

July 9, 2009

REAL ESTATE SALES

Woodside Avenue Investors purchased 3,064 square feet of retail space at 14969 Pomerado Road in Poway from **Wells Fargo Bank N.A.** for \$1.95 million. **Chuck Klein** and **Kevin Held** of **Grubb & Ellis|BRE Commercial** represented the buyer in the transaction. **Rob Johnson** of **Marcus & Millichap** represented the seller.

Jorge De La Garza purchased 2,003 square feet of office space at 2551 Mast Way in Chula Vista from **Aurora Bank FSB** for \$351,000. **Phillip Linton** of **Grubb & Ellis|BRE Commercial** represented the buyer in the transaction. **Steve Malley** of **Lee & Associates** represented the seller.

Ronald Adiel Lamb Living Trust purchased a 2,652-square-foot, three-unit property with duplex at 1745-1749 S. Maple St. in Escondido from **US Bank** for \$337,000. **Ray Adams** of **Grubb & Ellis|BRE Commercial** represented the seller in the transaction. **John McAllister** of **John McAllister Realty** represented the buyer.

LEASES

Samuel Hayatt, DMD leased 1,359 square feet of office space for 15 years at 4130 Regents Road, Suite 105, in La Jolla from **Regents Court Capital Partners I LLC** for \$870,713. **Duncan Dodd** of **Grubb & Ellis|BRE Commercial** represented both the lessor and the lessee in the transaction.

Regents of the University of California leased 4,118 square feet of office space for five years at 505 Lomas Santa Fe Drive, Suite 250, in Solana Beach from **Beckman Properties Inc.** for \$784,239. **Joe Anderson** and **Stacy Looney** of **Grubb & Ellis|BRE Commercial** represented the lessor in the transaction. **Matt Nickels** of **CB Richard Ellis** represented the lessee.

REO Atlas Services Inc. leased 7,195 square feet of office space for three years at 236 S. Sierra Ave., Suite 100 and 200 in Solana Beach from **J. Karl Kreutzer** for \$721,656. **Peter Curry** and **Matt Campbell** of **Grubb & Ellis|BRE Commercial** represented both the lessor and the lessee in the transaction.

Jojo Be LLC/Twig Hair Lounge leased 1,587 square feet of retail space for six years at 2653 Gateway Road, Suite 104 in Carlsbad from **LNR CPI Bressi Retail LLC** for \$429,142. **Brooks Campbell** of **Grubb & Ellis|BRE Commercial** represented the lessee in the transaction. **Bill Thaxton** of **Flocke & Avoyer Commercial Real Estate** represented the lessor.

Trappings Home Collection leased 1,952 square feet of office space for five years at 2071 San Elijo Ave., Suite 2071, in Cardiff by the Sea from **Cardiff Towne Center LLC c/o Stepstone Real Estate Services** for \$344,273. **Peter Curry** and **Matt Campbell** of **Grubb & Ellis|BRE Commercial** represented the lessor in the transaction. **Ryan Grant** of **Grubb & Ellis|BRE Commercial** represented the lessee.

GameStop Inc. leased 2,000 square feet of retail space for five years at 1841 University Drive in Vista from **ValVista South LLC** for \$300,000. **Phil Lyons, Bruce Schiff** and **Chad Iafrate** of **Grubb & Ellis|BRE Commercial** represented the lessor in the transaction. **Brad Jones** of **CB Richard Ellis** represented the lessee.

Think Trade LLC leased 3,482 square feet of office space for three years at 2005-2093 San Elijo Ave. in Cardiff by the Sea from **Cardiff Towne Center LLC** for \$289,493. **Matt Campbell** and **Peter Curry** of **Grubb & Ellis|BRE Commercial** represented the lessor in the transaction. Curry also represented the lessee.

Babies by the Sea Boutique LLC leased 1,314 square feet of retail space for five years at 2005-2093 San Elijo Ave., Suite 2007, in Cardiff by the Sea from **Stepstone Real Estate Services** for \$239,208. **Phil Lyons, Bruce Schiff** and **Chad Iafrate** of **Grubb & Ellis|BRE Commercial** represented the lessor in the transaction. The lessee's representation was not disclosed.

O'Riordan & Associates leased 2,137 square feet of office space for four years, four months at 3990 Old Town Ave., Suite A-201, from **Dolphinshire L.P.** for \$193,116. **Jack Kruger** of **Grubb & Ellis|BRE Commercial** represented both the lessor and the lessee in the transaction.

REO Atlas Services Inc. leased 1,985 square feet of office space for one year, nine months at 236 S. Sierra Ave., Suite 300, in Solana Beach from **236 South Sierra LLC** for \$118,095. **Peter Curry** and **Matt Campbell** of **Grubb & Ellis|BRE Commercial** represented both the lessor and the lessee in the transaction.

Victor J. Ferrette, A Law Corp., leased 1,180 square feet of office space for two years, two months at 16870 W. Bernardo Drive, Suite 270, from **BOI Carlsbad Inc.** for \$70,729. **Robert Kuzman** of **Grubb & Ellis|BRE Commercial** represented the lessee in the transaction. **Tom Olson** of **Colliers International** represented the lessor.