

November 9, 2009

Real Estate Leases

L-3 Communications Corp. renewed 123,440 square feet of office and research and development space at 10770 Wateridge Circle, Suite 100, in Sorrento Valley. The renewal is valued at \$8,775,397. Matt Strockis of Cushman & Wakefield represented the lessee. Matt Nickels of CB Richard Ellis represented the lessor, Metropolitan Life Insurance Co.

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A Bob's Big Boy franchisee leased 4,500 square feet of retail space at Westfield Parkway Shopping Mall, 415 Parkway Plaza, in El Cajon. The space, leased for 183 months at a value of \$3,628,978, will be used as a casual dining restaurant. Justin Earley of Capital Real Estate Investments Inc. represented the lessee. The lessor, Westfield LLC, represented itself.

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North County Tavern & Bowl leased 15,260 square feet of retail space at Westfield North County Mall, 272 E. Via Rancho Parkway, Suite 201, in Escondido. The 10-year lease is valued at \$2,949,110. Mike Morgan of Cushman & Wakefield represented the lessee. The lessor, Westfield LLC, represented itself.

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Wasserman Media Group leased 7,640 square feet of office/flex space at 2052 Corte Del Nogal in Carlsbad. The 66-month lease is valued at \$645,000. Glenn Friedrich of Cresa Partners represented the lessee. Dennis Visser and Arik Stark of Grubb & Ellis | BRE Commercial represented the lessor, Cruzan | Monroe.

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Sorrento Therapeutics leased 6,900 square feet of office space at 6042 Cornerstone Court W. in Sorrento Mesa. The 60-month lease is valued at \$418,174. Brian Cooper of Jones Lang LaSalle represented the lessee. Michael Alessio, Scott Kincaid and Tyler Gossett of CB Richard Ellis represented the lessor, Fountain Plaza.

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BPS Biosciences Inc. leased 5,956 square feet of office space at 6044 Cornerstone Court W. in Sorrento Mesa. The 60-month

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lease is valued at \$354,531. Michael Alessio, Scott Kincaid and Tyler Gossett of CB Richard Ellis represented the lessor, Fountain Plaza. The lessee represented itself.

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Accelagen Inc. leased 5,200 square feet of office space at 6044 Cornerstone Court W. in Sorrento Mesa. The 63-month lease is valued at \$327,367. Andy Irwin of CB Richard Ellis represented the lessee. Michael Alessio, Scott Kincaid and Tyler Gossett of CB Richard Ellis represented the lessor, Fountain Plaza.

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Fine & Sharif leased 2,590 square feet of office space at 707 Broadway, Suite 1410, in downtown San Diego. The space, leased for 78 months at a value of \$280,000, will be used for a law firm. Todd Bulich of Todd Bulich Real Estate Co. represented the lessee. Matthew T. Carlson and J.P. Huntington of Cushman & Wakefield represented the lessor, Trizec 707 Broadway LLC.

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Chuck Latham Associates Inc. leased 2,900 square feet of office space at Vista View Plaza, 6725 Mesa Ridge Road, in Sorrento Valley. The 64-month lease is valued at \$252,265. Brant Aberg of Grubb & Ellis I BRE Commercial represented the lessee. Mike Hoeck and Michael Alessio of CB Richard Ellis represented the lessor, Westcore Properties.

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Chris and Chris Enterprises, dba Little Caesars, leased 1,940 square feet of space at 16477 Bernardo Center Drive in Rancho Bernardo. The 60-month lease is valued at \$219,996. Brian G Pyke of Duhs Commercial represented the lessee. Joel Wilson of CB Richard Ellis represented the lessor, Del Sol Development Corp.

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Casas Law Group PC leased 1,770 square feet of office space at 3033 Fifth Ave., Suite 325, in Hillcrest, from C&S Investments. The space, leased for 65 months at a value of \$208,948, will be used for a law firm. Jordan Williams of Strom Commercial represented the lessee. Daniel McCarthy and James Laing of Cushman & Wakefield represented the lessor.

