

# REAL ESTATE ROUNDUP



Photo courtesy of Gafcon

**Renovations to the 1960s-era Health, Exercise Science and Athletics building at San Diego City College total \$10.9 million.**

## State-of-the-Art Updates Made To College's Athletics Facility

San Diego City College has opened its recently renovated Health, Exercise Science and Athletics Building, a two-story, 24,615-square-foot facility that includes a state-of-the-art sports training room, a weight room, locker rooms and classrooms for martial arts, spinning, yoga and kickboxing.

The \$10.9 million "P" building project involved the major renovation of a two-story concrete gymnasium building that was originally built in 1964; the renovation added nearly 4,800 square feet to the facility.

The project, designed by gkkworks, was honored with the 2008 Design Visionary Award by The American Institute of Architects, and is currently in the application process to receive a Leadership in Energy and Environmental Design certification by the U.S. Green Building Council. The project was funded through the San Diego Community College District's \$1.55 billion

Propositions S and N construction bond program.

The project partners included O'Connor Construction Management Inc., construction manager; Jaynes Corp., prime contractor; Wimmer Yamada & Caughey, landscape architect; Thornton Tomasetti Inc., structural engineer; FBA Engineering, electrical engineer; Fundament & Associates Inc., mechanical engineer; and Gafcon Inc., Propositions S and N program manager.

## New Phase of Six Homes Released at Carriage Run

New home sales have been on the rise at Pardee Homes' Carriage Run, and the builder released a new phase of six homes Feb. 20. The release follows January's sold out release, suggesting that demand has gone up for newly built homes in the Carmel Country Highlands master-planned community.

Priced from the mid-\$700,000s, Carriage Run offers home shoppers a selection of three four-bedroom floor plans available with two or three baths and square footage ranging from approximately 2,151 to 2,402 square feet. In addition, homes at Carriage Run include front yard landscaping in a location that boasts easy coastal access and the benefit of a desirable school district.

Carriage Run is a certified California Green Builder neighborhood, offering improved features in energy efficiency, indoor air quality and comfort, on-site water recycling, and water and wood conservation. California Green Builder homes are designed and built to exceed Title 24 standards by at least 15 percent, and these homes use at



Photo courtesy of T.B. Penick & Sons

**Additional retail and storage space are among the more than \$10 million of improvements made to the NEX Main Exchange at Naval Base Ventura County.**

least 20,000 gallons less water than similar, newly constructed nongreen homes.

## T.B. Penick & Sons Completes \$10.96M Naval Base Project

T.B. Penick & Sons Inc. General Contractors has completed \$10.96 million in renovations and new construction to the existing 55,000-square-foot NEX Main Exchange at Naval Base Ventura County at Port Hueneme.

An additional 30,000 square feet, including 26,000 square feet of retail and 4,000 square feet of storage, were added to the exchange.

T.B. Penick team members included: Kevin Moen, project manager; Robin Wright, superintendent/quality control manager; and Nora Garibay, project

administrator. Komatsu Architecture of Fort Worth, Texas, was the project architect. The project was administered by NAVFAC/FEAD with the Navy Exchange Service Command. Major subcontractors included Alpha Mechanical Heating & Air, GNE Electric, B&R Fabrications, California Land Clearing, Foundation Pile and Watson Roofing.

"We are proud to have played a part in the development of this service facility for our military personnel," said Moen.

Founded in 1905, T.B. Penick & Sons has helped shaped San Diego, contributing to city landmarks such as SeaWorld, Balboa Park, US Grant, Old Town State Park, and more than 3,000 other educational, military, recreational, religious and civil structures.

— Katie Pirillo

# SALES AND LEASES



Photo courtesy of Cassidy Turley BRE Commercial  
**The eight-unit Highland Canyon Apartments property has been sold for \$510,000.**

### SALES

Highland Canyon Apartments, located at 2721-2735 Highland Ave., sold for \$510,000 to an undisclosed buyer. The property consists of eight spacious two-bedroom/one-bathroom units totaling approximately 6,240 rentable square feet. Most units were vacant at the close of escrow. The REO property was bank-owned, with Kip Malo, Darcy Miramontes and Diane Miramontes of Cassidy Turley BRE Commercial representing the seller.

### LEASES

Corrpro Cos. Inc. leased 6,120 square feet of warehouse space at 6445 Marindustry Drive. The five-year lease is valued at \$360,576. Dean Asaro of CB Richard Ellis represented the lessor, R.E. Hazard. Dan Gaston of Lee & Associates represented the lessee.

