

REAL ESTATE roundup



Photo courtesy of San Diego Community College District
Mesa College's new Allied Health Building provides training plus laboratory and classroom space for degree and certificate programs.

Mesa College Opens New Health Building on Schedule

Mesa College opened its new \$28.9 million, 50,000-square-foot Allied Health Building on Oct. 14. The project began in May 2008 and was completed on schedule and in time to open for the fall 2009 semester.

Funded by the district's \$1.5 billion Propositions S and N construction bonds, the facility provides training, laboratory and classroom space for degree and certificate programs. The building will be utilized by students within five health care fields: dental assisting, health information technology, medical assisting, physical therapy assisting, and radiologic technology.

Allied Health is undergoing the application process for receiving LEED Gold certification.

Ribbon-Cutting Ceremony Held For BAE's Liberty Station Facility

Global defense, security and aerospace company BAE Systems held a technology demonstration and ribbon-cutting ceremony Oct. 12 for its new 80,000-square-foot Liberty Station development center. The facility is located at 2305 Historic Decatur Road, Building 902, in Point Loma.

The facility will contain command, control, communications, computers and intelligence systems. The technology demonstration promoted BAE's cutting-edge C41 abilities.

PCL Completes Activity Center At UC San Diego Campus

PCL Construction said it has completed work on the \$1.6 million Thurgood Marshall Activity Center Ridgewalk Café & Market located on the UC San Diego campus.

The 20-week project included renovation of the existing, two-story frame structure, and the conversion of the upper floor into a food-service facility and the lower floor into a convenience market. The café houses a full-service kitchen, sales area and coffee bar.

The project was constructed with the

goal of meeting LEED Silver requirements, and an application will be submitted for certification.

The project team included Glenn Evans, project manager, Jimmy Ramirez, superintendent, and Alfredo Araiza & Associates as the architect. Other key members were HMT Electric, Western Mechanical, DG Plumbing, Arrow Automatic, JJJ Enterprises, Pacific Southwest Structures, JC Framing, Mark Beamish Waterproofing, Michael Blackman & Associates, Nevell Group, Allied Coatings, Fast Demo, Whitson CM, F.J. Brawley and Teserra Landscaping.

Barnhart Accomplishes High School Stadium Makeover

Contractor Barnhart Inc. and the Redondo Beach Unified School District announced the completion of a \$5.9 million sports stadium renovation for Redondo Union High School.

A dedication ceremony for the sports stadium was held during the school's first home football game.

Bond Measure C, a \$145 million general obligation bond measure used to improve facilities at district schools, provided the funding for the project.

The existing structure was refurbished,

and new artificial turf for a football field and track were added. The stadium also features tennis courts, Americans with Disabilities Act-compliant ramps, wheelchair lifts, new lighting and a sound system.

The project team included Irvine-based architect MVE Institutional and Barnhart's John Bernardy, senior vice president; Gil Fullen, area vice president; Steve Nelson, senior project manager; and Rick Dempsey, project manager.

Office Improvements Finished At Luce Forward Downtown

General contractor Johnson & Jennings has completed tenant improvement construction on the law offices of Luce Forward in downtown San Diego.

Work on the 100,000 square feet of occupied office space included new lighting, painting and carpeting, among other cosmetic upgrades.

Pat Balaoing provided construction management while H. Henty & Associates served as the project designer. The Johnson & Jennings team included Ken Worthen as project manager and Mike Harrison as superintendent. Resource Floors, Zephyr Painting, B&B Acoustics and Dynalectric served as subcontractors.

— Molly Pappas

SALES AND LEASES

SALES

Two bank-owned apartment complexes in El Cajon sold for \$2.19 million. A seven-unit apartment complex at 469 N. First St. sold for \$624,500 and 17 units in the 25-unit El Palacio complex at 549 Graves Ave. sold for \$1,566,250. Eric Comer, Jim Neil and Merrick Matricardi of CB Richard Ellis represented both the buyer, Carv Properties, and seller, Preferred Bank.

An office building at 629-39 Kettner Blvd. in San Diego sold for \$1,225,000. The buyer, Sahara Smoke Co., plans on renovating the space and occupying the ground floor for its business, and the second floor for a residence. Denny Oh of Prudential represented the buyer. Victor Krebs and Rob Morgan of Colliers International represented the seller, US Bank.

LEASES

TechFlow leased 9,160 square feet of space at Courtyard II, 6405 Mira Mesa Blvd., in San Diego. The space, leased for 72 months at a value of \$1.6 million, expanded TechFlow's space at Courtyard II to 17,970 square feet. Brett Ward and Brad Tecca of Grubb & Ellis represented both the lessee and the lessor, Ledor Properties.

7-Eleven Stores leased 3,050 square feet of retail space at 1311 Fifth Ave. in San Diego. The 10-year lease is valued at \$632,160. Linville Martin of Grubb & Ellis represented the lessee. Marc Frederick of Colliers International represented the lessor, Senior Fifth Ave. Associates — Sanford.

Alta Solutions leased 12,300 square feet of industrial flex space at One Technology Place, 10915 Technology Place, in Rancho Bernardo. The space, leased for 36 months at a value of \$396,000, will be used for an office, administration, and research and development. Daniel Kraft of National Site Bernardo Service represented the lessee. Jay Alexander of Colliers International represented the lessor, Collins-Tech R.B.

Construction Services leased 55,000 square feet of industrial distribution space at 2401 Industry St. in Oceanside. The space, leased for 60 months at a value of \$352,596,

will be used for storage and distribution. Jack Duncan of Colliers International represented both the lessee and the lessor, Ross Pyle, in the transaction.

