



Trader Joe's Coasts into Renovated Scripps Ranch Center

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Coast Income Properties Inc has initiated a \$4 mil renovation program at the 70.7k sf shopping center located at 9838-9890 Hibert St, east of I-15 and south of Mira Mesa Blvd in Scripps Ranch. Improvements to the ranch-themed center include new storefronts and corrugated roofs, plus enhancements to the parking layout, hardscape and landscape features.

The renovations will also increase the center's visibility with new lighting and a signage program promoting the ranch-theme, including a new freeway pole sign and monument signage. BYCOR is the general contractor for the renovation program, which was designed by architectural firm KTG Group Inc.

Trader Joe's will anchor the improved center with a new 15k sf location scheduled to open in summer 2009. Other center tenants include Chuck E. Cheese's and Supercuts. Reg Kobzi of CB Richard Ellis represented Coast in the purchase of the center back in July 2007 and is the exclusive leasing agent for the property.

About 10 miles directly to the south, in Kearny Mesa, Massage Envy inked a seven-year, \$916k lease for 3.8k sf (\$2.87/sf/mo) of retail space at 3425 Murphy Canyon Rd, south of Aero Dr on the west side of I-15. Joe Yetter, Mike Clark and Brian Jinings of Grubb & Ellis|BRE Commercial represented the property owner, Baltimore Drive LLC, while Carrie Bobb of CB Richard Ellis repped the tenant in the transaction.