



JAMES BENGALA

Office and Investment Brokerage
Senior Associate

PROFILE

A driven professional with 15+ years of real estate experience James Bengala specializes in office building investment sales and leasing in San Diego's North County market. The combination of online marketing, a vast brokerage network and prudent financial analysis allow for numerous CRE transactions in a highly competitive, ever-changing marketplace. Areas of expertise include professional, creative, medical, executive and coworking office buildings.

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1900 Wright Place, Suite 200

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License ID: 01950077

PARTIAL CLIENT LIST

- ▶ All Cats Hospital
- ▶ BioSpyder Technologies, Inc.
- ▶ Cabrillo Hospice Group
- ▶ Foursquare Properties, Inc.
- ▶ Griffith Company
- ▶ Greenspoon Marder, LLP
- ▶ KIMCO Realty Corp.
- ▶ North County Lifeline
- ▶ Shari's Management Corp.
- ▶ SourceMD: Integrated Wellness Solutions
- ▶ StorAmerica Self Storage
- ▶ Waves of Smiles Dentistry

EXPERIENCE

- Commercial Real Estate Agent | Office Specialist – San Diego North County, CA
- Asset Manager | \$90M CRE Portfolio – San Diego County & South Orange County, CA

RECENT TRANSACTIONS

- 2010 Cassia Rd – 6,300 SF medical office building – SOLD \$4.7M
- 2211 Encinitas Blvd – 11,000 SF professional office building – SOLD \$4.6M
- 3186 Vista Way – 15,940 SF professional office building – SOLD \$4.25M
- 3282 Grey Hawk Ct – 8,396 SF flex/r&d condo – SOLD \$2.1M
- 3234 Grey Hawk Ct – 4,647 SF flex building – SOLD \$1.195M
- 5928 Pascal Ct – 12,608 SF lab/r&d office – LEASED
- 401 West A St – 7,624 SF professional office – LEASED
- 3264 Grey Hawk Ct – 7,142 SF office/flex – LEASED
- 10660 Scripps Ranch Blvd – 5,697 SF professional office – LEASED
- 5050 Avenida Encinas – 5,008 SF creative office – LEASED
- 3186 Vista Way – 4,760 SF professional office – LEASED
- 2270 Camino Vida Roble – 4,340 SF flex/office – LEASED
- 3837 Plaza Dr – 2,240 SF medical office – LEASED
- 703 Palomar Airport Rd – 2,034 SF creative office – LEASED
- 345 Saxony Dr – 1,128 SF medical office – LEASED

EDUCATION

- University of North Carolina, B.S., Business Administration, Finance & Real Estate
- California Real Estate Salesperson License, Lic# 01950077

COMMUNITY INVOLVEMENT

- 3,000 Waves – Non-Profit Organization to Fight Cancer
- Father Joe's Villages – Volunteer
- Bridges Between – Council Member



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CURRENT LISTINGS

371-375 S Rancho Santa Fe Rd – 22,256 multi-tenant industrial/office project – For Sale

2023 W Vista Way - 983 SF Medical/Office condo - For Sale/Lease

2150 Palomar Airport Rd – 2 Office Condos – For Sale/Lease

6150 Yarrow Dr – 2,898 SF creative office – For Lease

3176 Lionshead Avenue – 2,954 SF creative office - For Lease

1333 Keystone Way – 5,537 professional office – For Lease

32332 Camino Capistrano – 1,695 professional office – For Lease

1649 S Melrose Dr – 6,824 SF office - For Lease

1120 Sycamore Avenue – 3,529 SF office - For Lease

3176 Lionshead Avenue – 2,954 SF creative office - For Lease

2180 S El Camino Real – 1,748 to 4,887 SF creative office - For Lease

328 Encinitas Blvd – 2,860 SF Medical Office – For Lease

1000 Aviara Pkwy – 4,059 SF professional office– For Lease

3172 Lionshead Ave – 12,176 SF creative office – For Lease

6134 Innovation Way – 1,936 SF office – For Lease