Hats Unlimited leased 900 square feet of retail space at 955 Prospect St., Suite D, in La Jolla, from Tabmount. The five-year lease is valued at \$341,250. Mike Slattery of Grubb & Ellis represented the lessor in the transaction. The lessee's representation was not disclosed.

Delsen & Co. renewed 2,800 square feet of office space in Centrewest Plaza, 9740 Scranton Road, Suite 310, in Sorrento Valley, from AZNL-Centrewest. The 65-month renewal is valued at \$334,022. Brett Ward of Grubb & Ellis represented the lessee. Steve Wolf and Brunson Howard of Cushman & Wakefield represented the lessor.

James A. Reavis leased 3,300 square feet of office space at 3636 Camino del Rio N., Suite 230, in San Diego. The five-year lease is valued at \$242,145. Mike Conger of ECP Commercial represented the lessee. Jack Kruger of Grubb & Ellis represented the lessor, Encin Real Estate.

Tepper Technologies leased 5,000 square feet of retail space at 3445 Midway Drive in Morena. The space, leased for 84 months at \$206,887, will be used for an International Academy of English. Kipp Gstettenbauer of Cushman & Wakefield represented both the lessee and lessor, Cohen Family Trust.

Clarus Technologies leased 10,000 square feet of industrial space at 1827 Main St. in Logan Heights. The space, leased for 33 months for \$185,430, will be used for the warehousing and storage of equipment that is used on a military contract. Tim Mills of Cushman & Wakefield represented both the lessee and lessor, Mitchell Investments.

Unilab Corp. leased 2,900 square feet of office space at Temecula Medical Center, 27699 Jefferson Ave., Suite 109, in Temecula. The space, leased for 36 months at a value of \$180,839, will be used as a medical office. Tony Albin of Colliers International represented the lessor, Hostler

Trust. The lessee's representation was not disclosed.

Never Limited leased 2,570 square feet of office flex space at 6650 Flanders Drive, Suite G, in Sorrento Valley. The space, leased for 60 months at a value of \$143,498, will be used for general office and real estate operations. Ty Moffatt and Scott Moffatt of Colliers International represented the lessee. Sam Higgins of CB Richard Ellis represented the lessor, K. Johnson Partners.

Action Foreclosure Services leased 1,880 square feet of office space at 3033 Fifth Ave., Suite 235, in downtown San Diego, from C&S Investments. The space, leased for 39 months for \$122,323, will be used for a mortgage company. James Laing and Daniel McCarthy of Cushman & Wakefield represented the lessor. The lessee represented itself.

Animal Fashions by Jordan leased 2,770 square feet of office flex space at 9909 Huennekens St., Suite 105, in Sorrento Valley. The space, leased for 38 months at a value of \$121,282, will be used for design and fabrication, and general administration of art couture. Sam Higgins of CB Richard Ellis represented the lessee. Ty Moffatt and Scott Moffatt of Colliers International represented the lessor, Jerrel D. Prince Family Trust.

Existence Church leased 3,280 square feet of industrial flex space at 7636 Miramar Road, Suite 1100, in Mira Mesa. The space, leased for 45 months at a value of \$117,676, will be used as a church. Amie Friedman of Colliers International represented both the lessee and the lessor, Walton CWCA Miramar GL 74, in the transaction.

Blackline Group leased 4,600 square feet of industrial space at 5759 Palmer Way in Carlsbad. The 36-month lease is valued at \$108,136. Daniel Knoke and Peter Merz of Colliers International represented the lessee. Ken Dubs Sr. and Ken Dubs Jr. of Dubs and Co. represented the lessor, L Parris Corp.

Hong T. Nguyen, dba H&P Machine Technology, leased 3,280 square feet of

industrial manufacturing space at Miramar Business Park, 7636 Miramar Road, Suite 1300, in Mira Mesa. The 38-month lease is valued at \$95,316. Wayne Downs of Foster & Co. represented the lessee. Ryan Grove of Colliers International represented the lessor, Walton CWCA Miramar GL 74.

888ExtraMoney.com expanded its lease on 1,670 square feet of office space at 8910 University Center Lane, Suite 485, in University City. The 17-month lease is valued at \$78,119. Steve Wolf and Brunson Howard of Cushman & Wakefield represented the lessor, Glenborough Aventure. The lessee represented itself.

Gilbert Castillo, dba G&R Upholstery, leased 1,960 square feet of industrial distribution space at Miramar Business Park, 7630 Miramar Road, Suite 2100, in Mira Mesa. The space, leased for 38 months at a value of \$54,216, will be used as a general office and warehouse. Wayne Downs of Foster & Co. represented the lessee. Ryan Grove of Colliers International represented the lessor, Walton CWCA Miramar GL 74.

Ronald M. Sahmel expanded his lease on 448 square feet of office space at 3033 Fifth Ave., Suite 420, in Hillcrest, from C&S Investments. The space, leased for 50 months for \$49,468, will be used for financial planning. Rich Porreco of CresaPartners represented the lessee. Daniel McCarthy of Cushman & Wakefield represented the lessor.

Josepho Properties leased 1,200 square feet of industrial space at 271 Roymar Road, Suite D, in Oceanside. The 36-month lease is valued at \$33,828. Josh McFadyen and Jim Spain of Colliers International represented both the lessee and lessor, Scott's Drilling Service.

Chris Martin leased 1,200 square feet of industrial space at 102 Copperwood Way in Oceanside. The 24-month lease is valued at \$21,744. Josh McFadyen, Jim Spain and Michael Mahoney of Colliers International represented both the lessee and lessor, Copperwood Partners.

— Molly Pappas