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## Real Estate Roundup

By **EMILY PIPPIN**

Monday, August 1, 2011

### College District Honored for Lean Management Practices

The San Diego Community College District has been honored with an Effective and Innovative Practices Award for its Lean Enterprise Processes in Facilities Management by APPA, an educational facilities leadership association, at its annual conference and awards event July 16. In the awards program's eight-year history, this is the first time a community college district has received this prestigious honor.

As California's second largest community college district, the San Diego Community College District serves more than 142,000 students at three main colleges and six Continuing Education campuses. The district is in the midst of completing a \$1.55 billion build-out by 2016 that will essentially double its facilities from 2 million square feet to approximately 4 million square feet.

"When faced with the challenge of cleaning and maintaining an additional 2 million square feet of new facilities that the voters have approved through Propositions S and N with shrinking state budgets, we embarked on a journey to transform our customer-focused organization using lean enterprise management in early 2009," said David Umstot, vice chancellor of Facilities Management for the college district. "The results of these efforts to date have resulted in significant cost savings and more highly defined levels of cleanliness and customer service commitments.

"We are honored that APPA, the prestigious higher education facilities management organization, has recognized our effective and innovative practice with an award this year."

By applying lean principles to custodial and maintenance functions, the San Diego Community College District eliminated the need to add 20 positions, shaving off \$813,000 in the first of a seven-year process. Additional efficiencies implemented during the next six years will increase projected savings to \$20 million.

### La Mesa Apartments Sold for \$21.75M

CB Richard Ellis announced that Prime Residential purchased the 160-unit Park Grossmont apartment community at 9076 Campina Drive in La Mesa for \$21.75 million.

Kevin Mulhern, Dixie Hall and Rachel Hemingway of CB Richard Ellis represented the seller, Grossmont Partners. Prime Residential represented itself.

Park Grossmont includes 40 four-plexes, each on a separate legal parcel, located on 11.05 acres, allowing for a low-density, private neighborhood environment. The community also offers a pool, leasing office and sport court facility. The property features spacious two- and three-bedroom floor plans, and all apartments are corner units.

### Escondido Land Parcel Purchased for \$10.65M

S & S Partnership purchased a 5.7-acre land parcel for retail development on the southeast corner of Highway 78 and Roek Springs Road, in Escondido, from Sunset Centers II LP and Summit Realty Advisors for \$10.65 million.

Chuck Klein and Kevin Held of Cassidy Turley BRE Commercial represented the seller in the transaction. The buyer's representation was undisclosed.

### REIT Buys Industrial Property for \$7.3M

Westcore Properties has sold a 72,205-square-foot industrial warehouse property located at 5260 Anna Ave. in San Diego to Bixby Land Co., a private real estate investment trust that owns and operates more than 5 million square feet of office and industrial real estate, for \$7.3 million.

Westcore Properties is a private San Diego-based real estate investment and advisory firm with a worldwide office, industrial and retail portfolio totaling 12 million square feet and a combined value of \$1.2 billion.

The company purchased the property on Anna Ave. in 2009 with plans to stabilize it through minor exterior and interior refurbishments and an aggressive leasing and marketing effort.

The building, which is located near Interstates 5 and 8 with close proximity to downtown and Mission Valley, sits on a 2.32-acre site. It is now fully leased to HD Supply Plumbing/HVAC Ltd. Financial terms of Westcore's original purchase were not disclosed.

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Westcore Properties was represented by Steve Rowland, Michael Roberts, Jeff Brown and Mickey Morera of Cushman & Wakefield.

In addition to the Anna Avenue disposition, Westcore Properties recently announced its acquisition of a 60,800-square-foot industrial building in the Miramar area of San Diego for an undisclosed amount; a 36,000-square-foot industrial building in the Sacramento area for \$936,000; and a 250,460-square-foot, four-building industrial campus in Waipahu, Hawaii, for an undisclosed amount.

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