



## **TODAY'S REGIONAL NEWS - West**

### **EAGLE REAL ESTATE GROUP SELLS \$60.2 MILLION GARDEN GROVE APARTMENTS**

**GARDEN GROVE, CALIF.** — Eagle Real Estate Group recently sold the 402-unit Crystal View Apartment Homes situated on 10.7 acres at 12091 Bayport St. in Garden Grove. New York City-based BlackRock purchased the asset for \$60.2 million. Scott Davis and Thomas Moran of Moran & Co. brokered the transaction.

### **OPUS WEST PLANS 575,000-SQUARE-FOOT OFFICE/INDUSTRIAL DEVELOPMENT IN CARLSBAD**

**CARLSBAD, CALIF.** — Opus West Corp. is planning Opus Point, a 43-acre development in the Carlsbad Raceway Business Park that will comprise 575,000 square feet of office, R&D and manufacturing product to be built in two phases. Located near the intersection of Melrose Drive and Palomar Airport Road, Opus Point will consist of 17 lots with buildings ranging in size from 5,000 to 110,000 square feet. Dennis Visser, Mark Emerick, Rick Reeder and Aric Starck of Grubb & Ellis/BRE are the marketing team for the development. Construction of Phase I will be completed in summer 2006, with Phase II finishing in 2006/2007.

### **R.A. MURPHY CONSTRUCTION UNDERWAY ON MCANDREWS MARKETPLACE IN MEDFORD**

**MEDFORD, ORE.** — R.A. Murphy Construction is underway on McAndrews Marketplace situated on 5 acres at 1225 McAndrews Rd. in Medford. The 62,000-square-foot development will comprise 41,000 square feet of retail space and 21,000 square feet of office space. Tenants include David's Bridal, Umpqua Bank, Coldwell Banker, Advanced Vision Wellness, Medford Sports Injury & Therapy and Mucho Gusto Mexican Restaurant. Construction began in May, with tenants expected to open in February 2006. Bethel Properties LLC is project owner.

### **LEE & ASSOCIATES COMPLETES \$46 MILLION SALE OF TWO IRVINE OFFICE BUILDINGS**

**IRVINE, CALIF.** — Lee & Associates recently completed the \$46 million sale of two office buildings in Irvine. The 206,451-square-foot Alton Corporate Plaza, located at

1733 and 1833 Alton Pkwy., is 100 percent leased to Encore Credit Corp. The 74,094-square-foot Von Karman Corporate Plaza, located at 18551 Von Karman Ave., is 67 percent leased to LandAmerica Title, Reynolds & Reynolds and RGL Insurance. Lee & Associates leased 14,500 square feet of the plaza to Aktino shortly after the sale. Mike Meisenbach, Brian Garbutt and Matt Moore of Lee & Associates represented the seller, Adler Realty Investments. The buyer, Legacy Partners Commercial Inc., was represented in-house.