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Whiptail Loop hums with new development

By Thor Kamban Biberman

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RAF will be constructing a 169,087-square-foot project to be known as vec.tor. The planned single-tenant facility is slated for completion in the first quarter of 2018. This project is one of several RAF is developing along Whiptail Loop.

The street known as Whiptail Loop is within the Carlsbad Oaks North Business Park, and it is exploding with new industrial development.

The newest of these projects that surround the Ionis Pharmaceuticals Inc. facility is the planned 411,000-square-foot Pacific Vista Commerce Center by The Ryan Companies at 2800, 2810, and 2820 Whiptail Loop, but there are many other developments along Whiptail.

The Pacific Vista Commerce Center is slated for completion in the summer of next year.

Hundreds of thousands of square feet of projects are being developed by Encinitas-based RAF Pacifica.

On what is known as Lot 8, RAF will be constructing a 169,087-square-foot project to be known as vec.tor. The planned single-tenant facility is slated for completion in the first quarter of 2018.

On Lot 24 Carlsbad Oaks North, RAF is planning a 144,000-square-foot development called cre.ate that is slated for completion during the third quarter of 2018.

RAF Pacifica is planning 83,000-square-foot industrial project on Lot 7, which had been owned by Hughes Circuits before that 7.57-acre property was just acquired by an entity known as National Safe Harbor Exchange for \$5,875,000, but RAF will be the builder.

The build-to-suit with industrial and office space is for the San Diego Hat Co. of Carlsbad.

The San Diego Hat Co. is being represented by Rich Porreco of Cresa's San Diego office.

Porreco said new industrial projects are greatly needed in Carlsbad.

"You would think it would be easy to find a quality flex industrial facility, but we just couldn't find it ..."
Porreco said. "The demand has really driven down the vacancy."

The North County developer already completed the 156,977-square-foot e.l.e.vate development earlier this year that has 43 dock high doors. Major tenants in that project include Unite Eurotherapy, B&D Nutritional Ingredients, and Evolve Skateboards among others.

As noted by Ted Cuthbert, a Colliers International executive vice president who represents many of the Carlsbad Oaks North projects said RAF's developments are not only unusual due to their names, but have everything from glass curtain walls to barbecues.

"They have all the bells and whistles," Cuthbert said. By contrast, Cuthbert said El Cajon-based Hamann Construction, which has developed millions of square feet of industrial space throughout the county, has a much more utilitarian approach. Hamann is planning two projects. One is a 126,000-square-foot development on Lot 7 that will have 23 dock high doors and 25,000-square-foot bays. The much smaller project expected to be a build-to-suit on Lot 20 being planned for 35,000 square feet of industrial use.

A much larger build-to-suit of 140,000 square feet is being developed for H.M. Electronics on Lots 18 and 19. That project is supposed to be delivered this year. The timetable for the smaller project was not yet available. "Hamann's M.O. is to always get the lowest-priced dirt," Cuthbert said adding the El Cajon firm then builds a product that tends to be more traditionally industrial property. That said, Cuthbert wanted to emphasize that while the developer has less expensive product, "Hamann never cuts corners on anything."

Cuthbert said the rents at the Pacific Vista Commerce Center will be more than Hamann's but less than at the RAF projects.

"People will be willing to pay extra for those amenities," Cuthbert said. Ben Badiie who is also planning other industrial parks around the North County, has two other small projects in what the developer is calling Innovation Park. Located on Lot 4 and Lot 5, these speculative buildings of 50,150 and 52,790 square feet respectively, are slated for completion around the end of the year. Two other lots exist that are within the Carlsbad Oaks North Business Park but away from Whiptail Loop are located at the junction of El Fuerte and Faraday Avenue. One of these parcels is expected to become an assisted living facility. The use for the other property across Faraday is still being determined.