



REAL ESTATE SERVICES

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**VOIT REAL ESTATE SERVICES DIRECTS THE \$4.8 MILLION SALE
OF A 20,300 SQUARE-FOOT FREESTANDING OFFICE BUILDING IN SAN DIEGO**

San Diego, Calif., (May 5, 2016) – Brian Mulvaney, CCIM, SIOR, Senior Vice President and Josh West, Senior Associate of Voit Real Estate Services’ San Diego office successfully directed the \$4,800,000 sale of a 20,300 square-foot freestanding office building in Kearny Mesa, on behalf of the seller, Coleman University, based in San Diego. The buyer, Yongzhi (USA) Asset Management Company, based in Brea and represented by Marlene He of Alliant Realty & Mortgage, purchased the property as a leased investment, according to the Voit Listing team.

According Mulvaney, “The property is a fairly new structure and is currently leased to a Charter High School that has occupied the property for approximately 3 years. The buyer purchased the building with the tenant in place and a number of years remaining on the initial Lease term.”

The property is located at 3540 Aero Court in the Kearny Mesa submarket of San Diego. The entire process took less than 90 days from the commencement of marketing to close of escrow.

“The Seller disposed of the asset which they acquired to help start the Charter School and the buyer received an acceptable return on a management free investment” according to West.

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its 40+ year history, the firm has developed, managed and acquired more than 64 million square feet and completed more than \$44.8 billion in brokerage transactions encompassing more than 43,000 brokerage deals. Voit’s unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enable the firm to provide clients with forward looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

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