

January 5, 2009

Sales and Leases

SALES

Challenged Athletes Foundation has purchased a 14,000-square-foot office building at 9591 Waples St. in San Diego for \$1.66 million. The foundation acquired the two-story Class B building at a public auction in downtown San Diego. The building will serve as the organization's headquarters and house a Challenged Athletes Hall of Fame, a multipurpose room, donor recognition walls, and a specialized athletic facility with adaptive equipment. The building purchase was made possible through proceeds from the Qualcomm Million Dollar Challenge. Josh Burland of CB Richard Ellis represented the buyer. The seller, WT Lender Services as trustee for Wells Fargo, represented itself.

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Sony and Eli Ben-Moshe have purchased a 4,800-square-foot retail building at 4871 Newport Ave. in San Diego from Wells Fargo Bank for \$1,125,000. Located in the Ocean Beach commercial district, the vacant, free-standing building was previously occupied by Homer's Art, Antiques & Collectibles. Mike Moser of CB Richard Ellis represented the seller. The buyers represented themselves.

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Joseph M. and Teri N. Snider have bought a 2,000-square-foot commercial/office condominium in the new Pacific Beach Sands project at 926 Hornblend St. in Pacific Beach. The sale included three contiguous units for a dental office. The sale price was \$615,000. The seller was 928-950 Hornblend. Brandon Keith and Steve Dok of Commercial Realty Advisers represented the seller, and Mike Napierala of Coldwell Banker Commercial represented the buyer.

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LB/VCC-Otay Mesa has sold 2,000 square feet of industrial space at 1529 Santiago Ridge Way in San Diego to Julian Gallardo for \$375,000. Phillip Linton, Darren Mullins and Erik Parker of Grubb & Ellis|BRE Commercial represented the seller, and Benjamin Ruff of Global Net Realty Group represented the buyer.

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Northern Lights Properties has purchased a 3,000-square-foot office condominium for an undisclosed price. Two Northern Lights affiliated companies, Interpreters Unlimited and Ally Medical Staffing, plan to occupy Unit 203 at 11189-11199 Sorrento Valley Road in San Diego.

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LEASES

Ortho Mattress has leased a free-standing, 4,500-square-foot pad building in the Twin Peaks Plaza Shopping Center at 14843 Pomerado Road in Poway. The five-year lease is valued at \$862,400. Reg Kobzi of CB Richard Ellis represented the lessor, Mohrhoff Family Trust, and Dave Hagglund of CB Richard Ellis represented the lessee.

Shaw Mortgage, dba The Natural Touch and The Patio Source, has signed a 36-month lease for \$470,616 for 24,000 square feet of industrial space at 9755 Distribution Ave. in San Diego. The space will be for general office use, warehousing and selling furniture. Brad Tecca of Grubb & Ellis BRE Commercial represented the lessor, Westcore Properties. The lessee represented itself.

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Rafael and Elizabeth Parra of Learning is Fun Preschool have leased 2,400 square feet of retail space at 610 N. Redondo Drive in Oceanside from RJ Land. The 10-year lease is valued at \$419,712. Matt Shope of CB Richard Ellis represented the lessor. Georgia Montague of Sperry Van Ness represented the lessees.

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R.W. Smith has signed a 14-month, \$412,463 lease for 34,000 square feet of industrial space at 9115 Activity Road in San Diego. Brad Tecca and Brett Ward of Grubb & Ellis|BRE Commercial represented the lessor, American Realty Advisors, and Mickey Morera of Cushman & Wakefield represented the lessee.

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Beckman Properties has leased 2,800 square feet of office space to Trace 3 at 505 Lomas Santa Fe Drive in Solana Beach. The 40-month lease is valued at \$396,022. Joe Anderson and Stacey Looney of Grubb & Ellis|BRE Commercial represented the lessor and lessee.

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Kendall Family Trust of 1992 has leased 10,000 square feet of industrial space to DRTS Products at 7979 Stromesa Court in San Diego. The 44-month lease is valued at \$390,862. Bill Haines of Grubb & Ellis|BRE Commercial represented the lessor, and Sam Higgins, also of Grubb & Ellis|BRE Commercial, represented the lessee.

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Copy Shoppe Printing has leased 2,500 square feet of office/warehouse space at 2573 Market St. in San Diego from Tiger Central Development. The property is leased for five years at \$163,531 and will be used for a printing company. Dan Bierbach of Colliers International represented the lessee. Tim Mills and Travis Ahern of Cushman & Wakefield represented the lessor.

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Massage has leased 960 square feet of retail space from Ridgeway Bradford Partnership at 510 Hacienda Drive in Vista. The 24-month lease is valued at \$50,279. Bruce Schiff and Phil Lyons of Grubb & Ellis|BRE Commercial represented the lessor and lessee.

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Hana Holistic Healing Center has leased 1,000 square feet of retail space in Felicita Village at 330 W. Felicita Ave. in Escondido from Felicita Village Shopping Center. The property, leased for three years at \$43,864, will be used for a yoga center. The lessee represented itself. Rob Ippolito and David Bradley of Cushman & Wakefield's Retail Advisory Team represented the lessor.

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Contract Office Solutions has leased 2,400 square feet of industrial space at 767 Anita St. in Chula Vista from Hamann. The property, leased for two years at \$41,020, will be used for warehousing and distribution of office furniture. Rudy Mendoza of South Bay Industrial Properties represented the lessee. Bryan Teel and Charles Adolphe of Cushman & Wakefield represented the lessor.

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Paralan has subleased 1,600 square feet of office space at 4655 Ruffner St. in San Diego for 18 months to Karl Krumme for \$26,730. Brendon Daly of Lee & Associates represented the sublessor and sublessee.

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The San Diego Philatelic Library has leased 600 square feet of retail space in Felicita Village at 330 W. Felicita Ave. in Escondido from Felicita Village Shopping Center. The property, leased for two years at \$15,418, will be used for a library. The lessee represented itself. Rob Ippolito and David Bradley of Cushman & Wakefield represented the lessor.

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Jitterbug has signed a 60-month lease for 23,000 square feet of office space in the Carlsbad Corporate Center at 1950 Camino Vida Roble in Carlsbad. Financial terms were not disclosed. Joe Anderson and Dennis Visser of Grubb & Ellis|BRE Commercial represented the lessor, Pacific Office Properties. Craig Knox of Irving Hughes represented the lessee.

— Compiled by Cassandra Dump