

Fresh Mexican Grill Comes to Mira Mesa while Mexican Café to Remain in Old Town

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For those of you who like to keep on top of retail deal comps from San Diego, we've got three recent transactions from the county to report on. Two of the deals are leases, while the third is a sale.



2489 San Diego Ave

We'll lead off with the sale, as DEL LLC, owner of the Old Town Mexican Café, has purchased its 13k sf location within the historic Old Town San Diego State Park for \$4 mil (\$308/sf). The property is located at 2489 San Diego Ave, south of I-8 and just east of I-5 in San Diego's Old Town area.

Old Town Mexican Café, a long-standing tenant of the building and one of San Diego's most popular Mexican eateries, will continue to operate from the location. Both the buyer and the seller, Ramona D. Cardwell, were represented by Jeff Brown, Bill Shrader and Mickey Morera of Cushman & Wakefield.

In retail leasing news, Ross Dress for Less Inc agreed to a 10-year lease for 25.5k sf of space at Hawthorne Crossings, a 140.8k sf shopping center located at the southwest corner of Kearny Mesa Rd and Armour St in Kearny Mesa. Ross, which is scheduled to open in September, will join national tenants Staples, Mitsuwa Marketplace, Aaron Brothers, Trek Bicycle Superstore and Calico Corners at the center.

The property owner, American Fund US Investments LP, was represented by John Jennings and Aaron Hill of the Cushman & Wakefield Retail Advisors Team. The tenant was repped by Nancy Johnston of Epsteen & Associates. The value was not disclosed

And in Mira Mesa, El Portal Fresh Mexican Grill signed a 10-year lease for 1.2k sf of restaurant space at the Mira Mesa Mall, located at 8110 Mira Mesa Blvd, west of Camino Ruiz. The transaction was valued at \$1.38 mil.



8110 Mira Mesa Blvd

Andrew Peterson of Grubb & Ellis|BRE Commercial represented the property owner, Centro Watt Property Owner I LLC, and the tenant, Armarana Enterprises Inc, dba El Portal Fresh Mexican. El Portal Fresh Mexican Grill is part of a chain of several San Diego restaurants that includes Cotixan Mexican & Seafood, owned by Cotixan/El Portal Mexican Food.