

October 5, 2009

## Real Estate Sales & Leases

### SALES

Aztec Retail purchased a 21,000-square-foot, multi-tenant retail center at 6354-90 El Cajon Blvd. in the college area for \$1,009,625. Doug Ritterman and Pat Geary of ECP Commercial represented the buyer. Victor Krebs and Rob Morgan of Colliers International represented the seller, U.S. Bank.



Aztec Retail paid more than \$1 million for this retail complex in the college area. | Photo courtesy of Colliers International

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Unit 11 in the 1,680-square-foot medical office condominium at Rancho Pueblo Center, 31493 Rancho Pueblo Road, in Temecula, was sold to Kishore K. Vasant and Smita K. Vasant. Financial terms were not disclosed. The buyers plan to use the condominium for a medical office. Brandon Sudweeks of Sudweeks Commercial Real Estate represented the buyers. Kevin Tremblay of Cushman & Wakefield represented the seller, Rancho Pueblo I.

### LEASES

Alliant Techsystems leased 114,150 square feet of warehouse space at the Miramar Commerce Park, 7130 Miramar Road, Suite 100B, in Mira Mesa. The space, leased for 10 years at \$14,118,681, will be used to manufacture aircraft parts and auxiliary equipment. Mike Christian of UGL Equis represented the lessee. Jay Alexander, Ryan Grove and Arnie Friedman of Colliers International represented the lessor, Walton CWCA Miramar Distribution 78.

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Cypress Insurance leased 20,860 square feet of space at Rio Vista Plaza, 9095 Rio San Diego Drive, in Mission Valley. The 60-month lease is valued at \$2.4 million. Darin Bosch and Bill Bacon of CB Richard Ellis represented the lessee. Tony Russell and Richard Gonor of Grubb & Ellis represented the lessor, Rio Vista Tower III.

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Sharp HealthCare renewed its lease for 27,650 square feet of medical office space at 8901 Activity Road in Mira Mesa. The space, renewed for two years at a value of \$1,114,767, will be used for a medical practice and offices. Jim Laing and Dan McCarthy of Cushman & Wakefield represented the lessee. Cushman & Wakefield represented the lessor, GTF Properties.

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La Costa Animal Hospital leased 1,900 square feet of retail space in La Costa Plaza, 7668 El Camino Real, Suite 101, in Carlsbad. The space, leased for 123 months at \$898,044, will be used for an animal hospital. The lessee represented itself. Kam Walton of Cushman & Wakefield represented the lessor, Grant Tucker Properties.

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International Clinical Research Network leased 2,000 square feet of space at 333 H St., Suite 2060, in Chula Vista. The seven-year lease is valued at \$519,664. The lessee's representation was not disclosed. James Pieri Jr. of MountainWest Real Estate represented the lessor, Gateway Chula Vista2.

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Greater Tri-Cities IPA leased 2,650 square feet of office space at 161 Thunder Drive in Vista. The 84-month lease is valued at \$509,198. Rusty Williams of Lee & Associates represented the lessee. The lessor, Vista Fogel, represented itself.

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Dung Dinh leased 1,680 square feet of retail space at the Rancho Temecula Town Center, 39650 Winchester Road, D1-3, in Temecula. The space, leased for 60 months at \$239,934, will be used for a Vietnamese and Chinese restaurant. Bill Barnett and Doug Hogan of Colliers International represented the lessor, Temecurich, in the transaction. The lessee's representation was not disclosed.

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K & K Katery leased 1,360 square feet of retail space at 2720 Via de la Valle, E-110, in Del Mar, from Protea Flower Hill Mall. The 120-month lease is valued at \$589,072. Zack Swinscoe and Corey McHenry of Colliers International represented the lessee. Reg Kobzi of CB Richard Ellis represented the lessor.

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Bread & Cie renewed its lease on 2,970 square feet of retail space at 350 University Ave., in Hillcrest, from Westcore Properties. The 60-month lease is valued at \$490,000. Both the lessee and lessor represented themselves in the transaction.

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Dr. Georges M. Argoud leased 2,600 square feet of space at 855 Third Ave., Suite 1110, in Chula Vista. The five-year lease is valued at \$482,286. The lessee's representation was not disclosed. James Pieri Jr. of MountainWest Real Estate represented the lessor, Centre Medical Plaza.

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Chefs Wok renewed its lease on 1,930 square feet of retail space at 350 University Ave., in Hillcrest, from Westcore Properties. The 60-month lease is valued at \$413,000. The lessee and lessor represented themselves.

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4G Wireless leased 1,200 square feet of retail space at the Piazza Carmel Shopping Center in San Diego. The 60-month lease is valued at \$266,911. Bo Havlik of Lee & Associates represented the lessee. John Hickman of NewMark Merrill represented the lessor, Piazza Retail.

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Nutrition Zone Anaheim Hills leased 1,300 square feet of retail space at 12420-12430 Day St., C-2, in Moreno Valley. The 65-month lease is valued at \$209,644. Zack Swinscoe and Corey McHenry of Colliers International represented the lessee. Tony Archer of CB Richard Ellis represented the lessor, Gateway.

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Materials Design leased 970 square feet of office space at 11417 W. Bernardo Court, Suite 210, in Rancho Bernardo. The space, leased for 36 months at \$54,000, will be used for a software technology company. The lessee represented itself. Marc Posthumus of Cushman & Wakefield represented the lessor, Peter B. Stark Cos.

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System Maintenance Services leased 1,300 square feet of industrial space in New Land Industrial Park, 4878 Ronson Court, Suite G, in Linda Vista, from New Land Investments. The space, leased for 25 months at \$52,572, will be used for general office and warehouse space. James Duncan of Cushman & Wakefield represented the lessee. Joan Barnes of Arvco Realty represented the lessor.

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Mark Mehtian leased 1,800 square feet of office space at 3205 Production Ave., Suites J & B, in Oceanside. The 36-month lease is valued at \$51,252. Jim Spain and Josh McFadyen of Colliers International represented the lessee and lessor, Josepho Properties.

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Priority Payment Services leased 1,210 square feet of office space at 3110 Camino del Rio S., Suite 307, in Mission Valley. The space, leased for 25 months at \$32,697, will be used for general office space. Jon Hamby of Voit Commercial represented the lessee. Derek Applbaum and Eric Vann of Cushman & Wakefield represented the lessor, City Group.

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International Solar Group leased executive suites at 333 H St., Suites 5001 and 5002, in Chula Vista. The one-year lease is valued at \$27,000. The lessee's representation was not disclosed. James Pieri Jr. of MountainWest Real Estate represented the lessor, PSM.

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Lisa Mahtain leased 1,200 square feet of office space at 3205 Production Ave., Suites J & B, in Oceanside. The 36-month lease is valued at \$16,416. Jim Spain and Josh McFadyen of Colliers International represented the lessee and lessor, Josepho Properties.

— Molly Pappas