

REAL ESTATE roundup

Jones Lang LaSalle Strives for LEED Rating at New Office

Jones Lang LaSalle has opened an office on the fourth floor of La Jolla Commons. The building is located at 4747 Executive Drive.

The building is LEED Gold rated and Jones Lang LaSalle expects to earn a Silver LEED rating for the new, 15,000 square feet of office space. The real estate firm plans to receive the Silver rating by diverting 75 percent of construction waste from landfills, adopting reclaimed furniture complemented with furniture containing high percentages of recycled materials, using nonvolatile organic compound paints, adhesives and sealants, and executing an officewide recycling program.

A financial and professional services firm specializing in real estate services and investment management, Jones Lang LaSalle operates offices throughout Southern California and is based in Chicago.

McCarthy to Work on \$9M UCSD Biomedical Building

McCarthy Building has landed a contract to manage construction of the Health Sciences Biomedical Research Facility at

UC San Diego. The 15,000-square-foot, four-story building is part of the continual expansion for the School of Medicine campus.

The building aims to receive LEED Gold- or Platinum-level certification from the U.S. Green Building Council. The facility will house wet labs, open lab space, meeting rooms and support space, as well as core lab space and support mechanical, electrical and plumbing systems in the basement. The building's exterior will be a combination of architectural concrete, curtain wall, metal panels and terra cotta cladding.

The \$9 million project is slated to be a two-year build-out, with completion in the fall of 2010.

Boone Hellman, campus architect for UCSD, will be overseeing the project, and James Gillie, senior director of construction services for the campus, will be in charge of supervising construction. ZGF Architects was project designer.

85-Unit Affordable Housing Project Opens in Barrio Logan

The grand opening of La Entrada Family Apartments, an 85-unit affordable housing development in the Barrio Logan redevelopment project area, was held July

30. Mayor Jerry Sanders and other city officials attended the event.

La Entrada is designed for families that earn between 30 percent and 60 percent of the area median income and is restricted for 55 years at levels affordable for low-income and very low-income residents. The three-story building includes 60 three-bedroom, 13 two-bedroom and 12 four-bedroom units.

The \$37.9 million project also includes underground parking, a central courtyard, balconies, a laundry area and community center.

Global Premier Development acted as developer for the project and Las Palmas Foundation was managing general partner.

The Centre City Redevelopment Project Area provided \$13.1 million worth of funding through the Redevelopment Agency of the city of San Diego.

Work on Islamic Center Gets Under Way in North County

A groundbreaking ceremony was held Aug. 8 for the Greater San Diego Muslim Community Center. The nonprofit organization is building an Islamic center, set to be completed May 1.

In 2005, MCC purchased 5 acres in

Santa Luz, near Rancho Bernardo, and its members have raised enough money — the amounts were not disclosed — to begin construction of the facility.

The project team consists of Scott Grunst as designer and Hughes Construction as the general contractor.

Dynaletric to Work on Oceanside Medical Clinic

Emcor Group said recently that one of its subsidiaries, Dynaletric San Diego, has secured a contract for the installation of electrical systems within a new medical outpatient clinic for the Veterans Health Administration in Oceanside. Financial terms of the deal were not disclosed.

Dynaletric will be in charge of all electrical installation in the two-story, 80,000-square-foot building.

The work will include lighting, power and backup generator, and power for a server/information technology room, as well as the installation of low-voltage systems, including intrusion detection, nurse call and panic duress systems.

Connecticut-based Emcor reported net income of \$182.2 million in 2008, an increase of 44 percent, on revenues of \$6.8 billion, up 14.5 percent from 2007.

— Molly Pappas

SALES AND LEASES

SALES

West Side Building Materials has purchased 16,000 square feet of office space at 500 W. 16th St., in National City, for \$2.3 million. The buyer represented itself. Mark Lewkowitz and Steve Malley of Lee & Associates represented the seller, Expo Industries.

A seven-unit apartment complex at 1073 Agate St. in North Pacific Beach has been sold for \$2.3 million. The property, located along the Pacific Beach/La Jolla border, includes one three-bedroom house and six two-bedroom units. Gary B. Uriaga, president with Apartment Realty Group, represented the buyer, a San Diego-based private investor. The seller and its representation were not disclosed.

Sixteen units at Avalon Villas Condominiums have been purchased at the price of \$1.4 million. The property is located at 4067-4079 45th St., in City Heights. The condos have been renovated with granite countertops, stainless steel appliances, new cabinets and new bathrooms. Dave Plutner of DP Properties represented the buyer, Avalon 45th Street LP. Representation for the seller, Bay Crest LP, was not disclosed.

Alma R. Vasic Trust has purchased 7,000 square feet of retail space at 2002-2016 University Ave. from the Estate of William and Raymond Clark. The transaction value was \$575,000. Miguel Ma of Grubb & Ellis represented the buyer in the transaction. The seller's representation was not disclosed.

Financial Benefits Services has purchased 1,640 square feet of office space at 5927 Balfour Court, Suite 212, in Carlsbad from Realmic-Co. The space was purchased for \$508,400. Daniel Knoke of Colliers International represented the buyer. Brooks Campbell, Peter Curry and Ryan Grant of Grubb & Ellis represented the seller in the transaction.

Rob W. Seder has purchased 14,000 square feet of office space at 744 12th St., in Imperial Beach. The space was purchased for \$305,000. The buyer represented itself. Evan McDonald and Steve Malley of Lee & Associates represented the seller, Aurora Bank FSB.

Prudential Real Estate Investors has sold Carlsbad Pacifica, a 49,031-square-foot office project in Carlsbad. The sales price was not disclosed. The Class A property, located at 5050 Avenida Encinas, is 81 percent leased. Rick Reeder, Brian Driscoll, SIOR, and Jay Boyle of Grubb & Ellis, and Robert Griffith of Grubb & Ellis Co.'s Newport Beach office, represented the seller as well as the buyer, a wholly owned subsidiary of Providence Capital Speed Fund.

