

**Mission Valley - San Diego, CA  
Community Based Outpatient Clinic**

The U.S. Department of Veterans Affairs (VA) conducted a market survey on August 19, 2015 in San Diego, CA to identify qualified properties, including both existing buildings and land sites, for lease of 99,986 net usable square feet of space for a community based outpatient clinic. VA has elected to proceed with only one-step land sites (land to be fully developed and space constructed by the submitting party in accordance with VA requirements).

**Notice:** This notice is for information only. It is not a solicitation for offers, nor is it a request for proposals. The Government will not pay for any costs incurred as a result of this notice. Respondents are advised that the Government assumes no responsibility to award a lease or consider additional sites based upon this notice.

**Contracting Office Address**

Hong Hitchings, Contracting Officer, United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management , Office of Facilities Acquisition, (003C4), 425 "Eye" Street, NW, Room 6E505L, Washington, DC 20001, (202) 632-5880, hitchings.hong@va.gov.

The following is a list of sites that were deemed acceptable by the evaluation team and will be considered for this procurement. **VA reserves the right to consider additional sites offered if they are deemed beneficial to the Government.**

The following three (3) sites have been selected for further consideration:

**1. Civita Development, San Diego, CA**

Land site within a 235-acre masterplanned community

Location: (North side of Friars Road, between I-805 overpass and Mission Center Road)

Point of Contact: Landlord Representative

Stewart R. R. Keith

Flocke & Avoyer Commercial Real Estate

[skeith@flockeavoyer.com](mailto:skeith@flockeavoyer.com)

(858) 875-4669

**2. 8825 – 8875 Aero Drive, San Diego, CA**

Site current houses 2 existing buildings: 103,470 rsf 2-story building, plus 40,000 rsf 3-story building

Point of Contact: Landlord Representative

Brandon T. Keith

Voit Real Estate Services

[bkeith@voitco.com](mailto:bkeith@voitco.com)

(858) 458-3326

3. **9280 Gramercy Drive, San Diego, CA**  
Approximately 9 acre land site  
Point of Contact: Landlord Representative  
Derek Hulse  
Colliers International  
[derek.hulse@colliers.com](mailto:derek.hulse@colliers.com)  
(858) 677 5370

VA does not have an Assignable Option to Purchase on any of these sites and has not conducted due diligence investigations on these sites. Further, VA is not representing that the sites are available for purchase. One of more of these sites may have an exclusive agreement with a developer to offer the site in response to this solicitation.

Interested parties must contact the site owners or their representatives directly for further information regarding the sites.

Technical Questions may be directed **in writing only** to:

Carpenter/Robbins Commercial Real Estate, Inc.  
ATTN: Shamm Kelly  
3160 Crow Canyon Road, Suite 200  
San Ramon, CA 9458301380  
Direct Line: 415-225-7171 (925-866-1300)  
Email: [skelly@crce.com](mailto:skelly@crce.com)

**RESPONDENTS ARE ADVISED THAT VA ASSUMES NO RESPONSIBILITY TO AWARD A LEASE BASED UPON THIS NOTICE and THE GOVERNMENT WILL PAY NO MORE THAN THE APPRAISED FAIR MARKET VALUE FOR LAND AND FOR RENTAL SPACE.**