

Daily Business Report

April 13, 2009

Chhatrala Hotels has purchased a 20,000-square-foot parcel at 405 W. Ash Street and 1330-1352 State St. in Downtown San Diego for \$6.25 million for a future development. The property is currently being used as a parking lot. The seller was **Dunham & Associates Mortgage Funds**. **Victor Krebs** and **Rob Morgan** of **Colliers International** represented the seller. **Tim Winslow** and **Jason Kimmel** of **Grubb & Ellis Commercial Realty** represented the buyer.

Clear Alternatives Inc. has leased 8,350 square feet of warehouse space at 2321 Siempre Viva Court in San Diego. The three-year lease is valued at \$202,824. Clear Alternatives is a manufacturer of clear and colored replacement OEM motorcycle lighting. **Andy Irwin** of **CB Richard Ellis** represented the lessee. **Darren Mullins** and **Erik Parker** of **Grubb & Ellis/BRE Commercial** represented the lessor, **Olive Lane Industrial Park LLC**.