

REAL ESTATE roundup

For 7-Eleven, Now's The Time to Expand

Convenience store giant 7-Eleven said July 24 that it plans an aggressive expansion push throughout Southern California that calls for 100 new stores within the next three years.

CB Richard Ellis Group will serve as its exclusive brokerage firm.

The expansion includes seven counties — San Diego, Los Angeles, Orange, Riverside, San Bernardino, Ventura and Santa Barbara.

Store totals for each county were not given.

At present, Dallas-based 7-Eleven has 800 stores in the southern half of the state and expects to open 50 more this year. Twenty were added last year.

Stores typically have 2,400 to 3,000 square feet of selling space. According to analysts, the target market is males aged 18 to 35.

Nationwide the company has about 7,800 stores, most of which are franchised or licensed to independent business owners.

— Connie Lewis

Dynalectric Wins Cricket Headquarters Contract

Dynalectric San Diego, a subsidiary of Connecticut-based Emcor Group, has been awarded a contract for the installation of electrical systems for the Cricket Wireless corporate headquarters improvement project.

Dynalectric San Diego will be responsible for all electrical systems associated with the building located in Kearny Mesa. Cricket is a unit of San Diego-based Leap Wireless International.

Its headquarters are housed in a six-story, 179,654-square-foot building and improvements include meeting rooms, offices, gym, cafeteria, game and open areas.

The work will involve installing tele-data, fire alarm and security systems, as well as the installation of a satellite antenna park.

There will also be ongoing maintenance of the emergency backup generator.

In a press release, Dynalectric CEO Philip Petersen said he "looks forward to helping make the headquarters ... even more comfortable, safe, and efficient for its staff for many years to come."

— Molly Pappas

Project of the Year Award Goes to Barnhart

Rancho Bernardo-based Barnhart has been honored with a Public Works Project of the Year award from the American Public Works Association for the Fontana Park Jessie Turner Health and Fitness Community Center.

The project was completed in October

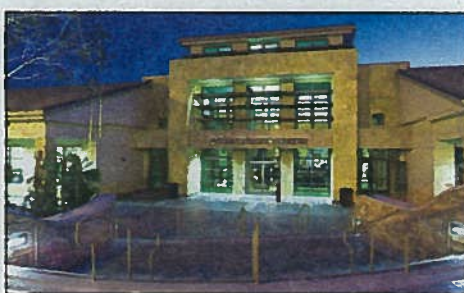


Photo courtesy of Barnhart

The American Public Works Association recognized Barnhart for its work on the Jessie Turner Health and Fitness Community Center.

and includes a 43,000-square-foot senior community center, an aquatic center with four pools, a 25,000-square-foot skate park, 15 acres of recreational space and a pavilion for roller hockey, basketball and special events.

The community center is the largest of its kind in Fontana.

Barnhart staff that worked on the project include Chris Moseley, vice president; Larry Caprio, project manager; Gerry Droge, superintendent; and Trish Horton, field engineer.

— Molly Pappas

Transformation Gets Under Way for North Park Inn

A ground breaking took place at North Park Inn on July 30 to commemorate the sale of the 26-unit property.

Pathfinders of San Diego, a nonprofit that provides residential alcohol recovery services for men, purchased the motel, located at 2625 University Ave., for \$1.75 million. The buyer plans to renovate the building.

George Carlson of Cushman & Wakefield represented Pathfinders. Prudential California Realtors represented the seller, North Park Land Corp.

— Molly Pappas

Grand Opening for San Elijo Hills Townhomes Project

San Elijo Hills is holding a grand opening for MarketWalk, 12 townhomes built on a main street concept.

The project is located within the San Elijo Hills Town Center, a 1,920-acre community that includes two- and three-story homes.

In keeping with the cohesiveness of the community's architectural design, the homes' designs include Italian, colonial and lofts architectural styles. The townhomes are priced from the high \$300,000s to the \$700,000s.

MarketWalk and the Town Center won a Gold Nugget Grand Award in the community/town plan category at a recent Pacific Coast Builders Conference.

For more information, visit sanelijohills.com/marketwalk.

— Molly Pappas

SALES AND LEASES

SALES



Photo courtesy of Grubb & Ellis/BRE Commercial
DEI purchased the La Pacifica industrial project, which is 80 percent leased.

DEI LLC has purchased La Pacifica, a 226,220-square-foot industrial project in Oceanside. The property is located at 3801, 3809 and 3817 Ocean Ranch Boulevard, and is 80 percent leased. Rusty Williams and Larry Strickland of Lee & Associates represented the buyer. Driscoll, SIOR, Rick Reeder, Dennis Visser, SIOR, and Eric Starck of Grubb & Ellis/BRE Commercial represented the seller, RREEF.

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Glenn L. Goldman Trust has purchased a nine-unit townhome complex at 7803 Centella St., in Carlsbad, for \$1.65 million. Ray Adams of Grubb & Ellis/BRE Commercial represented the buyer. Patrick Boyle of La Costa Rental and Sales represented the seller, Robert Helmuth Family Trust.

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A 1,137-square-foot office unit has been sold for \$200,000. The space is located at 2550 Catamaran in Chula Vista. Steve Malley, Evan McDonald and Mark Lewkowitz of Lee & Associates represented both the buyer, Marco Family Trust, and the seller, US Bank National Associates.

LEASES

The Los Angeles office of Western States Technologies has leased 32,441 square feet of building space at Palomar Airport Business Park, 2283 Cosmos Court, in Carlsbad, to Communications Test Design. The space leased for three years at \$1 million. Lannie

Allee and Robert Carlson of CB Richard Ellis' Carlsbad office represented the lessor. Ken Hulbert with the Newport Beach office of Daum Commercial Real Estate Services represented the lessee.