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San Diego Office Interiors renewed its sublease on 11,000 square feet of industrial space at 7825 Trade St., Suite 110, in Sorrento Valley. The space, renewed for 22 months at a value of \$141,900, will continue to be used as warehouse storage. Bryan Geisbauer of Studley Inc. represented the sublessee. Conor Boyle of Cushman & Wakefield represented the sublessor, Hardwood Specialty Products US LP.

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Subway Real Estate Corp., dba Subway, leased 1,270 square feet of retail space at The Shops at Bonita Gateway, 3001 Bonita Road, Suite 200, in Chula Vista. The space, leased for 60 months at a value of \$138,047, will be used for a sandwich shop. Aaron Hill and David Bradley of Cushman & Wakefield represented the lessor, Bonita Gateway LLC. The lessee represented itself.

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Carrillo Huettel LLP leased 2,050 square feet of office space at 3033 Fifth Ave., Suite 201, in Hillcrest. The space, leased for 39 months at a value of \$137,325, will be used for a law firm. Justin Harvey and Scott Danshaw of Coldwell Banker Commercial represented the lessee. Daniel McCarthy and James Laing of Cushman & Wakefield represented the lessor, C&S Investments.

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McGregor Plant Sales Inc. renewed its lease on 2,470 square feet at 1902 Wright Place, Suite 140, in Carlsbad. The space, renewed for 26 months at \$130,169, will continue to be used for a greenhouse grower and nursery. John Hoffmann of Cushman & Wakefield and Daniel Tate of Colliers International represented the lessee. Doug Arthur of Sentre Partners represented the lessor, Realty Associates Fund V LP.

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Warren Pumps LLC renewed office space at the Southrail Business Center, 693 Marsat Court, Suite B, in Chula Vista. The 36-month renewal is valued at \$106,000. Both the lessee and the lessor, Westcore Properties, represented themselves.

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Value Gene Inc. leased 2,620 square feet of office space at 6042 Cornerstone Court W. in Sorrento Mesa. The 36-month lease is valued at \$87,631. Michael Alessio, Scott Kincaid and Tyler Gossett of CB Richard Ellis represented the lessor, Fountain Plaza. The lessee represented itself.

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Smile Hair Salon renewed 720 square feet of retail space at Star Center, 4425 Convoy St., Suite 224, in Linda Vista. The five-year renewal is valued at \$68,630. Both the lessee and the lessor, Westcore Properties, represented themselves.

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Gerardo Cervantes, dba Aguas Frescas, leased 1,950 square feet of industrial space at the Southrail Business Center, 1548 Jayken Way, Suite A, in Chula Vista. The 36-month lease is valued at \$63,339. Michael Mossmer of Voit Commercial represented both the lessee and the lessor, Westcore Properties.

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Super Health Plaza leased 769 square feet of space at 3904 Convoy St. in San Diego. The 36-month lease is valued at \$40,872. Tom Vajda of Person Realty represented the lessee. Brian G. Pyke and Alex Knutson of Duhs Commercial represented the lessor, Horng Jow Corp.

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Austin Bunn and Gerald Rosier leased 920 square feet of office space at 3033 Fifth Ave., Suite 225, in Hillcrest, from C&S Investments. The space, leased for 12 months at a value of \$21,113, will be used for a mortgage brokerage firm. Dottie Surdie of Sperry Van Ness represented the lessee. Daniel McCarthy and James Laing of Cushman & Wakefield represented the lessor.

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ATK Space Systems leased 98,730 square feet of industrial space at 9593-9669 Distribution Ave., in San Diego, for five years. The transaction value was not disclosed. Mike Christian of UGL Equis represented the lessee. Randy LaChance and Todd Holley of Voit Real Estate Services represented the lessor, Miramar Business Park LLC.

— Molly Pappas