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WEIRD, WILD OTL

Sun and offbeat fun are the orders of the day at the 63rd annual World Championship Over-The-Line Tournament sponsored by the Old Mission Beach Athletic Club at Fiesta Island in July.

SEE PAGE 9



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THURSDAY, JUNE 30, 2016

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Mission Bay High seniors throw their caps in the air after officially graduating on June 21

PHOTO BY THOMAS MELVILLE

Class of 2016 graduates from Mission Bay High

By DAVE SCHWAB

A near-capacity crowd turned out June 21 to witness Mission Bay High School's Class of 2016 graduate. Commencement exercises at the school's new stadium were infused with a fun and lighthearted spirit

as MBHS seniors, in the words of principal Ernest Remillard, transformed into alumni. "I wanted to let you know how proud I am of each and every one of you," said Remillard, who was also principal for some

of the graduating class' seniors previously at Pacific Beach Middle. "I am confident that they'll take their experiences and

SEE GRADS, Page 2

Fun and fireworks for Fourth of July

Beaches, bikinis and booms this weekend

By LAINIE FRASER

The beaches, bays and parks will be packed with thousands of visitors and residents grillin' and chillin' this holiday weekend.

In Pacific Beach, there will be a best bikini competition and also a lumpia eating contest to enhance the fun in the sun, but the culmination of a great Fourth of July weekend is finding a perfect spot to

watch the tremendous fireworks shows on Independence Day. In San Diego, there are at least three major fireworks shows that can be seen from certain points.

Fireworks

At 9 p.m., the annual Big Bay Boom July Fourth Fireworks Show kicks off. The fireworks are

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Pacific Beach looking for solutions to crime increase

By DAVE SCHWAB

Alcohol-related crime experts counseled Pacific Beach residents to "move past their blame," though there was enough to go around as frustrated citizens called for more action and less talk at Pacific Beach Town Council's June 15 monthly meeting.

In a continuation of its

April meeting with the San Diego Police Department on PB crime trends, the conversation June 15 turned to the direct link between the saturation of alcohol licenses in the beach community and the high incidence of violent crimes: PB has the city's second-highest rate.

SEE CRIME, Page 2

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GRADS >>

CONT. FROM PG. 1

memories with them as they depart on their next journey.”

Remillard thanked his staff personally for aiding him in helping “this terrific group of young men and women.”

“Please remember: Always be respectful, and appreciate your life experiences,” Remillard said.

At the start of the ceremony ASB and class president Victoria Grabowski told the crowd she hoped the ceremony “wouldn't be too long or boring,” then sat down.

“I actually thought that speech was going to be a little longer,” responded Remillard.

“We are one big, truly happy family,” said senior class vice-president Donald (Ozzie) Osborne. He concluded with a quote from NFL linebacker Ray Lewis who said, “Leave your mark to endure.”

Co-valedictorians Hannah Bloom and Kyra Forsyth, as well as salutatorian Dan Tran, gave com-

mencement speeches.

Bloom, the captain of the girls softball team who will be playing the sport in college, said the old adage that “the more things change, the more they stay the same,” doesn't apply to MBHS.

“MBHS with its International Bacclaireate (IB) program and new sports complex is now the envy of all high schools in San Diego Unified School District,” said Bloom, citing all of her instructors for contributing to students' success noting, “They never get the credit they truly deserve.”

Forsyth spoke about 10 “lessons” she'd learned at MBHS. Her list included being honest, having a positive attitude, trying not to procrastinate, not being afraid to ask for help and learning to prioritize.

“No matter what you do, be you,” advised Forsyth, adding, “Don't listen to what other people tell you about you, because they aren't – and never will be – you.”

READ MORE ONLINE AT sdnews.com

PB planners discuss De Anza project, crime rates

By DAVE SCHWAB

In June, Pacific Beach Planning Group heard a proposal to include beach volleyball courts in the De Anza Revitalization Plan, as well as community concerns about the link between over saturation of alcohol licenses and crime.

Chris Olson, PBPG's representative on the De Anza Special Study Area, noted the De Anza project team, including city reps and consultants, will be at the group's Aug. 24 meeting. He added they will present on the De Anza Revitalization Plan, a reimagining of what Mission Bay Park's approximately 4,000 acres of beaches, parklands, SeaWorld and more could become.

“We have to consider current – and planned – uses and future needs, not only in that area, but around Mission Bay and throughout the region,” Olson said.

The goal of revitalizing De Anza is to “enhance public use and diversify recreation, both on land and in water,” Olson said.

Olson then introduced former beach volleyball pro and teacher Jeff Smith, who pitched the group on the possibility of using two of De

Anza Regional park's acres to create new volleyball courts.

Smith, who's been involved in beach volleyball in PB since 1997, said the sport is “exploding.”

“I started out with 10 girls, and now I have 200,” said the volleyball instructor. However, Smith noted, there's a problem.