Barcona Enterprises Inc., a California corporation, leased 2,400 square feet of office space located at 5812 Miramar Road.

The 60-month lease has a total consideration of \$160,548. Todd Lytel of 1460 Capital Corp. dba Pacific Coast Communications represented the lessor, Eastgate Miramar Associates, a California limited partnership. Michael Mazzotta of Colliers International represented the lessee.

SABA Inc. leased 1,335 square feet of office space located at 4345 Murphy Canyon Road, Suite 110. The 12-month lease is valued at \$16,200, and will be used for a general office. Ken Kisbert and Tom Wilcox of Colliers International represented the lessor, 4345 MCR Partnership. Ken Kisbert also represented the lessee in the transaction.

William H. Ling CPA leased 2,338 square feet of office space located at the Allstate Insurance Building, 4669 Murphy Canyon Road, Suite 130. The 33-month lease is valued at \$100,300, and will be used for a general office and administration space. Sean McNulty of SD Realty Advisors represented the lessor, John and Cassie Harries Family Trust. The lessee was represented by Tom Nicholas of Colliers International.

Patrick Hoppe leased 1,200 square feet of industrial space at 326 Via del Norte in Oceanside. The 12-month lease is valued at \$10,944, and will be used for warehouse and contractor space. Jim Spain and Joshua McFadyen of Colliers International represented both the lessee and the lessor, MAJ Investors.

Skewers on Fire leased 1,509 square

feet of retail space located at 3613 Ocean Ranch Blvd., Suite 108, in Oceanside. The three-year initial term lease has a total consideration of \$123,500, and will be used for a Mediterranean restaurant. Erik Faucett and Steve Willmore of Colliers International represented the lessee and the lessor, Kahl and Goveia, in the transaction.

A&M Food Service Inc., dba Albert's Fresh Mexican Food, has leased 920 square feet of retail space in Smart Corner, 1177 C St., Suite 2A. The 120-month lease has a total consideration of \$379,684, and will be used for a Mexican restaurant. The lessee and lessor, Lankford 818K LLC, were represented by David Maxwell, David Strauss and Bill Shrader of the Cushman & Wakefield Urban Property Group.

The Haircut Store Inc. has renewed its lease on 1,380 square feet of retail space in Creekside Plaza, 13521 Poway Road, Suite 504, in Poway. The 60-month renewal is valued at \$247,385, and will continue to be used as a hair salon. The lessee represented itself. The lessor, Azure Creekside Corp., was represented by Kam Walton and John Jennings of the Cushman & Wakefield Retail Advisors Team.

United Brands Co. Inc. leased 3,099 square feet of office space in Sorrento Towers North, 5355 Mira Sorrento Place, Suite 270. The 48-month lease is valued at approximately \$300,000, and will be used for general office space. The lessee was represented by Michael Mazzotta of Colliers International. The lessor, Trizec Sorrento

Towers LLC, was represented by Eric A. Northbrook, SIOR, and Christopher P. High of Cushman & Wakefield.

Tragara Pharmaceuticals renewed its lease on 5,329 square feet of office space in Pacific Plaza at Torrey Hills, 10955 Vista Sorrento Parkway, Suite 100. The 12-month renewal will continue to be used for a general office space. Financial terms were not disclosed. The lessee was represented by Shaun Burnett of Irving Hughes. The lessor, TREA Pacific Plaza LLC, was represented by Eric A. Northbrook, SIOR, and Christopher P. High of Cushman & Wakefield.

PG Esbensen Properties LLC leased 860 square feet of office space at 6150 Yarrow Drive, Suite F, in Carlsbad. The 24-month lease has a total consideration of \$21,156, and will be used for general office space. The lessee was represented by John Witherall of Coldwell Banker Commercial. The lessor, Harding Insurance Agency Inc., was represented by John Hoffman of Cushman & Wakefield and Dave Pinnegar of Colliers International.

Traina Design subleased 1,919 square feet of office space at 12121 Scripps Summit Drive, Suite 170. The 63-month sublease is valued at \$184,764, and will be used for a graphic design studio. The sublessee was represented by Larry Cambra of Cushman & Wakefield. Marc Posthumus, also of Cushman & Wakefield, represented the sublessor, National Pen Co. LLC.

— Katie Pirillo