

REAL ESTATE **roundup**

Contractor Completes Naval Air Station Hangars

San Diego-based **T.B. Penick & Sons General Contractors** has completed construction on two double-bay modular hangars at the Naval Air Facility in El Centro nine months ahead of schedule.

The \$24.5 million design-build contract comprised 32,600 square feet of area including a 41-foot-tall bay aircraft maintenance area with two-story structure housing maintenance and administrative areas.

The construction materials consist of pre-engineered metal building panels with a concrete masonry exterior.

Features included within the hangars are an overhead bridge crane, job cranes, roof vents and ladders, power-operated roll-up doors, 400-hertz electrical, water, heating, air conditioning and special foam-dispensing fire protection system.

The modular hangars will store the Blue Angels/Joint Strike Force aircraft and provide support to Navy, Marine Corps, Army, Air Force and foreign squadrons.

The project team consisted of project architect **Cass, Sowatsky, Chapman + Associates**, along with Wyatt Chapman, AIA, as principal, and Matthew Buster as project manager.

Major subcontractors included **Ancon Building Group**, **Helfers Electric**, **Alpha Mechanical**, **Bowcon Co.**, **SimplexGrinnell**, **A&P Drywall**, **San Diego Door & Hardware** and **Byron Epp**.

Carlsbad Firm Starts Work on Seabees Museum

RQ Construction, a design-build firm based in Carlsbad, broke ground on the U.S. Navy Seabees Museum in Port Hueneme on Aug. 25.

The Seabees Museum will replace the existing facility on-site, which houses 32,732 square feet of exhibits and educational areas for visitors.

The \$9 billion building will honor the Civil Engineer Corps and the U.S. Navy Seabees — Construction Battalions history by displaying artifacts that recount the stories of some of the 325,000 Seabees



Photo courtesy of Barbara Metz/Metz Public Relations
Construction has reached the 80 percent mark for the 120,000-square-foot residential/retail mid-rise at 1Mission in the heart of San Diego's Mission Hills.

that served during World War II.

Their journals archive the building of bridges, roads, lodging and airstrips on six continents and more than 300 islands in the Pacific.

The museum is scheduled to open in spring 2011.

Mission Hills Project Has Turn-of-Century Design

Construction on 1Mission's five-story, 120,000-square-foot residential and retail mid-rise is 80 percent complete.

The building, located in the Mission Hills neighborhood of San Diego, is scheduled for completion this fall.

Once completed, the structure will include 13 two-story townhomes, 48 single-story flats, and 5,150 square feet of retail space utilized for four shops.

The structure is made out of post-tension concrete and rebar and is part of a project including restored turn-of-the-century commercial block with street-level shops and restaurants, a public/private urban garden and pedestrian promenade.

Residential sales at 1Mission range from \$500,000 to \$1.2 million, with more than 30 varying floor plans featuring open interiors with oversized windows and ceilings that range from 10- to 19-foot-high in living areas.

Turner Construction is building the mixed-use space along with developer **CLB Partners**.

The team also included **M.W. Steele Group** as designer.

Ledcor Construction Finishes San Elijo Hills Town Complex

Ledcor Construction has completed construction on San Elijo Hills Town Center, a commercial/residential mixed-use project within the community of San Elijo Hills in San Marcos.

Ledcor was contracted to provide full construction services for the project. Construction began in June 2008 and was completed under budget and a month ahead of schedule. Improvement construction was also completed on four new commercial tenants, **Rose's Nails**, a nail salon; **Dexter's Deli**, a high-end dog food store; **Windmill Cleaners**, a dry-cleaning service; and **Postal Annex**.

The Town Center consists of three, three-story buildings totaling around 33,000 square feet, and includes 22,000 square feet of residential and approximately 11,000 square feet of retail. The buildings are comprised of wood-framed stucco on post-tensioned reinforced concrete deck, with each building having unique exterior features, and stucco and stone finishes.

San Elijo Hills Town Center's project

team also included designer and architect **B.P. Associates**.

Waste Management, Habitat Team on Libby Lake Project

Waste Management, in partnership with San Diego Habitat for Humanity, is helping to construct the Libby Lake Village, an affordable housing development for families in need, in Oceanside.

Libby Lake Village will provide affordable housing to families with incomes of 50 percent to 80 percent of the area median income and will offer 20 zero-interest mortgage, single-family homes with three or four bedrooms.

The project is expected to be complete in the summer of 2010.

Structural Engineers Honor Teams for Renovations, Sustainable Designs

The Structural Engineers Association of San Diego recently honored three local firms with awards for creativity, innovation and efficiency in building design projects completed in the last year.

Arcon Engineers received an award for restoration of the **Filanc Construction** headquarters in Escondido; **Burkett & Wong Engineers** for alteration of the **Ferring Pharmaceuticals** building in Sorrento Valley; and **KPFF Consulting Engineers** for construction design of the **Hard Rock Hotel** in downtown San Diego.

Awards of merit were given to **Arcon Engineers** for the elephant exhibit at the Houston, Texas, Zoo; **DYK Inc.** for the 1 million gallon **Sky Ranch Reservoir** in Santee; **Curry Price Court** for the Wharf at America's Cup Harbor in Point Loma; and **KPFF Consulting Engineers** for the UC San Diego solar grove in La Jolla.

The awards are especially meaningful to professionals in the area as they are awarded by a group of peers. This year, the three-expert panel members were **Zubaid Karim of Degenkolb**; **Jim Conley of Hope Engineering** and **Mike Romanowski of SDSE**.

