



SAN DIEGO BUSINESS JOURNAL

COMMERCIAL

REAL ESTATE

AWARDS 2021

WINNERS

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CARRIE BOBB & CO.



LONGFELLOW



JUDGES



CARRIE BOBB

Carrie Bobb is the Founder & CEO of Carrie Bobb & Co., Co-Founder & CEO of hellojenny, and the Co-Founder of The Carrie Bobb Foundation. She has completed over \$2 billion in total consideration with retailers. She has represented landlords such as IQHQ, Asana Partners, Kilroy Realty, Bosa Development, Protea Properties, TRC, Heitman and Regency Centers. Carrie is Co-Founder and on the executive board of the CRE Digital Army.



BETSY BRENNAN

As president and CEO, Betsy Brennan leads the Downtown San Diego Partnership. The partnership serves more than 300 member businesses, and 12,000 parcels, including residents, employees, and businesses. Brennan and her staff also run the Clean & Safe Program, a \$10-million Property and Business Improvement District of the city of San Diego.



MICHAEL BROWN

Michael Brown joined the Port of San Diego as the Vice President of Marketing & Communications in July 2019 and oversees the Marketing & Communications and Waterfront Arts & Activation Departments. Most recently, he was the chief marketing officer for the City of Puget Sound where he earned a bachelor's degree in politics and government.



CHRIS CLARK

Chris Clark is the Executive Director of the Urban Land Institute's San Diego-Tijuana council. A uniquely binational group, ULI San Diego-Tijuana convenes leaders from the private and public sectors to shape the future of the built environment for transformative impact in communities worldwide.



STATH KARRAS

Stath Karras is the Executive Director of the Burnham-Moores Center for Real Estate at USD. Stath is responsible for establishing strategic priorities and initiatives for the Center to advance its mission to educate and mentor real estate students with the goal of facilitating their career pursuits in strong collaboration with the real estate industry.

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222 EMBARCADERO MARINA PARK SOUTH

Architectural Excellence Award of the Year THE RADY SHELL AT JACOBS PARK

The **Rady Shell at Jacobs Park** has been awarded the Architect Excellence Award. The 3.7-acre centerpiece park and event venue developed and managed by the **San Diego Symphony**, on the city's scenic Embarcadero, is the first permanent outdoor venue in the orchestra's century long history.

Designed to host more than 100 concerts and events year-round while offering 360-degree views of downtown, the marina and the bay, the project was developed in partnership with the **Unified Port of San**

Diego with 96% of the cost was raised privately by the symphony.

The Rady Shell provides a 4,200 square-foot stage, sheltered within a canopy designed with highly advanced acoustical and lighting systems. The 1.25-acre audiences area provides flexible seating for as many as 10,000 listeners. Jacobs Park, owned and managed by the symphony, features walkways, open-air dining pavilions and recreational facilities in the heart of the Embarcadero Marina Park South.

The Rady Shell at Jacobs Park opened to concertgoers this summer. The upgraded park and venue feature a permanent, highly innovative, architecturally striking and acoustically superior outdoor stage to accommodate a wider variety of musical presentations and a more enriching patron experience with improved sightlines, expanded concession area and permanent bathrooms. The symphony's project transforms the public park into a welcoming community gathering space. As the only

outdoor performance space and active park on the West Coast, the Park provides San Diego with a world-class destination.

Architect:
Tucker Sadler Architects
General Contractor:
Rudolph and Sletten
Development Co.:
San Diego Symphony



2100 NORTH COAST HWY 101, ENCINITAS

Best Hospitality Project of the Year ALILA MAREA BEACH RESORT

The **Alila Marea Beach Resort** is a beautiful hotel with an outdoor restaurant and a pre-function terrace space located on the border between Encinitas and Carlsbad. Nestled into the coastal bluff overlooking Ponto State Beach and Batiquitos Lagoon, the Alila Marea Beach Resort's design is inspired by Encinitas' natural landscape, as well as its vibrant surf and beach culture.

