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October 31, 2016

RAF unveils new development in Carlsbad

By Thor Kamban Biberman

RAF Pacifica Group has announced its newest industrial spec development project in Carlsbad.

The company unveiled plans for "cre\*ate," a 144,461 square-foot industrial corporate headquarters facility on 9.70 acres at Whiptail Loop and Gazelle Court in Carlsbad Oaks North, according to Adam Robinson, RAF principal. This marks the firm's seventh ground-up spec development project in San Diego County.

"A flight to quality is underway in the Carlsbad industrial market," said Robinson in a statement. "Today's industrial users are demanding the same high-quality, creative environments as their office counterparts, with high-tech amenities and indoor/outdoor gathering areas that cultivate collaboration and drive innovation."

The firm's planned development will be a creative industrial corporate headquarters facility, divisible down to 72,231 square feet and designed to accommodate one or two tenants in the tech and biotech industries. According to Robinson, cre\*ate will feature extensive glass for natural lighting, bi-fold vertical glass doors, modern landscaping, and outdoor amenity areas.

"Today's tech, biotech, and manufacturing companies are seeking flexible workspaces that will allow them to consolidate their research and development, engineering, and corporate operations under one roof for maximum efficiency," Robinson said. "The challenge is that there is currently no existing product that integrates both creative office and industrial space in one state-of-the-art facility. Our cre\*ate project will fill this void in the market and provide users with the work environments that will enable them to grow and prosper."

The cre\*ate facility will include 50,000 to 70,000 square feet of office to attract tenants in need of extensive office space, according to Robinson.

The planned development will also feature a unique outdoor space and high-end creative office finishes and open floor plans for a collaborative work experience. Industrial features include 30' clear height ceilings, ESFR sprinklers, and multiple dock-high doors.

"Carlsbad's innovation economy is booming, fueling the demand for workspaces that foster creativity," said Robinson. "The Carlsbad Center for Economic Development recently reported that more than 650 new patents were issued to Carlsbad businesses last year, a rate that outpaces even innovation hubs such as the San Francisco Bay Area. Our cre\*ate project is uniquely positioned to leverage this momentum of innovation, making this development a strong, long-term investment for our firm."

Cre\*ate will be near leading biotech firm IONIS Pharmaceuticals and two of RAF Pacifica Group's other creative industrial projects. Cre\*ate is projected to break ground in the second quarter of 2017.

RAF Pacifica Group recently acquired the 9.70-acre parcel for \$8.8 million from Carlsbad Oaks North Partners LP. Mike Erwin and Tucker Hohenstein of Colliers International represented RAF Pacifica Group as the buyer, while Ted Cuthbert of Colliers International represented the seller.

Newly formed RAF Pacifica is a privately held, full-service commercial real estate investment firm that acquires, owns, and develops industrial and office properties throughout San Diego County. The firm is spearheaded by Adam Robinson, who was previously a principal of SR Commercial where he directed the firm's acquisition of over 68 properties totaling approximately 2 million square feet comprising more than \$250 million in commercial property.

RAF Pacifica Group now oversees a portfolio of 2.65 million square feet of real estate, with a niche focus in office and industrial properties.