

## TOP 10 Office Sales

1st Quarter 2010 • Ranked by square footage leased



### POMERADO OUTPATIENT PAVILION

**1** 15611 Pomerado Road  
Poway, 92064  
Building SF: 160,000  
Buyer: Nationwide Health Properties Inc.  
Seller: Pacific Medical Buildings  
Sale Price: \$74,000,000  
Price Per Square Foot: \$463  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agent: NA  
Listing Broker Company: NA  
Sale Date: 2/1/2010



### 1450 FRAZEE ROAD

**2** 1450 Frazee Road  
San Diego, 92108  
Building SF: 140,486  
Buyer: Mission Valley Office Partners LLC  
Seller: Core Fund Frazee Property LLC  
Sale Price: \$18,400,000  
Price Per Square Foot: \$131  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agents: Bob Prendergast, Lynn LaChapelle  
Listing Broker Company: Jones Lang LaSalle Brokerage Inc.  
Sale Date: 2/12/2010



### 2385 NORTHSIDE DRIVE

**3** 2385 Northside Drive  
San Diego, 92108  
Building SF: 88,795  
Buyer: Kilroy Realty Corp.  
Seller: Maguire Properties  
Sale Price: \$17,700,000  
Price Per Square Foot: \$199  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agents: Bob Prendergast, Lynn LaChapelle  
Listing Broker Company: Jones Lang LaSalle Brokerage Inc.  
Sale Date: 3/18/2010

### FOLEY CORPORATE CENTER

**4** 11943 El Camino Real  
San Diego, 92130  
Building SF: 34,600  
Buyer: Foley Development Inc.  
Seller: The Allen Group  
Sale Price: \$15,000,104  
Price Per Square Foot: \$433.53  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agent: NA  
Listing Broker Company: NA  
Sale Date: 1/20/2010



### THE CAMPUS CARLSBAD

**5** 5962, 5964, 5966 La Place Court  
Carlsbad, 92008  
Building SF: 157,886  
Buyer: Newport National Corp.  
Seller: Prudential Real Estate Investors  
Sale Price: \$10,925,000  
Price Per Square Foot: \$69  
Buyer Broker Agents: Brian Driscoll, Rick Reeder, Jay Boyle  
Buyer Broker Company: Cassidy Turley BRE Commercial  
Listing Broker Agents: Brian Driscoll, Rick Reeder, Jay Boyle  
Listing Broker Company: Cassidy Turley BRE Commercial  
Sale Date: 2/1/2010



### VILLA PARAISO

**6** 3840 Via De La Valle  
Del Mar, 92014  
Building SF: 9,450  
Buyer: Ron L. Fowler Revocable Trust  
Seller: Gatlin Development Company Inc.  
Sale Price: \$7,200,000  
Price Per Square Foot: \$762  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agent: Jason Barry of Barry Estates  
Sale Date: 1/7/2010



### SHOWLEY BROTHERS CANDY FACTORY

**7** 280 10th Ave.  
San Diego, 92101  
Building SF: 26,327  
Buyer: JSM Acquisition LP  
Seller: East Village Square LLC  
Sale Price: \$5,710,000  
Price Per Square Foot: \$217  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agents: Bill Shrader, Corrina Gattasso  
Listing Broker Company: Cushman & Wakefield Inc.  
Sale Date: 1/27/2010



### ALVARADO MEDICAL OFFICE BUILDING

**8** 6367 Alvarado Court  
San Diego, 92120  
Building SF: 30,000  
Buyer: San Diego State University Foundation  
Seller: JMI Realty  
Sale Price: \$5,030,000  
Price Per Square Foot: \$168  
Buyer Broker Agent: NA  
Buyer Broker Company: NA  
Listing Broker Agent: Mel Coffman  
Listing Broker Company: California Commercial Properties  
Sale Date: 2/26/2010



### PLAZA AT CARROLL CENTRE

**9** 9888 Carroll Centre Road  
San Diego, 92126  
Building SF: 52,425  
Buyer: Jutland Investments LLC  
Seller: Alden Properties Inc.  
Sale Price: \$4,200,000  
Price Per Square Foot: \$80  
Buyer Broker Agent: Jeff Solomon  
Buyer Broker Company: Major League Properties  
Listing Broker Agents: John Gross, Gary Williams  
Listing Broker Company: Colliers International  
Sale Date: 1/15/2010

### THORN MINT CORPORATE CENTER

**10** 10803 Thornmint Road  
San Diego, 92127  
Building SF: 12,760  
Buyer: 10805 Thornmint Road LLC  
Seller: Mission Federal Credit Union  
Sale Price: \$3,501,500  
Price Per Square Foot: \$274  
Buyer Broker Agent: Marc Posthumus  
Buyer Broker Company: Cushman & Wakefield Inc.  
Listing Broker Agents: Brian Starck, Brian Driscoll  
Listing Broker Company: Cassidy Turley BRE Commercial  
Sale Date: 1/20/2010