Architect **Joseph Wong Design Associates** and interior designer **Mark Zeff**

designed the hotel to take inspiration from the unspoiled beauty of the coastline, using natural materials like stone and driftwood to craft an understated design. The arrival experience is maneuvered by a sense of discovery, adorned with striated wood, steel, and glazing articulated over an organic concrete form. As the hotel structure meanders gently along the coastal bluff, the building articulation provides interest and shadow relief along its form, following the

contours of the site that allows for a seamless blend between building and the natural landscape. The exterior massing is a rhythm of changing planes and roof elevations with substantial feature overhangs that break up the elongated building façade.

The Alila Marea is designed to introduce visitors and local residents to quiet coastal California, while also providing a public benefit in the form of community gathering and coast access. Locals can

use the public walkways to access Ponto Beach as well as the commanding views from the bluff overlook.

Architect: JWDA – Joseph Wong Design Associates
General Contractor:
Suffolk Construction
Developer: Encinitas Beach Land Venture I, LLC



Best Mixed Use Project of the Year DIEGA

Diega is located at the northwest edge of East Village bordering the Civic/Core neighborhood, linking the well-developed Westside/Little Italy and East Village. Diega is one of the largest developments of its kind in Downtown San Diego, creating a new vibrant atmosphere – a true game changer for Centre City. The large city block demonstrates the successful years of urban planning while implementing San Diego's Centre City Planned District Guidelines. The juxtaposition of the new and the historic play into the revitalization of the area. Diega is a full block mixed use development comprised of a 20-story and a 41-story high rise tower on top of a 6-story podium and three levels of below grade parking. The podium is wrapped on the ground floor with two-story tall retail spaces and a residential lobby for each of the

two towers. The project strives to balance the various urban forces at play – the large scale developments of the Civic/Core and the desire to be a catalyst for a pedestrian-oriented hub for the emerging neighborhood center. It requires both a visually striking architectural presence in the downtown skyline and a decided pedestrian-friendly approach to its existing neighbors. The project strives for sustainability across all spectrums including economic vitality, environment, and social and cultural vibrancy.

Architect: JWDA – Joseph Wong Design Associates
General Contractor: Bosa Developments
Developer: Bosa Developments



702 BROADWAY.

Best Redevelopment Project of the Year SYNTHETIC GENOMICS



11149 TORREY PINES ROAD

The 11149 North Torrey Pines Road property was originally developed in the late 1980s consisting of tilt up concrete panels and black mirrored glass. Strict coastal height limitations and limited site area forced mechanical equipment into a basement. These limitations led to redevelopment design challenges including new air ducts up through the building into the labs and poor acoustical separation between the heavy machinery and the only exterior amenity space. As **Synthetic Genomic's** long term lease entered its twilight, Healthpeak Inc., the building owner, knew that it would have to invest in substantial upgrades to compete in the aggressive biotech market. The building's exterior appearance needed to be modernized and the infrastructure systems were inefficient and nearing the end of their useful life. **MA** was hired to lead the design of a

new contemporary exterior while respecting and maintaining a majority of the existing structural elements. The aesthetic driver was to complement the other recently upgraded buildings on site so that the separate properties could be viewed as a campus.

The building was designed to be LEED Silver. Every space in the building was provided access to natural light. Passive ventilation was provided throughout the office including large segmented exterior doors and ceiling fans.

Architect: McFarlane Architects Inc.
General Contractor: Level 10 Construction
Developer: Healthpeak Properties, Inc.

Best Retail Project of the Year ONE PASEO

One Paseo is a mixed-use master-planned project incorporating retail, residential and office. In addition to providing master planning services for the project, **Ware Malcomb** designed the 12 single story restaurant and high-end retail building totaling approximately 96,000 square feet located within the new development. The craftsman-style buildings feature primarily wood frame construction, intricate details and various finish materials to create a community-oriented environment. The neutral color palette for the buildings allows the merchandise and tenants to be the focal point. A highly curated roster of popular local and national retailers have opened. Additional amenities incorporated within the

retail landscape design include a children's play area with a climbing art log, a relaxing fire pit area, community workout area and a lawn area for events adjacent to the residences and offices. The restaurants in One Paseo feature a mix of first-to-market locations like **Blue Bottle** and locally owned **Parakeet Cafe** with outdoor dining and plazas. Ware Malcomb also designed a three-level parking structure accommodating 548 parking stalls with a top level shade structure.