LEASES

Lipsey, Youngren, Means, Ogren & Sandberg LLP has leased 7,868 square feet of office space at 525 B St., Suite 1400, in downtown San Diego. The space has leased for five years and the financial terms were not disclosed. Mike Gallagher of Shelton Gallagher and Brian French of Studley represented the lessee. Matthew T. Carlson of Cushman & Wakefield represented the lessor, Hines 525 B Street LP.

The property is a 22-story, 447,159-square-foot high-rise and offers 421,409 square feet of office space above 25,750 square feet of retail space.

Jersey Mike's Subs has leased 1,373 square feet of retail space at 10764 Westview Parkway, Suite 101, from Mira Mesa Marketplace West. The space has leased for 10 years at \$771,469. Daniel Fitzgerald, Robb Frye and Michael Burton of Grubb & Ellis represented the lessee. John Jennings of Cushman & Wakefield represented the lessor.

Karen E. Baker and Robert N. Baker III, dba Prometric Testing Center, have renewed their lease on 4,549 square feet of office space in Ten Governor Park Office Building, 5075 Shoreham Place, Suite 180, in University City, from North Star Management Co. The space, which renewed for 84 months at \$714,553, will continue to be used for technology testing and assessment. Russ Stai of Cushman & Wakefield represented the lessee. Brian Stark of Grubb & Ellis represented the lessor.

G&G Floor Coverings has leased 8,800 square feet of property space at 9550 Camino

Ruiz in Sorrento Valley. The property, leased for 60 months at \$520,062, will be used for the sale of floor coverings. Evan McDonald & Steve Malley of Lee & Associates represented both the lessee and the lessor, Richards Family Trust.

Trappings Home Collection has leased 1,952 square feet of office space at 2071 San Elijo Ave. in Cardiff-by-the-Sea. The space has leased for five years for \$331,037. Ryan Grant of Grubb & Ellis represented the lessee. Matt Campbell and Peter Curry of Grubb & Ellis represented the lessor, Cardiff Towne Center c/o Stepstone Real Estate Services.

Howmedica Osteonics Corp., dba Stryker Orthopaedics, has leased 4,449 square feet of flex/R&D space in Centerpark Plaza, 6885 Flanders Drive, Suite G, in Sorrento Valley, from Ipers Centerpark Plaza I & II Inc. The space has leased for 63 months at approximately \$300,000. Andrew Irwin of CB Richard Ellis represented the lessee. Eric A. Northbrook, SIOR, and Sean Williams of Cushman & Wakefield represented the lessor.

Mainland Ventures, dba Lion Coffee, has leased 1,207 square feet of retail space at Atria, 101 W. Market, in downtown San Diego, from Market First Investments. The space, which has leased for 60 months at \$201,900, will be used for a coffee shop. Corinna Gattasso and Bill Shrader of Cushman & Wakefield represented both the lessee and the lessor.

Haute Pink Cakes has leased 1,199 square feet of retail space at 7835 Highland Village Place, Suite D102, from DSB Properties. The space has leased for five years at \$157,197. Zoraya de la Bastida of Keller Williams Realty represented the lessee. Phil Lyons, CCIM, Bruce Schiff, CCIM, and Chad Iafate, CCIM, of Grubb & Ellis represented the lessor.

Ken Mobile Auto Repair has leased 2,800 square feet of industrial space at 940-944 W. Mission Ave., Building D, in Escondido. The space, leased for 48 months at \$154,632, will be used for an auto repair service business. The lessee represented itself. Conor Boyle and Terry Jackson of Cushman

& Wakefield represented the lessor, Gemini 85 Properties.

Hiroto and Kyoko Kimura and Hiteko Smith have leased 1,012 square feet of retail space in Poway Plaza, 13307 Poway Road, in Poway. The property, leased for 60 months at \$153,925, will be used for a sushi restaurant. The lessee represented itself. John Jennings and Kam Walton of Cushman & Wakefield represented the lessor, Poway Plaza LLC.

Alessio Partners has leased 1,743 square feet of office space for two years, six months at 2223 Avenida de la Playa, Suite 105, in La Jolla. The lease had a transactional value of \$110,297. Dick Balestri of CB Richard Ellis represented the lessee. Robert Kuzman and Justin Halenza of Grubb & Ellis represented the lessor, United Capital Financial Advisers.

Basanti Shaw, dba Access Eyecare Optometry, has renewed its lease on 825 square feet of retail space in Felicita Town Center, 1835 S. Centre City Parkway, Suite E, in Escondido. The space, renewed for 60 months at \$103,471, will continue to be used for an optometry business. The lessee represented itself. Rob Ippolito, Aaron Hill and Chris Walton of Cushman & Wakefield represented the lessor, Felicita Holdings.

Elisabeth Musgrave and Jacob King, dba King Kouture, has leased 670 square feet of retail space in BeachWalk, 437 S. Highway 101, Suite 116, in Solana Beach. The space, leased for 36 months at \$79,114, will be used for a clothing boutique. The lessee represented itself. Rob Ippolito and David Bradley of Cushman & Wakefield represented the lessor, Muller-Beachwalk.

Houser & Allison has leased 1,144 square feet of office space at 701 Palomar Airport Road, Suite 250, in Carlsbad. The space has leased for two years, three months at \$64,638. Mark Avilla, Matty Sundberg and Bob Cowan of Grubb & Ellis represented the lessee. Joe Anderson, Stacy Looney and Brooks Campbell, also of Grubb & Ellis, represented the lessor, Cognac Carlsbad Pacific Center.

— Molly Pappas