

**Land Deals**

**SOLD!**

**Property Details:**  
Size: ±90 Acres  
Seller: Private  
Buyer: Zephyr Partners

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Lee & Associates - NSDC Agents:  
Al Apuzzo | Matt Weaver

Oceanside Drive-In  
Oceanside, California

**SOLD!**

**Property Details:**  
Size: 21.56 Acres (245 Lots)  
Seller: RC Pechanga 20, LP  
Buyer: TRI Pointe Homes, Inc.

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Lee & Associates - NSDC Agents:  
Al Apuzzo | Matt Weaver

\$20,625,000  
45100 Pechanga Parkway  
Temecula, California

**SOLD!**

**Property Details:**  
Size: 3.84 Acres  
Seller: Yada Family Trust  
Buyer: California West Communities

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Lee & Associates - NSDC Agents:  
Patrick Miller, CCIM  
Al Apuzzo | Matt Weaver

\$4,275,000  
1835 Buena Vista Way  
Carlsbad, California

**SOLD!**

**Property Details:**  
Size: 3.35 Acres  
Seller: Community Development Commissions of the City of Vista  
Buyer: Pheasant Hill Vista, LLC

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Lee & Associates - NSDC Agents:  
Chris Roth | Marko Dragovic  
Isaac Little | Rusty Williams

\$705,000  
420 Lado de Loma  
Vista, California

**SOLD!**

**Property Details:**  
Size: 0.71 Acres  
Seller: Decendents Trust of the Calcara Declaration of Trust dated April 21, 1988  
Buyer: Chiu Tsang

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Lee & Associates - NSDC Agents:  
Blair Havens | Randall Dalby

\$540,000  
Greenbrier Drive  
Oceanside, California



**Investment Deals**

**SOLD!**

**Property Details:**  
Size: 35,647SF  
Seller: Noble Properties  
Buyer: Action Boulevard Realty, LLC

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Lee & Associates - NSDC Agents:  
Ryan Barr | Ryan Bennett

\$5,307,000  
8025 Action Boulevard  
Florence, Kentucky

**SOLD!**

**Property Details:**  
Size: 5,590 SF  
Seller: Fort Randolph Hills, LLC, Desert Diva, LLC & Fairpoint Station  
Buyer: Landfair Properties, LLC

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Lee & Associates - NSDC Agents:  
Al Apuzzo | Matt Weaver  
Ryan Barr | Ryan Bennett

\$1,690,000  
500-508 Lexington Parkway  
Saint Paul, Minnesota

**SOLD!**

**Property Details:**  
Size: 2,380 SF  
Seller: GC Pizza Hut  
Buyer: David Wilson Family Trust

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Lee & Associates - NSDC Agents:  
Ryan Barr | Ryan Bennett

\$1,305,000  
1048 Riverdale Street  
West Springfield, Massachusetts



**Office Deals**

**SOLD!**

**Property Details:**  
Size: 19,363 SF  
Seller: Carlsbad Grand, LLC  
Buyer: Keith Harrison

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Lee & Associates - NSDC Agents:  
Jeff Abramson | Greg Gershman  
Rusty Williams, SIOR | Chris Roth

\$6,540,000  
785 Grand Avenue  
Carlsbad, California

**SOLD!**

**Property Details:**  
Size: 2,350  
Seller: Bella Lengua, LLC  
Buyer: Mapleleaf Real Estate

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Lee & Associates - NSDC Agent:  
Michael Golden

\$645,000  
702 Civic Center Drive  
Vista, California

**LEASED!**

**Property Details:**  
Size: 2,600 SF  
Landlord: Eftekhari Family Trust  
Tenant: Mindful Rejuvenation, LLC

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Lee & Associates - NSDC Agent:  
Jeff Abramson

\$332,228  
717 Pier View Way  
Oceanside, California

**LEASED!**

**Property Details:**  
Size: 1,300  
Landlord: Eftekhari Family Trust  
Tenant: Caterina Senecal

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Lee & Associates - NSDC Agent:  
Jeff Abramson

\$168,732  
721 Pier View Way  
Oceanside, California

**Industrial Deals**

**SOLD!**

**Property Details:**  
Size: 24,972 SF  
Seller: CCI, LLC  
Buyer: MJP Investments, LLC

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Lee & Associates - NSDC Agents:  
Al Apuzzo | Jeff Pieratt  
Isaac Little | Marko Dragovic  
Marko Dragovic | Matt Weaver

\$4,850,000  
2066 Aldergrove Avenue  
Escondido, California

**SOLD!**

**Property Details:**  
Size: 12,140 SF  
Seller: Health Advance USA, Inc.  
Buyer: Happy Puppy Properties, LLC

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Lee & Associates - NSDC Agents:  
Garrett Sholer | Trent France

\$2,242,500  
696 Naples Street  
Chula Vista, California

**LEASED!**

**Property Details:**  
Size: 18,920 SF  
Landlord: Hogan Trust  
Tenant: Thornton Technology Corporation

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Lee & Associates - NSDC Agents:  
Chris Roth | Daniel Knoke  
Isaac Little | Marko Dragovic  
Peter Merz | Rusty Williams  
TJ Donnelly

\$774,173  
2555 Jason Court  
Oceanside, California

**LEASED!**

**Property Details:**  
Size: 7,470 SF  
Landlord: Wyne-Snow Industrial Park  
Tenant: Powersports Unlimited

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Lee & Associates - NSDC Agent:  
Daniel Knoke

\$511,092  
499 Hale Avenue  
Escondido, California

**LEASED!**

**Property Details:**  
Size: 5,984 SF  
Landlord: Rados Bros General Partnership  
Tenant: Velocity Glazing, Inc.

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Lee & Associates - NSDC Agents:  
Daniel Knoke | Greg Pieratt  
Peter Merz

\$224,944  
745 S Vinewood Street  
Escondido, California

**LEASED!**

**Property Details:**  
Size: 4,099 SF  
Landlord: Wyne-Snow Industrial Park  
Tenant: Powersports Unlimited

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Lee & Associates - NSDC Agent:  
Daniel Knoke

\$222,000  
1213 Simpson Way  
Escondido, California

**LEASED!**

**Property Details:**  
Size: 3,948 SF  
Landlord: Ridgeway Enterprises, Inc.  
Tenant: Mori Medical Equipment

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Lee & Associates - NSDC Agents:  
Isaac Little | Marko Dragovic  
TJ Donnelly

\$186,482  
2320 La Mirada Drive  
Vista, California

**LEASED!**

**Property Details:**  
Size: 3,097 SF  
Landlord: Wyne-Snow Industrial Park  
Tenant: Powersports Unlimited

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Lee & Associates - NSDC Agent:  
Daniel Knoke

\$186,150  
1277 Simpson Way  
Escondido, California

**Retail Deals**

**LEASED!**

**Property Details:**  
Size: 4,767 SF  
Landlord: Vimal & Tara Kumar Living Trust  
Tenant: My Two Brands, LLC, dba BAPS Restaurant

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Lee & Associates - NSDC Agent:  
Bo Havlik

\$1,533,003  
2680 S Escondido Boulevard  
Escondido, California

**LEASED!**

**Property Details:**  
Size: 2,000 SF  
Landlord: Oceanside 2002, LLC  
Tenant: Scout Taylor Frank

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Lee & Associates - NSDC Agent:  
Victor Aquilina

\$341,560  
1639 S Coast Highway  
Oceanside, California

ABOVE CLOSINGS PROUDLY PRESENTED BY: