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CENTURY 21
Award




Spectrum Center Neighborhood 2019 SOLD

Address	Complex	Sq Ft	Bed/Ba	Price	Sold
8993 Lightwave Ave.	Atrium	1,995	3/2.5	\$652,000	8/16/19
5051 Juneberry Ct	Boardwalk	1,969	4/3	\$625,000	12/06/19
4921 Juneberry Ct	Boardwalk	1,851	3/2.5	\$625,000	9/06/19
8977 Lightwave Ave.	Atrium	1,884	3/3	\$619,750	8/30/19
5043 Juneberry Ct	Boardwalk	1,519	3/3	\$605,000	8/29/19
8734 Esplanade Park Lane	Esplanade	1,675	4/3.5	\$599,000	6/04/19
8918 Spectrum Ctr Blvd	Boardwalk	1,695	2/2.5	\$599,000	12/27/19 
8965 Butternut	Boardwalk	1,695	3/2.5	\$575,000	7/03/19
4910 Paramount Dr	Boardwalk	1,695	2/2.5	\$571,000	11/26/19
4904 Juneberry Ct	Boardwalk	1,600	2/2.5	\$570,000	8/12/19
4655 Central Plaza	Esplanade	1,438	3/3	\$565,000	6/24/19
8751 Plaza Park Ln	Esplanade	1,438	3/3	\$565,000	10/31/19
8934 Spectrum Ctr Blvd	Boardwalk	1,695	2/2.5	\$560,000	10/24/19
8861 Lightwave Ave.	Atrium	1,339	2/2.5	\$540,000	7/09/19
8905 Promenade North Place	Atrium	1,331	3/2	\$527,500	8/16/19
4944 Haight Terrace	Tribeca	1,254	2/2.5	\$518,000	12/02/19
8843 Tribeca Circle	Tribeca	1,254	2/2.5	\$510,000	6/06/19
8746 Esplanade Park Lane	Esplanade	1,267	2/2.5	\$510,000	10/02/19
4968 Haight Terrace	Tribeca	1,254	2/2.5	\$509,000	6/17/19
4994 Haight Terrace	Tribeca	1,254	2/2.5	\$507,500	4/05/19 
8787 Tribeca Circle	Tribeca	1,254	2/2.5	\$505,000	9/09/19 
5039 Juneberry Ct	Boardwalk	1,166	2/2.5	\$500,000	10/07/19
8728 Esplanade Park Lane	Esplanade	1,267	2/2.5	\$496,000	2/25/19
4952 Haight Terrace	Tribeca	1,232	2/2	\$495,000	3/18/19 
4986 Haight Terrace	Tribeca	1,232	2/2	\$493,000	11/19/19
5089 Plaza Promenade	Promenade	1,277	2/2	\$492,000	12/13/19 
4703 Central Plaza	Esplanade	1,267	2/2.5	\$492,000	10/08/19 
8853 Promenade North Place	Promenade	1,265	2/2	\$490,000	9/06/19 



= representing our clients

...36 years of professional real estate experience...

Address	Complex	Sq Ft	Bed/Ba	Price	Sold
8763 Esplanade Park Lane	Esplanade	1,337	2/2.5	\$485,000	6/17/19 
5060 Plaza Promenade	Promenade	1,265	2/2	\$485,000	3/29/19
8745 Esplanade Park Lane	Esplanade	1,267	2/2.5	\$485,000	2/28/19
5057 Plaza Promenade	Promenade	1,254	2/2.5	\$480,000	7/22/19
5065 Plaza Promenade	Promenade	1,128	2/2	\$475,000	9/24/19 
4977 Haight Terrace	Tribeca	1,008	2/2	\$465,000	9/12/19
4938 Haight Terrace	Tribeca	1,008	2/2	\$459,000	8/06/19 



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HAPPY NEW YEAR!

With warm thoughts and gratitude for our Spectrum Center friends. Wishing you peace, joy and abundance in the years to come. Thank you for allowing us to be a part of your neighborhood.

Carol Mundell

Lauren Mundell



TEAM MUNDELL

Consulting, Negotiating and Managing your Transaction for a successful close!

~Helping Spectrum clients for over 15 years~

2019 SPECTRUM CENTER MARKET RECAP

Spectrum Center market report for homes that sold in 2019.

35 homes were sold this year, of which **Team Mundell represented 30%** of the market share...
Experience Counts!

	Average Sales Price 2019	Average Sales Price 2018	Highest Sales Price for 2019
2 Bedrooms (1,008 - 1,500 sqft)	\$494,833 (more of the smaller floor plans closed in 2019)	\$501,218	\$540,000 Promenade Plan 2 (July)
2 Bedrooms (+1,500 sqft)	\$574,200	\$575,050	\$599,000 Boardwalk Plan 2 (December)
3 Bedrooms (1,313 - 1,500 sqft)	\$552,500	\$551,750	\$565,000 Esplanade Plan 3 (June)
3 Bedrooms (+1,500 sqft)	\$625,437	\$594,966	\$652,000 Atrium Plan 5R (August)
4 Bedrooms	\$612,000 Two homes sold (Atrium & Esplanade)	\$649,750 Only one home sold (Atrium)	\$625,000 Atrium Plan 4 (December)

Summary of the Residential Complexes

	Builder	Year Built	# of Units	Floor Plans	Square Footage
ESPLANADE	Greystone Homes	2003-2004	120	2 - 4 bedrooms	1,267 to 1,675
TRIBECA	KB Homes	2004-2005	148	2 - 3 bedrooms	1,008 to 1,472
BOARDWALK	William Lyon Homes	2004-2005	90	2 - 3 bedrooms	1,600 to 1,871
PROMENADE	William Lyon Homes	2006-2007	80	2 - 3 bedrooms	1,128 to 1416
ATRIUM	William Lyon Homes	2014-2015	80	2 - 4 bedrooms	1,166 to 2,410

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Other Developments in Spectrum Center

Four Apartment Complexes

VIVE at the PARK was completed this year with 302 units. This complex has 1-3 bedroom units and includes townhome style units. Amenities include elevate spa and pool, multi-storied fitness center and rooftop lounges.

VIVE Lux - A seven story upscale apartment building with a total of 442 units with a competition date set for mid-2021. The new apartment building will have studio living, as well as one, two and three bedroom units. Amenities include a fitness center, club lounge, pool, ocean lounge, dog spa, wine lounge and bicycle shop.

ARIVA with 253 units was completed in 2015. They have 8 different floorplans with studios, 1 and 2 bedrooms from 595 – 1,228 square feet.

DOMAIN with 379 units was completed in 2012. They have 11 different floor plans with studios, 1 and 2 bedrooms and a 2+ den units from 598 – 1,309 square feet.

AVION is the first apartment complex built in 2002, and has 448 units with 1- 2 bedrooms and five different floorplans ranging from 730 to 1,180 square feet.

Park Social Open for business! This café offers an assortment of drinks from coffee to wine and beers on tap. Fill up on a variety of food choices such a sandwiches and healthier food options. Includes arcade games to guarantee a fun time.

Kaiser Hospital on the corner of Ruffin Road and Clairemont Mesa Blvd was completed in 2017. The state of the art medical center with a 450 bed capacity and emergency room facility is sure to create more demand and value to Spectrum Center owners.

*We hope this information is helpful to you. If you have any questions about the market, rentals or sales in Spectrum Center, please feel free to call **Carol** at **858-967-7331** or email at carolmundell@century21award.com. We really do enjoy working in this community and are happy to answer any questions.*

Warmest Regards,

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