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CE Enterprises LLC, dba Cici's Pizza, has leased 3,940 square feet of retail space at University Square, 5801-5985 University Ave., Suites B2 and B3, in the college area. The space has leased for 10 years at a transactional value of \$1,182,000. Rande Stratton of Grubb & Ellis/BRE Commercial represented the lessee. Rob Ippolito and Kam Walton of Cushman & Wakefield represented the lessor, Lakha Properties-San Diego LLC.

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UTBW LLC, dba Five & Dime General Stores, has leased 3,675 square feet of retail space at 2501-2503 San Diego Ave., from Wm. E. Moxley Trust. The space has leased for five years at \$999,175. Michael Slattery of Grubb & Ellis/BRE Commercial represented the lessee. The lessor's representation was not disclosed.

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The Center for Age Management has leased 2,690 square feet of office space at 561 Saxony Place, Suite 101, in Encinitas. The space has leased for seven years and four months at a transactional value of \$698,596. Brian Klepacki of CB Richard Ellis represented the lessee. Matt Campbell, Peter Curry and Ryan Grant of Grubb & Ellis/BRE Commercial represented the lessor, Second/Pepper Partners.

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Coastal Associates MSO has leased 2,795 square feet of office space at 12845 Point Del Mar Way, Suite 200, in Del Mar, from Mitchell Land & Improvement Co. The property has leased for five years at \$396,116. Jason Smithson of NAI San Diego represented the lessee. Brooks Campbell, Matt Campbell and Peter Curry of Grubb & Ellis/BRE Commercial represented the lessor.

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Stryker Corp. leased 4,449 square feet of flex space at 6885 Flanders Drive, in Sorrento Valley. The space, leased for five years at \$313,862, will be used for sales, product training and warehousing of medical devices. Andy Irwin of CB Richard Ellis represented

the lessee. Sean Williams of Cushman & Wakefield represented the lessor, RREEF.

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Massage Oasis has leased 2,900 square feet of massage office space at 4344 Convoy St., in Sorrento Valley. The 60-month lease had a transactional value of \$305,563. Jarilyn Wang of JW Properties represented the lessee. Joseph Balla of Lee & Associates represented the lessor, Harbaugh Convoy.

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LBC Mundial Corp., dba LBC, has leased 2,133 square feet of retail space in Mesa Town Center, 8983 Mira Mesa Blvd., in Mira Mesa. The property, leased for 60 months at a value of \$250,091, will be used for shipping and remittance services. Art Macaraeg of Marcus & Millichap represented the lessee. John Jennings and Aaron Hill of Cushman & Wakefield represented the lessor, Mesa Town Center LLC.

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OfficePlanIt LLC has leased 4,734 square feet of office space at 111 14th St., Suite C1.1, in downtown San Diego. The space has leased for 36 months at \$238,594, and will be used for a commercial office interiors and furniture showroom. The lessee was represented by Sean Williams of Cushman & Wakefield. Jeff Hoffman of Strom Commercial represented the lessor, Wonderhaus LP.

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Subway Development of San Diego has leased 1,411 square feet of retail space at 6348 College Grove Way, Suite 101, in Lemon Grove. The space has leased for five years at \$233,844. Phil Lyons, CCIM, Bruce Schiff, CCIM, and Andrew Peterson of Grubb & Ellis/BRE Commercial represented both the lessee and the lessor, San Diego Grove LP c/o Cornerstone Property Management, in the transaction.

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James Buley, dba Buley Wealth Management Group, has renewed its lease on 1,148 square feet of office space in Sorrento South Corporate Center, 9330 Scranton Road, Suite 270, in Sorrento Valley. The space has leased for 63 months at approximately \$200,000, and will continue to be used for a financial planning and consulting firm. The lessee represented itself.

Eric A. Northbrook, SIOR and Christopher P. High of Cushman & Wakefield represented the lessor, Trizec Sorrento Towers LLC.

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Reliable Fire Water Restoration Services, dba Servpro of South Chula Vista, has expanded its lease on 3,758 square feet of industrial space at Southrail Business Park, 696 Marsat Ave., Suite B, in Chula Vista. The space renewed for four years at a total consideration of \$157,000. Both the lessee and the lessor, Westcore Properties, represented themselves in the transaction.

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Newhart & Associates has leased 1,287 square feet of office space in Chancellor Park, 4520 Executive Drive, Suite 340, in Sorrento Valley, from Arden Realty Limited Partnership. The space has leased for 36 months at a value of \$143,282, and will be used for a dental office. Craig E. Sanders of Commercial Real Estate Services represented the lessee. Eric Vann, Jim Laing and Brunson Howard of Cushman & Wakefield represented the lessor.

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Valley Cardiology Group has leased 1,227 square feet of medical office space at 5256 S. Mission Road, in Bonsall. The property has leased for 60 months for \$135,516. Mary Kay Bier of Lee & Associates represented both the lessee and the lessor, River Village Shopping Center, in the transaction.

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Double Take has leased 4,800 square feet of industrial space at 8470 Production Ave., in Sorrento Valley. The space has leased for 36 months at a value of \$133,524. Arnie Freidman of Colliers International represented the lessee. Evan McDonald and Steve Malley of Lee & Associates represented the lessor, Imad Schar.

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John Warner has leased 4,000 square feet of office space at 655 10th Ave., in downtown San Diego, from Stadium View LLC. The space, leased for 36 months at a value of \$105,500, will be utilized for artistic purposes. Mike Morgan of Cushman & Wakefield represented both the lessee and the lessor.

— Molly Pappas