

REAL ESTATE roundup



Rendering courtesy of UCSD
UCSD parking structure wins award.

UCSD Parking Structure Wins Achievement Award

UC San Diego was one of six California winners in the 2009 International Parking Institute's Awards of Excellence Competition.

The 27th annual awards program took place in Denver in conjunction with the International Parking Institute Conference & Expo held in May. The awards honored those whose parking structures exemplified design and creativity.

UCSD's Hopkins Parking Structure was honored with the Category 5: Award for Architectural Achievement. The seven-level, 1,400-space structure includes open stairs, a concrete canopy, landscaping and solar trees — canopies of photovoltaic solar panels that supply sustainable energy for electric vehicle charging stations and the campus.

The project team included Melanie Arias, senior planner at the University of San Diego, and Michelle Wendler, AIA, an architect at Redwood City-based Watry Design.

— Molly Pappas

Public Safety Building Includes Firing Range, Crime Lab

Gafcon announced that construction has begun on a new public safety building in El Cajon. A groundbreaking ceremony was held June 23.

Adjacent to City Hall, the 119,400-square-foot building will feature five stories and 212,750 square feet of parking dispersed on three levels.

Within the building will be administrative and operational office space for all divisions, a joint police and fire emergency operations center, community meeting room, up-to-date communications center, indoor firing range, crime laboratory, property processing and storage space, short-term custody area and central data center.

The 5.7-acre project at 100 Civic Center Way is estimated to cost \$40 million and is being funded by Proposition O. The project is slated for completion in June 2011.

— Molly Pappas

Architect Lands More Work From Stanford University

Stanford University has selected Kornberg Associates | Architects to design its Cognitive & Neurobiological Imaging Center. Kornberg has worked for Stanford for 30 years and completed 20 projects, including the Stanford Linear Accelerator office building.

The project, slated for completion in the fall of 2010, will help house a functional magnetic resonance imaging device and magnetoencephalography unit for the

Cognitive Neurobiological Imaging researchers in the Psychology Department.

The MRI facility will be located in the basement of the west wing in Jordan Hall and take up 3,200 square feet of mixed-use space, while the MEG unit will be placed in the interior space of the fourth floor and requires the construction of 1,160 square feet.

Kornberg, which has offices in San Diego, Menlo Park and Tokyo, is also working on the new three-story, 35,000-square-foot Stanford Institute for Economic Policy Research building.

— Molly Pappas

4S Ranch to Get \$15 Million Class A Office Building

Development of a 40,000-square-foot medical office building in Rancho Bernardo is under way.

The \$15 million project is scheduled to be a Class A building, 4S Ranch Medical Plaza, at the corner of Camino del Norte and Dove Canyon Road. The plaza is located between Carmel Valley and Rancho Bernardo.

4S Medical, Finest City Realty Advisors and JCW Investments have joined together as project developers. Smith Consulting Architects provided architectural design services and Lusardi Construction of San Marcos is the general contractor.

Pre-leasing of medical and dental offices in the building has begun. Suites are available from 1,200 to 40,000 square feet.

Groundbreaking is scheduled for January and completion is aimed for the third quarter of 2010.

— Molly Pappas

PROGRESS REPORT



Rendering courtesy of Pacific Office Properties
Seville Plaza is located on Kearny Villa Road.

Three Leases Bring Plaza To Nearly Full Occupancy

Seville Plaza, located at 5469, 5471 and 5473 Kearny Villa Road, has reached 90 percent occupancy.

Merit Property Management signed a 64-month lease for 6,467 square feet, with a transaction value of \$757,609; Intellichoice Mortgage Services signed a 26-month lease for 8,097 square feet valued at \$386,712; and Nationwide Retirement Solutions signed a 39-month lease for 1,350 square feet valued at \$93,555.

Tony Russell of SIOR and Richard Gonor of Grubb & Ellis/BRE Commercial represented the lessor, Pacific Office Properties, in all three of the lease transactions.

Brett Merz of Wayne Lamb and Richard Porreco of CRESA Partners represented Merit Property Management; Christina Skwat of Studley represented Intellichoice Mortgage Services; and Matt Shope of CB Richard Ellis represented Nationwide Retirement Solutions.

Seville Plaza is centrally located in San Diego and consists of 140,000 square feet of building space. The three, three-story buildings include newly renovated common areas, a campus environment, corporate identity and parking areas.

The area is zoned to house and accommodate office and medical users.

— Molly Pappas

LEASES

Pizza Hut has leased 4,700 square feet of retail space in Sweetwater Crossings at 1838 Sweetwater Road, in National City. The space, renewed for 24 months at \$112,800, will continue to be used for a pizza restaurant. The lessee represented itself. John Jennings, Rob Ippolito and David Bradley of Cushman & Wakefield represented the lessor, Sweetwater Associates LP.

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Amee Bay has leased 5,246 square feet of warehouse and general office space at 7390 Trade St., in San Diego. The 60-month lease had a transaction value of \$252,962.12. Mark Lewkowitz of Lee & Associates represented the lessee. Bryce Aberg and Brant Aberg of Grubb & Ellis represented the lessor, Diane Purcell.

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Payman Aayadi and Said Ram have leased 2,400 square feet of office space at 1339 Simpson Way, in Escondido. The space was leased for 11 months at \$22,440. Mary Kay Bier and Steve Malley of Lee & Associates represented both the lessee and the lessor, Cardinal Edward & Virginia Trust.

