

REAL ESTATE **roundup**



Photo courtesy of Hamann Construction
Energy efficient features are incorporated in this cold storage facility built in Otay Mesa.

Hamann Completes Storage Facility

El Cajon general contractor **Hamann Construction** said it has achieved LEED Gold certification on a 135,000-square-foot, build-to-suit cold storage facility occupied by Innovative Cold Storage Enterprises. The property is located on 6.78 acres near state Route 905 at 7350 Britannia Court in Otay Mesa.

Used as a refrigerated warehousing and storage facility for prepackaged food items, the facility has a clear height of 60 feet, can hold 29,000 pallets and has a storage capacity of 7.5 million cubic feet.

The interior of the freezer was designed with extremely narrow aisle racking to maximize use of space.

Additionally, efficient goods storage and retrieval is achieved through the use of radio frequency technology and electric forklifts that recharge their batteries with energy generated by the weight of products being lowered from the racks.

Other energy efficient features include high-efficiency controllable lighting, cool roof, increased ventilation, carbon dioxide monitors, reflective concrete, and water reuse and conservation measures. There is also 5,000 square feet of office space.

"Hamann Construction is proud to have accomplished LEED Gold certification after four full years of the design process and 14 months of construction," said Gregg Hamann, vice president and chief financial officer of Hamann.

Energy efficient measures alone should provide annual energy cost savings of more than \$408,000 at current prices, he said.

The U.S. Green Building Council awards certificates of different levels, based on energy and water savings, plus other environmental friendly features.

Sim J. Harris Wins Bid for I-8 Work in El Cajon

The California Department of Transportation said **Sim J. Harris** of San Diego was the successful low bidder at \$8.3 million for an Interstate 8 widening project in El Cajon.

Work is expected to begin early next year and includes extending the eastbound left lane and upgrading the left shoulder between Second Street and Greenfield Drive, widening the bridges at East Main Street and Broadway and removing the Grape Street pedestrian bridge.

The cost is funded through state funds.

Roel Construction Secures North County Transit Contract

Roel Construction has been awarded a \$624,680 tenant improvement contract for the North County Transit District in Oceanside. This project will consist of a complete remodel and expansion of the existing data center and will utilize funding from federal stimulus money. The project team plans to pursue LEED certification for the project.

The size of the current center will be increased by 30 percent and the data in-

frastructure will be replaced.

Additional work inside the data center will include installation of new flooring and an acoustic ceiling system. Exterior work will include installation of a new generator as well as solar panels on the roof.

Work is expected to begin next month.

Angela Miller, chief information officer, is managing the project for NCTD, while Roel representatives include Steve Gray as project executive; Dave McCarthy as senior project manager; Rob Netzer as project manager; Gary LaFever as superintendent; Tyler Mitchell as project engineer; and Mindy Bryant as project coordinator.

Bilbro Construction Finishes UCSD Lab Project

Bilbro Construction has completed construction on the Cardiac Catheterization Laboratory for the UC San Diego Medical Center in Hillcrest.

The lab renovations and new infrastructure support the university's new cardiac imaging system.

The project included structural advancements to support the imaging equipment, radiation protection contained in lead-lined walls, floors and ceilings and new casework. To meet current codes, the fire protection, HVAC, electrical and fire alarm systems were also upgraded.

Bilbro has completed several other construction projects for UCSD.

Handlery Spending \$4 Million on Renovation

The Handlery Hotel and Resort in Mission Valley said it will spend \$4 million on a renovation and will be temporarily closing its doors Nov. 23 to complete

work as quickly as possible without guest disruption. The hotel will reopen in mid-February.

The improvements include a renovation of all 217 guest rooms, public space and event space.

The pool deck and spa will be resurfaced and the property will undergo complete landscape redesign as well as general improvements to some of the hotel's infrastructure.

"As a family owned and operated company, Handlery Hotels is excited to be embarking on this new phase in the San Diego property," said General Manager Peter Lassalette. "As we move into 2010 and the economy begins to improve, (we'll) be poised to compete in the hospitality landscape with a new look."

Dedication Held for New High School in Poway District

Contractor **Barnhart** and the Poway Unified School District held a dedication ceremony recently, marking the completion of the \$104.5 million Del Norte High School project.

Construction on the school began in May 2007.

The school spans 212,000 square feet on 63 acres and will serve 2,250 students in grades nine through 12.

The campus features 48 classrooms, 12 science labs, five art labs, two music classrooms, five special education classrooms, one drama classroom, 11 vocational education classrooms and labs, and six physical education classrooms.

The Barnhart project team included David Roach, senior vice president; Mike Derouin, senior project manager; Gordon Stanley, field engineer; Shawn Fisher, senior project superintendent; and Charles Black, project superintendent.

— Molly Pappas and Tom York

SALES AND LEASES

SALES

Stoneridge by the Lake Condominiums in La Mesa sold for \$6.7 million. The property, located at 5707 Baltimore Drive, currently has 47,705 rentable square feet available, including 42 of the 51 total condominium units in the complex. Diane Miramontes, Darcy Miramontes, Hunter Combs and Kip Malo of Grubb & Ellis represented the undisclosed buyer. The property was sold by a large international bank that was also the original lender on the conversion.

