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YOUR SPECTRUM SPECIALIST

www.spectrumtownhomes.com

www.spectrumcondos.com

Providing market information and support to residents living in the Boardwalk, Esplanade, Promenade, Tribeca, Atrium, Avion and Domain and Ariva complexes.

Serving Spectrum Center for over 13 years—Experience counts!

Spectrum Center News

2017

Address	Complex	Sq Ft	Bed/Ba	Price	Status
ON THE MARKET					
Butternut Lane	Boardwalk	1,695	2/2.5	\$469,000-\$499,000	pending*
Haight Terrace	Tribeca	1,232	2/2	\$448,800 -\$455,000	my listing-NEW!
RECENT SOLD					
8973 Butternut Lane	Boardwalk	1,871	3/2.5	\$564,000	2/21/17*
5051 Juneberry Ct	Atrium	1,969	4/3	\$555,000	12/13/16
8942 Spectrum Center Blvd	Boardwalk	1,851	3/2.5	\$545,500	11/07/16
4930 Paramount Dr.	Boardwalk	1,600	2/2.5	\$530,000	2/28/17
8756 Esplanade Park Lane	Esplanade	1,675	4/4	\$525,000	1/05/17*
8949 Lightwave Ave	Atrium	1,339	2/2.5	\$490,000	1/19/17
8961 Butternut Lane	Boardwalk	1,600	2/2.5	\$490,000	11/08/16
8861 Lightwave Ave	Atrium	1,339	2/2.5	\$485,000	11/15/16
8819 Promenade North Place	Promenade	1,416	3/2	\$480,000	11/15/16*
8751 Promenade North Place	Promenade	1,313	3/2	\$475,000	1/29/17
4623 Central Plaza	Esplanade	1,438	3/3	\$475,000	2/07/17*
8709 Plaza Square	Esplanade	1,438	3/3	\$470,000	12/16/16
4909 Juneberry Ct	Boardwalk	1,695	2/2.5	\$465,500	2/14/17
4647 Central Plaza	Esplanade	1,267	2/2.5	\$460,000	12/05/16
4986 Haight Terrace	Tribeca	1,232	2/2	\$455,000	11/21/16
8728 Esplanade Park Lane	Esplanade	1,267	2/2.5	\$450,000	2/22/17
4945 Haight Terrace	Tribeca	1,232	2/2	\$447,500	12/05/16
5084 Plaza Promenade	Promenade	1,277	2/2	\$445,000	1/06/17
8754 Plaza Park Lane	Esplanade	1,337	2/2.5	\$433,000	11/28/16*
8893 Promenade North Place	Promenade	1,140	2/2	\$427,500	1/20/17
4942 Haight Terrace	Tribeca	1,008	2/2	\$425,000	12/09/16
4806 Haight Terrace	Tribeca	1,254	2/2	\$420,000	12/15/16
8889 Promenade North Place	Promenade	1,128	2/2	\$413,000	11/16/16
8815 Lightwave Ave	Promenade	1,140	2/2	\$410,000	12/29/16*

*** representing my clients**

This newsletter is for information purposes only and nothing herein is intended as advice. Please consult with legal and or tax/financial experts for advice. It is not intended as a solicitation if your home is currently listed with a broker.



KEARNY MESA / ZIP CODES: 92111, 92123

THE VIBE:

This centrally located area hopes to make exciting changes over the next few years. But what will never change is the fact that it's conveniently circumscribed by the 52, 15, and 805, with the 163 running through the middle. It's also a big job center, with companies like Northrop Grumman and the Jack in the Box corporate headquarters, so if you live nearby in the enclave known as Spectrum, you can bike to work. Spectrum stands in the area once owned by General Dynamics (north of Tech Way, between Ruffin and Kearny Villa roads) and is now a mix of retail and homes from different developers.

HOUSING:

Several phases of new townhomes and tri-level condos are sold out, although individuals sell them in the mid-\$400s and \$500s. Ariva's fourth phase of apartments are scheduled to be available to rent this May or June—prepare to pay upward of \$1,800 and make three times the rent. Residents are professionals in their late 30s to 50s. (Read: no students. It's quiet.)

FOOD FOR THOUGHT:

Nearby Convoy Street, the city's hub for Asian cuisine, is gaining popularity, with new favorites like Pokirrito. Business owners have long hoped to make it the next Little Italy: more walkable, so you can stroll from your ramen dinner to karaoke, but also adding more than 200 angled parking spaces on side streets. The annual San Diego Night Market, which attracted more than 20,000 people last year, will take place again this spring and include even more food vendors.

GETTING AROUND:

Councilmember Chris Cate says there are plans to spruce up Montgomery-Gibbs Executive Airport, get more types of flights, and take on some of the business currently going through McClellan-Palomar. Also on the docket is traffic signal optimization along Balboa Avenue; Qualcomm tried it on Lusk Boulevard and wait times were reduced by 24 percent. Cate is working to invest in more plans like these in the future. Green light!

-San Diego Magazine, March 2017