Architect: Ware Malcomb
General Contractor: Bycor Construction
Developer: Kilroy Realty



3725 PASEO PLACE



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DEALS of the YEAR

1 Viper, Vista
 10054 Old Grove Road, San Diego
 1111 Pioneer Way, El Cajon
 1395 Park Center Drive, Vista
 1440 Hotel Circle North, San Diego
 16980 Via Tazon, San Diego
 16981 Via Tazon, San Diego
 11501 Rancho Bernardo Road, San Diego
 15330 Avenue of Science, San Diego
 1750 5th Ave, San Diego
 2020 Piper Ranch Road, San Diego
 2045 Pacific Highway, San Diego
 2340 Cousteau Court, Vista
 411 Ivy Street, San Diego
 4344 Convoy Street, San Diego
 444 W. Beech, San Diego
 491 C Street, Chula Vista
 4th & E, San Diego
 5643 Copley Drive, San Diego
 659 9th Avenue, San Diego
 7585 & 7655 Clairemont Mesa Blvd., San Diego
 9151 Rehco Rd, San Diego
 Alexandria Tech Center
 Bankers Hill Development
 Carroll Canyon

Chuze Fitness Encinitas
 Del Mar Corporate Centre
 Dornoch II
 Elán Summit/Meadow Woods at Alpine
 Hillcrest Plaza
 Hilton Mission Valley
 IQHQ
 Majestic Sunroad Center
 Miramar Distribution Center
 National University Campus
 NWC Plaza Drive & Thunder Drive
 Orange Avenue Development
 Palomar Trolley Center
 Pomerado Outpatient Pavilion
 Rio Vista Medical Plaza
 Rio Vista Plaza
 Simone Little Italy
 Summit Pointe
 Sunroad Centrum
 The Lafayette Hotel, Swim Club and Bungalows
 The Wall Hillcrest
 Three Piper Ranch
 Tierrasanta Gateway Shopping Center
 Wash N Go

PROJECTS of the YEAR

1420 Kettner & Ash, San Diego
 2100 Kettner, San Diego
 Alila Marea Beach Resort
 Barnes & Thornburg
 Broadway Apartments
 Diega
 Mission Pacific Hotel and The Seabird Resort
 Muse at Torrey Pines
 Navy General Administration Facility
 One Paseo
 Portside Pier
 Purl at Civita
 San Diego International Airport - Airport Support Facilities (ASF)

Santee Lakes Recreation Preserve
 Sharp Rees-Stealy Santee Medical Center
 SOVA Science District
 Sun Outdoors San Diego Bay RV Resort
 Synthetic Genomics
 The Monsaraz San Diego, a Tapestry Collection by Hilton
 The Rady Shell at Jacobs Park
 The Residences at Escaya
 Twenty by Six
 Vantage Point
 Veterans Affairs Outpatient Center Kearny Mesa
 Vividion Therapeutics Tenant Improvement

BROKERS, AGENTS, TEAMS of the YEAR

Al Apuzzo - Lee & Associates
 Garrett Epple - Colliers
 Ellycia Halden - CBRE
 Melanie Haynes - Cushman & Wakefield
 Lesley Hudson - CBRE
 Kristina Metzger - CBRE

Chris Nelson - Inland Pacific
 Greg Pieratt - Lee & Associates
 Mary Murphy Rice - RiverRock Real Estate Group
 Dave Savage - ACI Apartments
 Carson Trujillo - Marcus & Millichap

Congratulations to all of the 2021 FINALISTS!