

SAN DIEGO BUSINESS JOURNAL

THE COMMUNITY OF BUSINESS™

DONE DEALS / CONSTRUCTION JOURNAL

BY **STAFF-AUTHOR** - DECEMBER 22, 2002

DONE DEALS

Real Estate Sales

Property: 1250 Santa Cora Ave., Chula Vista

Seller: Gateway Town Center, L.P.

Selling agents: Kevin Payne of Payne Development represented the seller. Dick Bassett of Hendricks & Partners represented the buyer.

Buyer/square footage: Eagle Real Estate Group, LLC purchased a 440-unit apartment complex for \$53.6 million.

Property: 31916 Del Cielo Este, Bonsall

Seller: Lance Douglas

Selling agents: George Carlson of Burnham Real Estate Services represented the seller and the buyer.

Buyer/square footage: Bonsall Cielo LLC purchased a 42-unit apartment complex for \$3.8 million.

Property: 1220 Seacoast Drive, Imperial Beach

Seller: The Trust of Joseph T. Evans and Eva Mae Evans

Selling agents: The seller represented itself. Tony Gild of Sperry Van Ness represented the buyer.

Buyer/square footage: The Daniel J. Furlan Trust purchased a 16-unit apartment complex for \$3.35 million.

Property: 909 11th Ave., San Diego

Seller: The Brockett Trust, the Hurlburt Trust and the Alspaugh Trust

Selling agents: Victor Krebs of Colliers International represented the seller and the buyer.

Buyer/square footage: Pointe of View, California purchased a 17,500-square-foot vacant lot for \$1.6 million.

Property: 1611 West Vista Way, Vista

Seller: Gordon Collins and Mary Fonseca

Selling agents: Larry Essig of Colliers International represented the seller and the buyer.

Buyer/square footage: Kent and Sylvia Curl dba Aloha Motors purchased a 77,000-square-foot land parcel for \$1.4 million.

Property: 1105 E. Broadway, San Diego

Seller: The Brockett Trust, the Hurlburt Trust and the Alspaugh Trust

Selling agents: Victor Krebs of Colliers International represented the seller and the buyer.

Buyer/square footage: Pointe of View, California purchased a 10,000-square-foot lot for \$900,000

Real Estate Leases

Property: 1455 Frazee Road, San Diego

Lessor: DL Pacific Center LP

Leasing Agents: Ron Miller and Mark Wayne of Burnham Real Estate Services represented the lessor and the lessee.

Lessee/square footage: Countywide Home Loan signed a five-year, \$1.3 million lease for 8,400 square feet of office space.

Property: 6885 Flanders Drive, San Diego

Lessor: Equity Office Properties

Leasing Agents: Mickey Morera and James Duncan of Burnham Real Estate Services represented the lessor. Davis Wise of Equis Corp. represented the lessee.



Lessee/square footage: Iway Broadband signed an eight-month, \$541,241 lease for 4,449 square feet of commercial space.

CONSTRUCTION JOURNAL

Bilbro Construction Co. has begun 4,000 square feet of tenant improvements in three medical office suites at 501 Washington St. in Hillcrest.

Owner: Spectrum Properties , Village Hillcrest L.P.

Architect: Nogle Onufer Associates Architects.

Property Manager: Suncoast Properties.

Key Subcontractors: Martin Corp., Greater San Diego Air Conditioning, Precision Electric and A-1 Plastics.

Cost: Unavailable.

C.E. Wylie Construction Co. has started construction of the Earl Thomas Reservoir at the Alvarado Water Treatment Plant in San Diego, next to Lake Murray. It will hold 35 million gallons of treated water.

Engineer: Richard Brady & Associates.

Construction Manager: CH2M Hill.

Project Artist: Robert Millar.

Major Subcontractors: DYK Inc., Sierra Pacific West Inc., Dye Surveying, Action Environmental Enterprises Inc., H.R. Schlegel & Sons Landscaping, Hanson SJH Construction, Pacific Reinforcing Steel Inc., Synergy Electric and the Tunnel Group.

Cost: \$25 million.

Donald Pitman Design, Inc. designed a 17,820-square-foot office for Epsten, Grinnell & Howell, Attorneys at Law at 9980 Carroll Canyon Road in Scripps Ranch, which was recently completed.

Contractor: Bycor General Contractors.

Cost: Unavailable.

Good & Roberts Inc. completed two buildings totaling 18,000 square feet on Melrose Avenue in Vista that will be home to automotive repair shops for Volvoworks and North County Imports.

Architect: Smith Consulting Architects.

Major Subcontractors: DSD Mechanical, Geogrid, GBC Masonry, Precision Electric and FJ Willert Contracting Co.

Cost: Unavailable.

KMA Architecture & Engineering was selected to design the second phase of Rio San Diego Plaza in Mission Valley. The three-story, 75,500-square-foot office building will be at Friars Road and Rio Bonito Way.

Developer: The Currie Partners (Scripps Mission Valley LLC).

Structural Engineer: Burkett & Wong.

Landscape Architect: Teshima Design Group.

Cost: \$12.5 million.

Ninyo & Moore Geotechnical and Environmental Sciences Consultants performed a geotechnical evaluation for the Galloway Sewer Force Main Replacement project in Alpine. The company was retained by Berryman & Henigar, an engineering and construction management firm.

Cost: Unavailable.



Roel Construction Co. completed 25,400 square feet of tenant improvements for GSA Region 9 on two floors in 110 Plaza in Downtown San Diego.

Property Manager: Wilson Thorn LP.

Interior Designer: Jossy + Carrier Design Group.

Subcontractors: Casper Co., Interior Specialties, La Mesa Glass, Equity Cabinets, Insulcom Contractors, East County Tile, the Kuske Co., the Schnell Co., Design Fabrication, Smith's Specialties, Horizon Painting, T.P. Acoustics, Grinnell Fire Protection, R.L. Fick & Son Plumbing, Helm Corp. and Dynalectric.

Cost: \$1.1 million.

Wentz Group will build a 32,000-square-foot office building for Workstage in Mission Valley on Hotel Circle.

Cost: \$3.5 million.

Send news of contract awards and construction commencement and completion for the Construction Journal to Mandy Jackson at

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Please include contractor, square footage and construction cost.



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