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# REAL ESTATE

## CONSTRUCTION

## Renter evictions

In California, tops in 2008 U.S. foreclosures with about 5 million renter households, tenants current on rent face eviction.

Page 2B

San Diego Source: [www.sddt.com/realestate](http://www.sddt.com/realestate)

The Daily Transcript

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### Real Estate Briefs

By Richard Spaulding

#### Apartment in El Cajon on S. Mollison sold

The 11-unit apartment complex at 1075-1083 S. Mollison Ave. in El Cajon has been sold for \$1.2 million.



The buyers were Adnan Barbat and Khalida Barbat as trustees of a family trust, P.O. Box 420088, San Diego 92142

The acquisition was financed with a loan of \$725,000 from **First Republic Bank**, a division of **Merrill Lynch Bank & Trust Co.**

The seller of the property (assessor's parcel 493-233-06) were Paul E. Bundy, Jr.

See **RE Briefs** on 3B

California plans \$4 billion bond with federal backing

## Report: Better office leasing packages on horizon for tenants

By THOR KAMBAN  
BIBERMAN  
*The Daily Transcript*

SAN DIEGO — Office tenants will see increasingly attractive lease packages, industrial properties will fare better as the economy improves, retail real estate is in a "doubtful" state and the capital market pullback is hurting life science activity.

These are a few of the conclusions in **Cushman & Wakefield's** newly published San Diego outlook report.

### Office

"As concessions deepen, the San Diego office market will see a flight to quality as increasingly attractive lease packages allow tenants to relocate without having to go out of pocket for moving expenses," the report stated.

"Free rent, generous tenant improvement allowances and lower effective rents will encourage companies to upgrade their space and location at more affordable prices."

The report concluded that tenant activity will probably remain sluggish throughout the year, as companies either shrink or postpone expansion

ings purchased at the peak of the price cycle may succumb to debt service that now exceeds equity.

"This sets the stage for opportunistic buys down the road," C&W concluded.

### Industrial

"Industrial product in San Diego County is diversified and will fare well over the long term as the region recovers," the report continues.

"As prior downturns have shown, San Diego is a hotbed for entrepreneurial start-ups which in turn creates demand for space as these businesses begin to grow and expand."

The report said lower industrial rental rates and sales prices in markets such as Otay Mesa and Carlsbad, "represent tremendous value-added opportunity for companies to lease or buy."

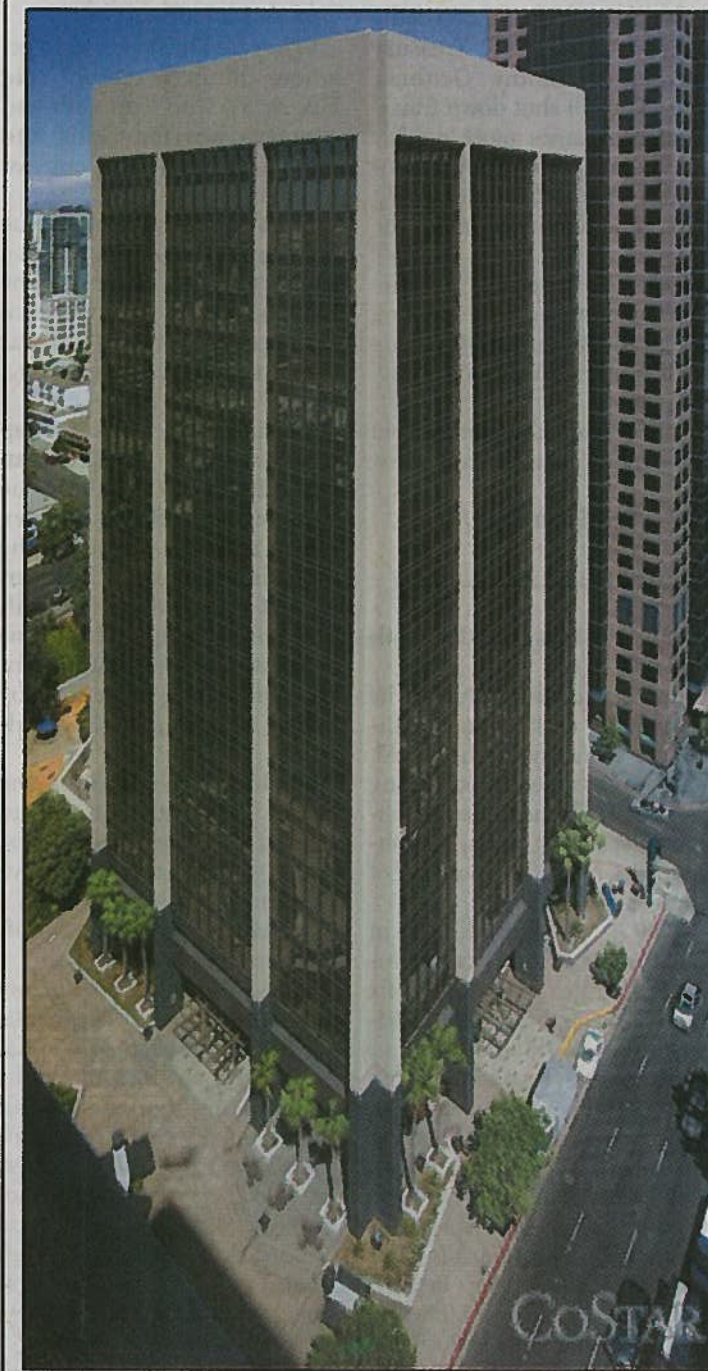
C&W also stated that industrial leasing activity will also be quite slow this year.

While this will mean increased vacancy, the survey said it should be kept to less than 10 percent countywide.

Although Otay Mesa's direct industrial vacancy stood at

See **Leasing** on 2B

## Robbins Umeda relocates to 600 B St. in downtown San Diego



**Robbins Umeda LLP** signed a new lease for 29,014 square feet of office space on the 18th and 19th floors at 600 B St. in downtown San Diego 92101. The lessor was **Legacy Partners Commercial Inc.** The 10-year lease is valued at \$9 million. The law firm will be relocating from its current location at 610 West Ash St. in downtown San Diego.

Mike Labelle and T.D. Rolf of **Studley** represented the lessee. Frank Wright and Andy LaDow of **Grubb & Ellis|BRE Commercial** represented the lessor.

Formerly known as the **Comerica Bank Building**, the 24-story, 338,905-square-foot office tower at 600 B was sold for \$95.5 million in mid-2006.

The building was part of an approximately two-year period between 2004 to 2006 that saw nearly every downtown office tower change hands, at least once.

In mid-2004, 600 B was one of three downtown San Diego office towers sold in a package for a total \$274.5 million. The other two buildings were **Emerald Plaza** on Broadway (356,901 square feet in 30 stories) and **Golden Eagle Plaza** at 525 B St. (427,988 square feet in 22 stories).

600 B was constructed in 1974 and underwent extensive renovations in 1996.