

# TOP COMMERCIAL REAL ESTATE SALES OF 2009

Ranked by sale price of San Diego County properties

Rank	Property name Address	Sale date	Sale amount (\$ Millions)	Square footage of building	Price per square foot	•Buyer •Broker agent(s) •Broker company	•Seller company •Listing broker agent(s) •Listing broker company(ies)
1	Senior Housing Community <sup>(1)</sup> na	1/22/2009	\$364.0	na	na	wnd wnd wnd	Sunwest Management David Rothschild, Mary Christian, Matt Whitlock CB Richard Ellis
2	Park Terrace Apartments 151 Gayland St. Escondido 92027	3/2/2009	\$12.4	102,128	\$121	Conrad Prebys Trust Kevin Mulhern, Dixie Hall, Rachel Hemingway CB Richard Ellis	Nordlego Capital Ltd. Kevin Mulhern, Dixie Hall, Rachel Hemingway CB Richard Ellis
3	Opus Point Flex II 3205 Lionshead Ave. Carlsbad 92009	2/6/2009	\$9.3	46,411	\$201	Aethercomm Inc. Ronald King Coldwell Banker Commercial	Opus West Commercial Inc. Aric Starck, Dennis Visser Grubb & Ellis I BRE Commercial
4	2045 Pacific Highway 2045 Pacific Highway San Diego 92101	3/2/2009	\$7.0	58,314	\$120	Pacifica Cos. Victor Krebs, Rob Morgan Colliers International	John G. Pickard Charitable Trust Victor Krebs, Rob Morgan Colliers International
5	Morena Office Center 1202 Morena Blvd. San Diego 92110	1/2/2009	\$6.6	26,784	\$246	NetReit Jay Boyle, Mark Avilla, Mathias Sundberg Grubb & Ellis I BRE Commercial	Morena Office Center LLC Kevin Farrell, Jay Arnett, Derek Appelbaum, Deborah Hunkeler Cushman & Wakefield
6	Carlton Heights 9705 Carlton Hills Blvd. Santee 92071	2/11/2009	\$6.6	448,140	\$15	R&V Management Ed Rosen, John Chu, Alejandro Lombrozo Cushman & Wakefield	Essex Property Trust Ed Rosen, John Chu, Alejandro Lombrozo Cushman & Wakefield
7	CVS Pharmacy 9225 Twin Trails Drive San Diego 92129	1/16/2009	\$6.2	16,793	\$367	Schiosser Properties Tom Schmidt, Geoff Parrish Colliers International	Twin Trails LLC Chuck Klein, Kevin Heid Grubb & Ellis I BRE Commercial
8	Sweetwater Village 3505-3515 Sweetwater Springs Blvd. San Diego 91978	1/13/2009	\$6.2	43,400	\$143	Attiq Investments LLC Brad Ihde USA Realty and Loans	Gladstone LLC, Westcore Properties Pete Bethea, John Jennings, David Bradley Cushman & Wakefield
9	3202 Hoover Ave. 3202 Hoover Ave. National City 91950	3/12/2009	\$6.1	235,224	\$26	McCune Family Trust Duncan Dodd Grubb & Ellis I BRE Commercial	BCL Inc. Duncan Dodd Grubb & Ellis I BRE Commercial
10	Canyon Vista 10110 Mesa Rim Road San Diego 92121	1/20/2009	\$5.0	27,512	\$180	Kain Family Trust Bryce Aberg, Brant Aberg Grubb & Ellis I BRE Commercial	LBA Realty Fund II-Co. IV LLC Eric A. Northbrook, Christopher P. High, Sean Williams Cushman & Wakefield
11	Grand Regency Apartments 2010-2080 E. Grand Ave. Escondido 92027	2/9/2009	\$5.0	42,432	\$117	Southeastern California Conference of Seventh-Day Adventists John E. Garner Pacific Equity Corp.	JMS Acquisition LLC Ed Rosen, John Chu, Alejandro Lombrozo Cushman & Wakefield
12	3783-3825 Florida St. 3783-3825 Florida St. San Diego 92104	2/2009	\$4.9	43,124	\$114	Florida Street Housing Associates LP Victor Krebs, Rob Morgan Colliers International	Northcrest Partners LLC Victor Krebs, Rob Morgan Colliers International
13	145 Taft Ave. 145 Taft Ave. El Cajon 92020	2/12/2009	\$3.3	54,841	\$60	George Dimstead Eric Comer, Jim Neil CB Richard Ellis	First Regional Bank First Regional Bank First Regional Bank
14	Cypress Street Cypress Street National City 91950	1/2009	\$2.3	108,900	\$21	Floit Properties David Santistevan, Gunder Creager Colliers International	Jackson Pendo Development David Santistevan, Gunder Creager Colliers International
15	na na Brawley 92227	1/2009	\$2.0	871,200	\$2	Harry G. Cooper Trust David Santistevan, Gunder Creager, Clara Layne Colliers International	Henrietta Benson Trust David Santistevan, Gunder Creager, Clara Layne Colliers International
16	Oceanside Gateway Business Park 1629 Ord Way Oceanside 92056	1/2009	\$1.6	14,606	\$110	Lamar Properties LLC Michael Mahoney Colliers International	PCCP BKM Oceanside I LLC Jim Spain, John McFadyen, Joe McDermott Colliers International, Coldwell Banker

In case of a tie, sales are ranked by price per square foot.

wnd Would not disclose

na Not available

Note: Sales are ranked by sale price for the first quarter of 2009.

Source: The firms.

It is not the intent of this list to endorse the participants nor to imply a property's size or numerical rank indicates its quality.

(1) 3,553 units in 54 communities located throughout Alabama, Arizona, California, Colorado, North Carolina, Oregon, South Carolina, Tennessee, Texas, Washington and Wyoming.

Researched by Kevin Black and Andrew Schweizer

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