

SAN DIEGO CLIPPING
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Carlsbad office building on Camino Vida Roble sold



The 40,455-square-foot office building at 1935 Camino Vida Roble, Carlsbad 92008, has been sold for \$7.3 million. The buyer is *SVN Carlsbad LLC*, 18831 Von Karman, Suite 200, Irvine 92612. *Carson Equities LLC* is the sole member of *SVN Carlsbad* and *SVN Equities LLC* is the manager of *Carson*. The manager of *SVN Equities* is R. Rand Sperry. The acquisition was financed with a loan of \$6.25 million from Artesia Mortgage Capital Corp. The seller of the property (assessor's parcel 212-092-18) was *1935 Camino Vida Associates LLC* with Alliance Real Estate Value Fund I LLC as the managing member. *AVF Management LLC* is the manager of Alliance and J. Brinton Davis is a member of AVF. Louay Alsadek, Lannie Allee, Roger Carlson, Evan August and Lars Eisenhower of *CB Richard Ellis* (NYSE: CBG) represented the buyer and seller.

Built on 3.16 acres in 1989, the multi-tenant office building is currently 50 percent leased. Tenants include *Ingram Micro Inc.*, *Mountain Enterprises of Florida LLC*, *Horizon Freight System Inc.*, *Luxor Technologies Inc.*, *FNC Inc.* and *Spherion Atlantic Enterprises LLC*, all under leaseholds. *Platinum Community Bank* is a sublessee from *Mountain Enterprises*. Recent capital upgrades include improvements to the lobby and second floor corridors as well as tenant improvements for new tenant leases. Approximately 30 percent of the available space is built-out and in move-in ready condition.