

# SAN DIEGO DAILY TRANSCRIPT

May 13, 2010

## Mor Furniture on Canyon Crossings

### Leasing Notes

By Joseph Guerin

*Leasing Notes are updated twice weekly and are now available in a fully searchable database format at [www.sddt.com/databases/leasing-notes](http://www.sddt.com/databases/leasing-notes).*

Retail: **Mor Furniture for Less** has leased 45,875 square feet of retail space at Canyon Crossings, 6155 Valley Springs Parkway, Riverside, **92507**, from **Canyon Crossings I LLC**. The property was leased for 120 months at \$2.93 million.

The lessee was represented by Vic Gausepohl, of **Colliers International**.

The lessor was represented by Rob Ippolito, Bryan Cunningham and David Bradley, of **Cushman & Wakefield**.

Retail: **AutoZone Development Corp.**, dba AutoZone, has leased 6,500 square feet of retail space at University Square Shopping Center, 5921 University Ave., San Diego, **92115**, from **5921 University Ave., LLC**. The property, leased for 120 months at \$1.2 million, will be used for an auto parts retailer.

The lessee was represented by Chris Bryant, of **Paragon Realty West LLC**.

Rob Ippolito and Kam Walton, of Cushman & Wakefield, represented the lessor.

Retail: **Taby Sushi** has leased 2,245 square feet of retail space at 7735 Girard Ave., La Jolla, **92037**, from Richard Thompson. The property was leased for 10 years at \$1.04 million.

The lessee and lessor were represented by Scott Duhs, of **Duhs Commercial Inc.**

Retail: **Kenny Brothers Inc.**, dba Jesey Mike's Subs, has leased 1,291 square feet of retail space at 915 Lomas Santa Fe Drive, Solana Beach, **92075**, from **Pacific Solana Beach Holdings LP**. The property was leased for 10 years at \$561,849.

The lessee was represented by Danny Fitzgerald, Michael Burton and Robb Frye, of **Cassidy Turley/BRE Commercial**.

The lessor was represented by John Still, of **Flocke & Avoyer**.

Office: **Continuity Products LLC** has leased 4,727 square feet of office space at 1545 Faraday Ave., Carlsbad, **92008**, from **CWHQ Carlsbad LLC**. The property, leased for 39 months at \$357,728, will be used for general office space.

The lessee was represented by Isaac Little, Marko Dragovic and Adam Robinson, of **Lee & Associates**.

John Hoffman and Larry Cambra, of Cushman & Wakefield, represented the lessor.

Retail: **Mia's Nutrition Center** has leased 2,033 square feet of retail space at 4486 Camino De La Plaza, Suite F4, San Diego, **92173**, from **FS San Ysidro LLC**. The property was leased for five years at \$265,358.

Brian Pyke, of Duhs Commercial Inc., represented the lessee and lessor.

Retail: Manuel Cisneros, dba Birrie rria Don Manuel, has leased 2,000 square feet of retail space at 1310 Third Ave., Suites C1-C2, Chula Vista, **91911**, from **Safouri-Hashem Z & M LLC**. The property was leased for five years at \$234,238.

Brian Pyke, of Duhs Commercial Inc., represented the lessee and lessor.

Industrial: **Old Gringo LLC** has leased 8,500 square feet of industrial space at Southrail Business Park, 683, 675 Marsat Court, Suite B, Chula Vista, **91911**, from **Westcore Properties**. The property, leased for 36 months at \$221,000, will be used for a manufacturer and wholesaler of leather goods.

Both the lessee and lessor represented themselves.

Office: **Paylease Inc.** has leased 3,921 square feet of office space at 5414 Oberlin Drive, Suite 100, San Diego, **92121**, from **Balboa Travel Plaza**. The property was leased for 41 months at \$213,792.

The lessee was represented by Mike Paeske and Rich Lee, of **CFL**.

The lessor was represented by Pascal Aubrey-Duhand and Eric Vann, of **Cushman & Wakefield**.

Office: **Intertek USA Inc.** has leased 2,024 square feet of office space at Cornerstone Plaza, 6170 Cornerstone Court East, Suite 230, San Diego, **92121**, from **LBA Realty Fund-Holding Co. I LLC**.

The property, leased for 39 months at \$140,000 will be used for general office space.

The lessee was represented by Brian Stanck, of **Cassidy Turley/BRE Commercial**.

Eric A. Northbrook, SIOR and Christopher P. High, of Cushman & Wakefield, represented the lessor.

Retail: **United Partners-Fallbrook LLC**, dba United Studios of Self Defense, has leased 975 square feet of retail space at Fallbrook Mercantile, 833 S. Main Street, Suite E, Fallbrook, **92028**, from **Granite Fallbrook LP**. The property, leased for 60 months at \$111,309, renewal, will be used for a martial arts school.

The lessee was represented by itself.

Rob Ippolito, Nick Alford and Kam Walton, of Cushman & Wakefield, represented the lessor.

Office: **Outsource Technical LLC** has leased 2,450 square feet of office space at 591 Camino de la Reina, Suite 929, San Diego, **92108**, from **THC Valley Corporate Center LLC**. The property, leased for 24 months at \$108,613, will be used for a staff agency.

David Viani and Dennis Hearst, of Cushman & Wakefield, represented the lessee.

The lessor was represented by itself.

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Retail: Sheil Koshnaw, dba SD Rug Outlet, has leased 1,100 square feet of retail space at Miramar Crossings, 7050 Miramar Road, Suite 103, San Diego, 92121, from **Providence Capital Fund IX LP**. The property was leased for 60 months at \$106,716, renewal.

The lessee was represented by itself.

John Jennings and Aaron Hill, of Cushman & Wakefield, represented the lessor.

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Industrial: **Rhew Plumbing & Mechanical Inc.** has leased 5,190 square feet of industrial space at 27613 Commerce Center Drive, Temecula, 92590, from **W.M. Acquisitions Inc.**

The property, leased for 37 months at \$94,614, will be used for a plumbing contractor.

Kevin Tremblay, of Cushman & Wakefield, represented the lessee and lessor.

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Retail: **Submission Nutrition** has leased 1,248 square feet of retail space at 1105 Broadway, Suite 6, Chula Vista, 91911, from **Naples Plaza, LLC**. The property was leased for five years at \$93,100.

Craig Duhs, of Duhs Commercial Inc, represented the lessee and lessor.

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Office: **Fair Market Inc.** has leased 1,437 square feet of office space at 5650 El Camino Real, Suite 220, Carlsbad, 92008, from **Carlsbad Gateway Center, LLC**. The property was leased for 12 months at \$27,600.

The lessee was represented by Larry Cambra, of Cushman & Wakefield.

The lessor was represented by Justin Halenza and Josh Bernstein, of Cassidy Turley/BRE Commercial.

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*Editor's Note: Leasing Notes for publication must contain the names of the lessee and the lessor; address (including street name and number, city and zip code); square footage; length of lease; lease terms such as NNN; financial consideration; proposed use of space (if not evident from name of lessee); and the names of brokers and their firms representing both the lessee and the lessor.*

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