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## Sales and Leases

### SALES

Pacific Maritime Industries Corp. purchased a 57,600-square-foot building at 1790 Dornoch Court in Otay Mesa for \$4.7 million. Erik Parker and Darren Mullins of Grubb & Ellis|BRE Commercial represented the buyer. Marc Lipschitz of Voit Commercial represented the seller, Otay Ridge LLC.

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A 12,500-square-foot parcel and a 5,850-square-foot retail building at 1606 Grand Ave. in Pacific Beach sold for \$2.6 million. Alex Mickle of AVM Properties represented the buyer, DTFC Inc., which plans on holding the property for investment. Tim Mills of Cushman & Wakefield represented the seller, Phil and Elizabeth Roulac Revocable Trust.

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Sahara Smoke Shop bought 5,840 square feet of office space at 629-39 Kettner Blvd. in University City from U.S. Bank for \$1.225 million. Rob Morgan and Victor Krebs of Colliers International represented the seller. The buyer's representation was not disclosed.

### LEASES

US TelePacific Corp. leased 24,510 square feet of industrial flex space at 6134 Nancy Ridge Drive in Sorrento Valley. The 120-month lease is valued at \$3,439,163. Eric Duncanson of Cushman & Wakefield represented the lessee. David Harper of Colliers International represented the lessor, MJ Trust.

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JWCIB Inc. leased 14,400 square feet of office space at Bank of America Tower, 450 B St., Suite 1800, in downtown San Diego. The space, leased for 54 months at a value of \$1,875,010, will be used as an office. Tim Cowden of Colliers International represented the lessor, One San Diego Associates. The lessee represented itself.

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Christopher Mangano, dba TRC Gymnastics, leased 13,400 square feet of industrial flex space at 6474 Nancy Ridge Drive in

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Kearny Mesa. The eight-year lease is valued at \$881,632. Andy Irwin of CB Richard Ellis represented the lessee. Bob Mooney of Grubb & Ellis|BRE Commercial represented the lessor, Jaime Cardenas.

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AKW Medical Inc. leased 7,270 square feet of showroom/warehouse space at Cabrillo Commerce Center, 5620 Kearny Mesa Road, Suite A, in Linda Vista. The 62-month lease is valued at \$402,927. Steve Salmons of Commercial Properties Services represented the lessee. Doug Works of CB Richard Ellis represented the lessor, Harsch Investment Properties.

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Wallace Roberts & Todd LLC leased 4,140 square feet of office space at Columbia Square Atrium, 1133 Columbia St., Suite 205, in downtown San Diego. The 36-month lease is valued at \$231,696. Tim Cowden of Colliers International represented the lessor, Warehouse Ltd. The lessee represented itself.

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Never Limited leased 2,570 square feet of industrial flex space at 6650 Flanders Drive in Sorrento Valley. The 62-month lease is valued at \$140,236. Scott Moffat of Colliers International represented the lessee. Andy Irwin and Sam Higgins of CB Richard Ellis represented the lessor, K Johnson Partners LP.

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Starnet Production Inc. renewed its lease for 6,000 square feet of warehouse space at 8830 Rehco Road in Sorrento Valley. The two-year renewal is valued at \$133,355. Andy Irwin and Dean Asaro of CB Richard Ellis represented both the lessee and lessor, Hazard Commercial Complex LLC.

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Camber Corp. leased 1,400 square feet of office space at 2424 Vista Way in Oceanside. The space, leased for 48 months at a value of \$108,941, will be used for an administrative office. Jon Walters of Colliers International represented the lessor, First Bankers Plaza. The lessee represented itself.

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Felipe Milan leased 1,960 square feet of office space at Columbia Square Atrium, 1133 Columbia St., Suite 101, in downtown San Diego. The 33-month lease is valued at \$97,807.

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Tim Cowden of Colliers International represented the lessor, Warehouse Ltd. The lessee represented itself.

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Donald W. Detisch leased 1,250 square feet of office space at 1010 Second Ave., Suite 1810, in downtown San Diego. The space, leased for 37 months at \$85,982, will be used for general office space. James Laing of Cushman & Wakefield represented the lessee. Stacy Meronoff of CB Richard Ellis represented the lessor, Executive Complex LP.

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DOT VN Inc. renewed its lease on 3,150 square feet of office space at 9449 Balboa Ave., Suite 114, in Kearny Mesa, from L J Balboa LP. The property, leased for 13 months at \$80,463, will continue to be used for general office space. Andrew Ewald of Grubb & Ellis|BRE Commercial represented the lessee. James Laing of Cushman & Wakefield represented the lessor.

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New Pointe Communities leased 930 square feet of office space at Bernardo View, 16880 W. Bernardo Drive, Suite 230, in Rancho Bernardo. The 26-month lease is valued at \$34,300. Mike Glavan of Colliers International represented the lessee. David Haper, Jay Alexander and Tim Olson, also of Colliers, represented the lessor, Bernardo View Properties.

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Grace Management leased 790 square feet of office space at 2424 Vista Way, Suite 316, in Oceanside. The space, leased for 24 months at a value of \$31,668, will be used as an administrative office. Jon Walters of Colliers International represented the lessor, First Bankers Plaza. The lessee's representation was not disclosed.

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Partners In A Hurry leased 930 square feet of space at 6120 Business Center Court, Unit F-800, in San Diego. The two-year lease is valued at \$21,564. Regan Tully and Phillip Linton of Grubb & Ellis|BRE Commercial represented the lessee and lessor, Biltmore Holdings.

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Royne Industries Inc. leased 2,590 square feet of space at 6151 Progressive Ave., Unit A-300, in San Diego. The one-year lease

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is valued at \$20,202. Regan Tully and Phillip Linton of Grubb & Ellis|BRE Commercial represented the lessee and lessor, Biltmore Holdings.

— Molly Pappas