

# San Diego Daily Transcript

Established 1886

THE BUSINESS DAILY

75¢ Per Copy

March 16, 2006

## **Real Estate development at the forefront of Sunroad's enterprises**

By THOR KAMBAN BIBERMAN

Whether it is developing 1 million square feet of office in Kearny Mesa, planning a 600-room hotel on Harbor Island or acquiring automobile dealerships, Sunroad Enterprises has a full dance card.

Last week, Sunroad broke ground on the first 300,000 square feet of its planned 1-million-square-foot Sunroad Centrum office development in the San Diego Spectrum master plan on the old General Dynamics site in Kearny Mesa.

Sunroad Centrum is being built on a 25-acre site fronting Highway 163 and Kearny Villa Road. The first phase will feature the tallest office building in Kearny Mesa -- a 12-story, Class A building.

Features will include an exercise gym with shower facilities, high-speed elevators and 1,350 parking spaces (a 4/1000 parking ratio). Completion is expected by June 2007. The leasing will be handled by Mark Wayne, Dan Runyon and Eric Vann of Burnham Real Estate.

This building differs from most office projects in that it has gotten under way without having a sizable amount of pre-leasing. For example, lenders required the Broadway 655 project in downtown San Diego be about 50 percent pre-leased before construction could start. The DiamondView Tower project in the Ballpark District was more than 30 percent pre-leased before it got under way last year.

"Doing it our way, the tenants don't have to wait for other tenants to come on board before they see the building started," said Rick Vann, Sunroad executive vice president. Vann said construction lender Bank of America was convinced because of projects the firm has in Mission Valley and University City.