— Molly Pappas

LEASES

Three leases totaling 63,500 square feet have been signed at Spectrum Corporate Plaza in Kearny Mesa for a combined total of \$10.5 million. The two-building, 130,000-square-foot Class A office campus is located at 9242 and 9246 Lightwave Ave., and is 76 percent leased. **Brad Black** and **Andy Taylor** of **CB Richard Ellis** are the leasing agents for Spectrum Corporate Plaza.

Epsilon Systems Solutions has leased 36,488 square feet at 9242 Lightwave Ave. for five years. **San Diego Eye Bank** has leased 9,120 square feet for nine years at 9246 Lightwave Ave., as well as the state of California, which has leased 18,000 square feet for nine years.

Mark Silverman of **NAI San Diego** represented **Epsilon Systems Solutions**, and **Randal Wood** and **Joe Bernstein** of **Jones Lang LaSalle** represented **San Diego Eye Bank**, and **Bill Bacon** of **CB Richard Ellis** represented the state.

Physical Rehabilitation Network has leased 3,711 square feet of office space at 4435 Eastgate Mall, Suite 120, in Sorrento Valley. The space has leased for 65 months at \$744,031, and will be used for a physical therapy and rehabilitation center. **Brian Klepacki** of **CB Richard Ellis** represented the lessee. **Eric Vann**, **Steve Wolf** and **Brunson Howard** of **Cushman & Wakefield** represented

the lessor, **Sunroad Enterprises**.

Smith Consulting Architects has leased 6,281 square feet of office space at 12220 El Camino Real, Suite 200. The space has leased for three years at a value of \$654,706. **Dave Odmark**, **Joe Anderson**, **Rick Reeder** and **Brian Driscoll**, **SIOR**, of **Grubb & Ellis** represented the lessor, **Unire Real Estate Group**. The lessee's representation was not disclosed.

Department of General Services, Telecommunication Division, has leased 3,528 square feet of industrial space at 1291 Pacific Oaks Place, Suites 113 and 114, in Escondido, from **Pacific Realty Advisors**. The space, leased for 120 months at \$582,404, will be used by the state of California for telecommunications services.

Bill Bacon and **Dan Yielding** of **CB Richard Ellis** represented the lessee. **Conor Boyle** and **Matt Strockis** of **Cushman & Wakefield**, and **Ryan Dentt** and **Jeremy Dentt** of **Pacific Realty Advisors**, represented the lessor.

Bas Ass Coffee has leased 1,400 square feet of retail space at 9878 Carmel Mountain Road, Suite C, from **West Coast Retail Management**. The lease is for 10 years at \$533,648. **Mike Buhai** of **NAI San Diego** represented the lessee. **Phil Lyons**, **CCIM**, **Bruce Schiff**, **CCIM**, and **Chad lafrate**, **CCIM**,

of **Grubb & Ellis** represented the lessor.

Mountain Peak Charter School has leased 7,437 square feet of office space at 3220 Executive Ridge, Suite A, in Vista. The space has leased for five years at \$526,539. **Mike Napierala** of **Coldwell Banker Commercial** represented the lessee. **Joe Anderson** and **Todd Davis**, **CCIM**, of **Grubb & Ellis** represented the lessor, **TPRF-BAR Palomar** c/o **Bircher Anderson Realty**.

North American Medical Management — California has leased 4,913 square feet of office space for five years at 450 S. Melrose Ave., Suite 210-220, in Vista, from **Buie/Irish Ventures**. The space leased at a transaction value of \$477,543. **Andrew Ewald** of **Grubb & Ellis** represented the lessee. **Joe Anderson**, **Mark Avilla** and **Matty Sundberg**, also of **Grubb & Ellis**, represented the lessor.

Department of General Services, Telecommunication Division, has leased 2,198 square feet of industrial space at 1291 Pacific Oaks Place, Suite 100, in Escondido, from **Pacific Realty Advisors**. The space has leased for 120 months at \$377,964, and will be used by the state of California for telecommunications services. **Bill Bacon** and **Dan Yielding** of **CB Richard Ellis** represented the lessee. **Conor Boyle** and **Matt Strockis** of **Cushman & Wakefield**, and **Ryan**

Dentt and **Jeremy Dentt** of **Pacific Realty Advisors**, represented the lessor.

N & S Food, dba Extreme Pizza, has leased 1,040 square feet of retail space at **Clairemont Town Square**, 4705 Clairemont Drive, in Clairemont. The property has leased for eight years and is valued at \$350,563. **Brad Jones** of **CB Richard Ellis** represented the lessee. **Kathy Fox-Limburg** of **Strategic Retail Advisors** represented the lessor, **OTR**, an Ohio General Partnership.

CompuPay has leased 2,891 square feet of office space in **Aero Business Center**, 8825 Aero Drive, Suites 120 and 125, in Serra Mesa. The property, leased for 65 months at \$273,460, will be used for a payroll company. **Tom Nicolas** of **Colliers International** represented the lessee. **Eric Vann** and **Derek Applbaum** of **Cushman & Wakefield** represented the lessor, **Aerovault Ventures**.

Schlage Lock Co. has leased 2,893 square feet of office space at 2297 Niels Bohr Court, Suite 209, from **Pacific Rim Commerce Center**. The space has leased for five years at \$269,340. **Phillip Linton** of **Grubb & Ellis** represented the lessee in the transaction. **Perla Gonzalez** of **IRE Development** represented the lessor.

— Molly Pappas