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## Double edge

A mortgage adjustment under the Home Affordable Modification Program may also lower the borrower's credit score.

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# REAL ESTATE

## CONSTRUCTION

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The Daily Transcript

Tuesday, July 21, 2009 / Section B



### Real Estate Briefs

By Richard Spaulding

#### Apartment on Centella in Carlsbad sold

The nine-unit apartment complex at 7803 Centella St. in Carlsbad 92009, has been sold for \$1.65 million.

The buyer was Glen L. Goldman as trustee of the Glenn L. Goldman Family Trust, c/o Ray Adams, Grubb & Ellis|BRE Commercial, 4350 La Jolla Village Drive, Suite 500, San Diego 92122.

The property seller (assessor's parcel 223-170-24) was Judith A. Bernstein as trustee of the Robert Helmuth Family Trust.

SourceCode: 20090720tra

The four residential units at 1005 Gillespie Drive in Spring Valley 91977, have been sold for \$375,000.

The buyers were Anthony Bortz (50 percent) and Michael Aron (50 percent), 9555 Distribution Ave., San

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#### Cheap foreclosures incite bidding wars

By JONATHAN J. COOPER  
The Associated Press

PHOENIX — Each time

## S.D. office vacancies still rising due to job losses

By THOR KAMBAN  
BIBERMAN  
The Daily Transcript

SAN DIEGO — San Diego County returned more than half a million square feet of office space to the market in the second quarter, and more than 700,000 square feet through the first half of the year.

According to a Grubb & Ellis|BRE Commercial report, San Diego's office market recorded 516,224 square feet of negative absorption in the second quarter ended June 30 alone and minus 720,305 for the year overall.

"San Diego County, along with the nation, continues to lose jobs — a trend that started in May of 2008 and San Diego's office vacancy continues to rise," the report stated.

The report said the county-wide direct vacancy rate (minus sublease space) of 17.6 percent recorded in the second quarter was up from 16.8 percent in the first quarter of 2009 and 13.3 percent a year earlier.

Few tenants are in expansion mode and those able to take advantage of the soft market are in the driver's seat, the report stated.

"Landlords eager to keep their buildings occupied are offering generous concessions thereby presenting tenants with opportunities to move to

Kearny Mesa took a hit earlier this spring when Lockheed Martin (NYSE: LMT) vacated more than 100,000 square feet of office space and the company relocated to its new 150,000-square-foot build-to-suit office in the Horizon Technology Center in Scripps Ranch.

No other submarkets by themselves returned as much as 100,000 square feet during the second quarter but even in cases where there was positive absorption, the vacancy rate ranges in those submarkets were often 20 percent and higher.

Carlsbad had a positive 14,072 square feet of net absorption, but with a 26.9 percent direct (excluding sublease space) and a 29.2 percent overall vacancy rate, the submarket is anything but healthy.

The Rancho Bernardo submarket continues to suffer in the wake of a trend to transform what had been millions of square feet of industrial space into Class A office property.

RB has a direct office vacancy of 33.6 percent and a 35.9 percent vacancy if sublease space is added. A total of 94,330 square feet of RB's office space was returned to the market in the second quarter.

As high as Rancho

See Office on 2B



## Home furnishings company leases on Dowdy

Fixtures Visions for Living Inc. opened its first San Diego County showroom in the Miramar submarket with its lease of 31,114 square feet of showroom and warehouse space in the industrial building at 9340 Dowdy Drive, San Diego 92126.

Total consideration of the lease was \$1.4 million for a term of 55 months. Fixtures Visions for Living occupies in Suite B of the building.

The lessee was represented by Tom van Betten and Andrew Sexton of Grubb & Ellis|BRE Commercial. The lessor, Dowdy Inc., was represented by Ben Acree of AWS Commercial.

The space features a showroom for kitchen, bath and outdoor products. Although open to the public, Fixtures Visions will initially focus on catering to the designer and builder community.

In fall 2008, Fixtures Kitchen & Bath Inc. leased 19,883 square feet at 9340 Dowdy from California Furniture Collection Inc. for 19 months at \$288,421 for a kitchen and bath discount showroom. The lessee was represented by Van Betten, then at Cushman & Wakefield, and another broker. The lessor was represented by Acree. In late 1998, California Furniture Collection leased 52,000 square feet at 9340 Dowdy for 89 months at \$3.15 million as corporate offices and a manufacturing facility for furniture.