Enriqueta Mendoza purchased the 16-unit apartment complex at 4095 Highland Ave. in San Diego for \$1.36 million. David Andrews of Hendricks & Partners represented the seller, Bay Vista Developments. The buyer's representation was not disclosed.

Kris and Dana Iyer purchased 770 square feet of office space at 23276 South Pointe Drive, Suite 108, in Laguna Hills, for \$190,000. Larry Essig of Colliers International represented the sellers, Leandro Vique and Lina Levinthal. The buyers' representation was not disclosed.

LEASES

99 Cents Only Stores subleased 20,100 square feet of retail space at 12369 Poway Road in Poway. The 144-month sublease is valued at \$3.5 million. Kevin Cassidy of Epsteen & Associates represented the lessee. Reg Kobzi of CB Richard Ellis represented the sublessor, Rite Aid Corp.

Systran Software leased 9,860 square feet of office space at Sunroad Corporate Centre, 4445 Eastgate Mall, Suite 310, in Sorrento

Valley. The 89-month lease is valued at \$2,564,098. Jeff Saywitz of The Saywitz Co. represented the lessee. Eric Vann, Steve Wolf and Brunson Howard of Cushman & Wakefield represented the lessor, Sunroad Enterprises.

ROHM Semiconductor USA leased 34,090 square feet of warehouse space at Ocean View Hills Corporate Center, 1424 Corporate Center Drive, in Nestor. The five-year lease is valued at \$1,381,303. Phil Linton of Grubb & Ellis/BRE Commercial represented the lessee. Richard Kwasny, Shane Harmon and Allen Evans of CB Richard Ellis represented the lessor, PPF Sudberry Ocean View Hills.

Bernardo Moving leased 14,000 square feet of industrial space at 11035 Technology Place, Suites 200 and 300, in Rancho Bernardo. The space, leased for 51 months at a value of \$629,000, will be used for warehousing, distribution and an office. Marko Dragovic and Tim Clepper of Lee & Associates represented the lessee. Jay Alexander of Colliers International represented the lessor, Walton CWCA Rancho Bernardo 79.

Phase II Products renewed its lease on 22,620 square feet of industrial space at 9485 Customhouse Plaza, Suite C, in Nestor. The space, renewed for 37 months at \$366,040, will continue to be used for a window treatment manufacturer. Chris Holder, Ryan Spradling and Joe Smith of Cushman & Wakefield represented both the lessee and the lessor, LIT Industrial Limited Partnership.

Dealer Business Services leased 2.2 acres

at 728 N. Escondido Blvd. in Escondido, from Erier Family Trust. The space, leased for 36 months at \$360,000, will be used for an auto dealership. Saeid Baha of Re/max United/Baha Associates represented the lessee. Terry Jackson and Conor Boyle of Cushman & Wakefield represented the lessor.

HFS North American leased 18,500 square feet of industrial space at 7170 Miramar Road, Suite 700, in Sorrento Valley. The space, leased for 13 months at a value of \$204,402, will be used for general office space and storage and warehouse/distribution. Ronald Magnahi of Jones Lang LaSalle represented the lessee. Ryan Grove of Colliers International represented the lessor, Walton CWCA Miramar Distribution 78.

Spice Wellness Systems of La Costa, dba Spice Wellness Systems, leased 930 square feet of retail space in La Costa Town Center, 7740 N. El Camino Real, Suite B, in Carlsbad. The space, leased for 60 months at \$131,130, will be used for a health and wellness center. John Jennings and Kam Walton of Cushman & Wakefield represented the lessor, La Costa Tower. The lessee represented itself.

Crossfire Marketing Group and Transcendent One leased 2,130 square feet of office space at 2011 Palomar Airport Road, Suite 110, in Carlsbad, from PT Carlsbad Associates. The space, leased for 39 months at \$126,547, will be used for a marketing firm. Dan Gaston of Lee & Associates represented the lessee. Tucker Hohenstein of Cushman & Wakefield and Justin Halenza of Grubb & Ellis represented the lessor.

Trudif Research subleased 2,610 square feet of office space at 9990 Mesa Rim Road, Suite 160, in Sorrento Valley. The space, subleased for 24 months at \$105,000, will be used for office and research. Rachel Nelson of CB Richard Ellis represented the sublessee. Christopher P. High and Eric A. Northbrook, SIOR of Cushman & Wakefield represented the sublessor, Shea Homes Limited Partnership.

Stephen S. Halverson, dba Contours, subleased 6,900 square feet of warehouse space at 1444 Alpine Place, in San Marcos. The space, subleased for 26 months at \$97,800, will be used as an office and warehouse. Steve Knight of VRI Group represented the sublessee. Tucker Hohenstein and Conor Boyle of Cushman & Wakefield represented the sublessor, Garda CL West.

Morning View Associates leased 1,500 square feet of office space at 3375 Copperwood Way, Suite F, in Oceanside. The 36-month lease is valued at \$37,464. Josh McFadyen, Jim Spain and Michael Mahoney of Colliers International represented both the lessee and the lessor, Copperwood Partners.

Goodwill Industries of San Diego County leased 17,710 square feet of retail space at 9575 Mission Gorge Road in Santee, for 10 years. Financial terms were not disclosed. Bryan Cunningham of Cushman & Wakefield represented the lessee. Don Moser of Retail Insite represented the lessors, L.A. Machado and Dorothy M. Machado.

— Molly Pappas