition, liquor licenses, and bulk sale provisions.
- Representative matters include: 20-year industrial leases for international

corporations, shopping center leasing with national coffee and QSR tenants, and ground leases with gas franchises.

Land Use and Environmental

- Entitle mixed-use developments, aggregate mines, and major subdivisions through local, state, and federal agency coordination.
- Draft conservation easements and advise on mitigation bank permitting and approvals.
- Defend Fortune 500 clients in environmental litigation, including groundwater and pipeline contamination.
- Lead CEQA compliance reviews and support agency approvals for industrial and energy projects.
- Assist cattle grazers in securing major statewide leases through competitive bidding processes, navigating agency requirements and optimizing bid strategy.
- Successfully resolved oil and gas royalty disputes and supported permit revocation proceedings with seven-figure penalties.

Other Experience

- Served as Deputy City Attorney and Assistant General Counsel to numerous public entities throughout Southern California, including the Orange County Sanitation District and the City of Palm Springs.

Speaking Engagements

- Speaker, "Annual Mining, Energy, Public Lands Legal Update," Mining and Land Resources Institute, Reno, NV (March 2017)

HONORS

- Named a Rising Star in *Northern California Super Lawyers*, Real Estate (2021-2025)
- Named in *Sacramento/Sactown Magazine's* Top Lawyers List, Real Estate (2021, 2023-2024)