“We need two acres for 18 courts, because there is no parking – or room – for students competing with adults for extremely limited existing beach volleyball space,” he said.

Thus far, Smith complained that the broad-based stakeholder committee of user groups reconsidering De Anza Park's uses has been unresponsive to his suggestion to add new beach volleyball court space.

Discussion then turned to the wisdom of maintaining the status quo of Mission Bay Golf Course, the only night-lit, city-owned Golf Course which Olson noted is losing \$600,000 annually. Olson added there are three options with the golf course: leave it as is, modify it by cutting it from 18 to nine holes or making it just a driving range, or eliminating it entirely.

Arguing golf's popularity peaked 10 years ago and has been shrink-

ing locally and nationally ever since, PBPG chair Brian Curry said, “We need to think 10, 20 years ahead. This is a huge subsidy for golfers. Is it worth losing \$600,000 a year for a green belt just so it looks nice?”

PBPG planner Henish Pulickal suggested the golf course restaurant, which has been closed, ought to be reactivated “because there's such a big demand for it.”

Colleague Eve Anderson agreed, noting the golf course's restaurant had fared better previously under private ownership.

Referencing Pacific Beach Town Council's (PBTC's) June 15 meeting, during which it was announced that PB once again has the city's second-highest violent crime rate behind East Village, Curry noted “we have to do something.”

Curry pointed out the T-shaped pattern of alcohol-related crimes is along the intersection of Mission Beach Boulevard and Garnet Avenue.

Boardmember Tony Franco noted part of the alcohol problem stems from PB bars being widely spread out, instead of being concentrated in a more compact area.

READ MORE ONLINE AT sdnews.com

CRIME >>

CONT. FROM PG. 1

It made for a volatile discussion. “When the politicians feel the heat – they see the light,” quipped community activist Lou Cummings, who exhorted the community to “not just sit here and moan,” but to go down to City Council and tell them its continued inaction on alcohol-related crime is no longer an option.

“No one's responded when we've brought up the increasing crime rate in our business district,” said Brian Curry, Pacific Beach Planning Group chair, citing Discover PB Business Improvement District, and the majority of the City Council outside of District 2 Councilwoman Lorie Zapf, as cases in point.

Curry said there “has to be a change in the community's mind

set” to pressure local politicians to do what's necessary to curb alcohol-related crime.

Responding to Curry, Sara Berns, Discover PB's executive director, said the BID's “been working for a very long time on all these things.”

Noting “there's a lot more to this conversation,” Berns added finger pointing and accusations aimed at the business community serves only to “stop the conversation.”

“We have to get the political will,” noted PB planner and activist Scott Chipman. “We will not stand anymore for being the second-highest crime community with double the rates in the region.”

For years, PB community planners have advocated greater local control over the issuance – and enforcement – of alcohol licenses as one way to stem growing crime problems related to alcohol abuse.

Guest speakers were Rob Hall, media specialist of San Diego Advocates for Youth, and Eric Collins, director of the Alcohol Policy Panel of San Diego County.

Hall gave a slideshow with charts using SDPD-reported crime statistics that showed PB ranked second out of 10 communities in the city with the highest violent crime rates between 2008-2015. During that interval, East Village had the most reported crimes, 1,883, with PB close behind at 1,792. By contrast, during the same time period, the Gaslamp Quarter had 960 reported violent crimes and Ocean Beach had 911. The city-wide average was 355.

Hall concluded it was a mistake to blame police for PB's crime problem noting officers are enforcers not legislators crafting laws to solve problems.

READ MORE ONLINE AT sdnews.com

Ask the Expert

Do I Really Need a Real Estate Agent to Help me Buy or Sell?

With websites like Zillow, Trulia, and Realtor.com, it's become easy to find information about homes for sale without going through a Realtor.

Here are 7 reasons why you want to have a Realtor represent you when you buy or sell real estate.

- 1. Realtors are educated in the finer details of buying and selling property.** There are many parties involved in the sale of a property: the attorney, appraiser, underwriter, inspectors and more. The Realtor sees how all the moving pieces fit together and what is required of each person, saving their client money over possible mistakes.
- 2. Realtors know about all of the requirements for specific property types.** They learn the rules, the exceptions, and what to look for in way of warning signs, and can advise their clients on the best course of action.
- 3. Realtors handle multiple transactions over the course of their careers.** They learn the rules, the exceptions, and what to look for in way of warning signs, and can advise their clients on the best course of action.
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- 7. Finally, Realtors take the emotion out of the sale.** Buyers and sellers often form attachments to properties, which can negatively affect negotiations. It's a good idea for them to have a third-party who will stick to the facts and act with their best interests in mind.

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New kids gym offers parkour, gymnastics

By ANNA JENSEN

Have you ever needed a place for your children to exhaust their energy during your busy week? G3Kids is a brand new children's athletic facility at 929 Garnet Ave. in Pacific Beach combining gymnastics and educational programs aiming to build foundations for successful lives. The gym provides classes, camps, parties, open gym, extended hours and parents night off.

