

R&D building changes hands in short-sale

Rancho Bernardo general contractor's office bought for \$6.8 million

BY [ROGER SHOWLEY](#)

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Quality Built Construction previously occupied this Rancho Bernardo building. Constructed in 1984, it now sports a theater, gym and kitchen.

The former offices of Quality Built Construction Co. in Rancho Bernardo have been acquired in a short-sale for \$6.8 million, down 38.2 percent from the 2006 price, according to Cushman & Wakefield's Mickey Morera and James Duncan who represented the buyers and sellers.

Kearny Real Estate Co. of [Los Angeles](#) and TriGate Capital of [Dallas](#), acting as Kearny TriGate Ave of Sci LLC, bought the 74,000-square-foot building at 15330 Avenue of Science from FAEC Holdings 382771 LLC.

Formerly occupied by the Quality Built general contracting company, the now-vacant structure was originally designed in 1984 for research-and-development or flex office-industrial uses.

Kearny Vice President Jason Rosin said his company plans to invest \$1.8 million in improved landscaping, an upgraded facade and parking lot and reserves for future tenant improvements. The building already includes a 70-seat theater, fully equipped kitchen and a gym with showers and changing rooms.

The transaction involved a short-sale, in which the purchase price was 68 percent of the mortgage balance.

In a separate transaction, Kearny and Pacific Coast Capital Partners sold 50 acres of vacant land in Otay Mesa for \$11.3 million to Dart Container Corp.



Kearny and Pacific Coast had bought the property in 2005 and were moving to subdivide it into 18 parcels of land when the sale closed. It includes 40 acres of industrially zoned acres and 10 acres as a habitat protection zone.

Darren Mullins and Erik Parker of Cassidy Turley/BRE represented Kearny and Rob Hixson of CB Richard Ellis represented Dart.

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