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Futurity First Insurance Group has leased 2,693 square feet of office space in Cornerstone Plaza at 6170 Cornerstone Court E., Suite 270, in Sorrento Valley. The space leased for 36 months at approximately \$185,000 and will be used for an insurance company. Matt Pourcho of CB Richard Ellis represented the lessee. Eric A. Northbrook, SIOR, and Christopher P. High of Cushman & Wakefield represented the lessor, LBA Realty Fund-Holding Co. II LLC.

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Namco Bandai Games America Inc. has leased 5,895 square feet of office space at 1901 Camino Vida Roble, Suite 100, in Carlsbad. The property, leased for 12 months at a transactional value of \$120,252, will be used for an entertainment company. John

Hoffmann and Dan Tate of Cushman & Wakefield represented the lessor, Helder Revocable Trust. Chris Williams of Colliers International represented the lessee.

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Bravura Networks has subleased 3,518 square feet of office space in Rio Vista Plaza III at 9095 Rio San Diego Drive, Suite 220, in Mission Valley. The property subleased for 45 months at approximately \$250,000 and will be used for a technology services firm. Michael Reidy of Colliers International represented the sublessee. Matthew T. Carlson and Jeff Oesterblad of Cushman & Wakefield represented the sublessor, Ajilon Professional Staffing.

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AON Risk Services, dba Schirmer Engineering, leased 7,628 square feet of office space at 11770 Bernardo Plaza Court, Suites 116 and 117, in San Diego. The space leased for 10 years at \$2 million. Chris Hobson and Robert Kuzman of Grubb & Ellis/BRE Commercial represented the lessor, Sunroad Financial Partners L.P. Joe Bernstein of Jones Lang LaSalle represented the lessee.

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Super Taco has leased 2,000 square feet of retail space at 530 Hacienda Drive, Suite 102, in Vista. The property leased for 10 years at a transactional value of \$501,000. Phil Lyons, CCIM, Bruce Schiff, CCIM, and Andrew Peterson of Grubb & Ellis/BRE Commercial represented the lessor, Ridgeway Development Co. The lessee's representation was not disclosed.

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Omnipoint Communications, dba T-Mobile, has leased 2,300 square feet of retail space at 1811 University Drive, in Vista. The space leased for five years at \$492,660. Phil Lyons, CCIM, Bruce Schiff, CCIM, and Chad Iafate, CCIM, of Grubb & Ellis/BRE Commercial represented the lessor, ValVista South,

LLC. Jeff Drew of Retail Insite represented the lessee.

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Venissimo Cheese leased 1,141 square feet of retail space at 871 G St., Suite 107, in San Diego. The property leased for five years for \$166,232. Daniel Fitzgerald, Michael Burton and Robb Frye of Grubb & Ellis/BRE Commercial represented both the lessor, Urban Infill Partners 3, and the lessee in the transaction.

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Lift Financial has leased 1,640 square feet of office space at 2010 Jimmy Durante Blvd., Suites 205 and 206, in Del Mar. The two-year lease had a value of \$92,900. Joe Anderson of Grubb & Ellis/BRE Commercial represented the lessor, Turner & Associates. Brooks Campbell of Grubb & Ellis/BRE Commercial represented both the lessor and the lessee.

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Marian Anthony Inc., dba Anthony Realty Group, has leased 790 square feet of office space at 2382 Faraday Ave., Suite 110, in Carlsbad. The space leased for 12 months at \$16,250 and will be used for a residential real estate brokerage office. John Hoffmann and Larry Cambra of Cushman & Wakefield represented both the lessee and the lessors, Sunrise Properties LLC and KW Fund I — Carlsbad I LP.

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Performance Plastics has leased 4,545 square feet of industrial space at 7756 St. Andrews Ave., Suite 119, in Nestor, from Brown Field Business Park. The space, leased for 12 months at \$29,466, will be used for general warehousing. Bryan Teel and Charles Adolphe of Cushman & Wakefield represented both the lessee and the lessor.

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Ernest Heyek, dba Liquidation King, has leased 6,022 square feet of industrial space at 1616 Industrial Blvd., Suites 101 and 102, in Chula Vista. The space has leased

for 13 months at a transactional value of \$46,968, and will be used for the wholesale of miscellaneous goods. Bryan Teel and Charles Adolphe of Cushman & Wakefield represented both the lessee and the lessor, University Technology Ctr. LP.

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Sterling Business Group has leased 3,047 square feet of office space at 9555 Chesapeake Drive, Suite 200, in Serra Mesa. The property was leased for 36 months at \$194,155. Derek Applbaum of Cushman & Wakefield represented the lessee. Tyler Gossett of CB Richard Ellis represented the lessor, Chesapeake Center LP.

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Standen USA, dba Novocure, has leased 962 square feet of office space at 5405 Morehouse Drive, Suite 325, in Sorrento Valley, from Janez Properties. The property was leased for 36 months for a value of \$70,000. Brian Starck of Grubb & Ellis/BRE Commercial represented the lessee. Christopher P. High and Jeff Oesterblad of Cushman & Wakefield represented the lessor.

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General Mortgage Corp. has leased 1,215 square feet of office space in CenterPoint at 3160 Camino del Rio S., Suite 103, in Mission Valley. The space, leased for 46 months at \$76,916, will be used for a mortgage company. Greg Pieratt of Lee & Associates represented the lessee. Eric Vann and Derek Applbaum of Cushman & Wakefield represented the lessor, City Group/111 Zuma Corp.

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Iron Engineering has leased 12,600 square feet of industrial space at 291 Main St., in Logan Heights. The property has leased for 60 months at \$333,903, and will be used for the manufacturing of custom lighting equipment and architectural iron accessories. Tim Mills of Cushman & Wakefield represented both the lessee and the lessor, Sampson Cadillac LLC.