G3Kids officially opened June 13 by Paul and Nicole Britvar who are soon to be parents of three under 3. They both share equal passions for sports and firmly believe that helping children live active and healthy lives will teach kids how to be more focused and to find confidence in themselves.

Nicole and Paul were both Olympic hopefuls and for many

G3KIDS

What: Children's athletic facility.

Where: 929 Garnet Ave.

Info: G3Kids.com or 858-333-9009.

years trained to chase their dreams. After their careers in gymnastics and alpine ski racing, they went on to each compete in NCAA D-1 levels. While Nicole and Paul both have competed at high levels in sports, the purpose of G3 is to have a recreational alternative where everyone's a winner and the sky's the limit.

G3Kids simply encourages kids to be good people and to push their own comfort zones. G3 is a place for children to come together to enjoy educational programs that utilize the gym as a physical outlet to creatively enhance their futures.

The underlying goal of the pro-

gram is to encourage children to discover something that they can feel confident for by exposing them to a wide range of activities – from parkour Ninja and gymnastics classes to rock climbing.

From confidence grows passion, which is part of the G3 mission of leading kids to enjoy passionate lives for anything they do.

For busy parents who are looking for a quick place to drop the kids while doing errands there's extended hours (\$150 per week), open gym time (\$35 per drop in, \$89 per month), and even parents night off (\$50 per night or \$99 per month). For those who want to take gymnastics classes there's a range of classes for boys and girls of all ages, from traditional gymnastics to parkour (\$110 per 60 minute class).

For more information, visit G3Kids.com or call 858-333-9009.

Eco-friendly footwear, beachwear at Randall's Sandals

By DAVE SCHWAB

Freshly-minted entrepreneur Randall Engstrom has opened a new eco-friendly business, Randall's Sandals, in north Pacific Beach.

Engstrom has lived and worked in PB for 11 years at the WaveHouse and other local institutions. Feeling it was important to provide people "the chance to consume products that do not negatively affect the world we live in," he's entered the beach retail market. He held a ribbon cutting for his new shop on June 1.

Engstrom characterizes his inventory as eco-friendly/charitable beach foot fashion.

"I've always had a business mind, a creative mind," he noted, adding "I began to see a bigger need out there, a need for resale to go more charitable. It's all about giving back and making the world a better place."

Engstrom said Randall's Sandals is "the first brick-and-mortar store whose entire platform is based around helping the environment and giving to charities, locally and globally."

Sandal and apparel lines presently

RANDALL'S SANDALS

Where: 955 Turquoise St.

Hours: 10 a.m. to 8 p.m.

Info: Call 619-241-6138 or visit Randall's Sandals on Facebook.

carried at Randall's include Nomadic state of mind, SoleRebels, Sseko, Blenders, Sebago/catepillar, Team Phun, Native, Scott Hawaii, Freewaters, Rainbow, Seedless, Polynesian Underground and Olu'Kai, with more to come.

Engstrom noted Randall's will offer the community the chance to donate and recycle old shoes and sandals, while getting discounted prices on his available stock. He's even envisioning actually making "beach calls" to retrieve worn or damaged sandals and replace them with his discounted recycled footwear.

"My goal is to have my guests repeatedly return to my brick-and-mortar location and to keep my concept fresh, exciting and always on the cutting edge," he said.

Sara Berns, executive director of Discover PB, the beach community's

Business Improvement District (BID), was on hand for Randall's Sandals ribbon-cutting ceremony.

Berns praised Randall's for the company's civic mindedness, noting "We like to see any resale, any small retail."

Discussing North PB, Berns said the neighborhood is less touristy and "definitely more local here than it is down on Garnet."

Asked if more PB businesses are becoming eco-friendly like Randall's, Berns replied, "We've definitely seen a trend in that direction. More and more, certain types of businesses are selling products that are recyclable or biodegradable, like composting. We're trying to be an eco-district community."

In 2014, PB opted to turn the community into an eco-district. An eco-district is a long-range plan that incorporates methods aimed at making the area more environmentally sustainable and economically viable.

Engstrom said he intends to "just keep moving forward one step at time. It's not about me. It's about the community."

Café 976 closes, will reopen under new management

By DAVE SCHWAB

Café 976, one of Pacific Beach's more prominent and iconic businesses, which closed June 20 after more than 20 years of service, is being restored with plans to reopen soon.

"The café is being renovated, repainted and upgraded, with new fixtures and appliances. The plan is to re-open by the end of July with the same format, under new management," said Paul (Douglas) Ross, on behalf of the new management.

Ross said Café 976 Felspar will have the same menu, and most of the same staff. "Be patient, and this PB favorite garden café will be open again soon," he said.

Commercial PB Realtor Tony Franco said Cass Street Real Estate

Holdings LLC, led by local developer Michael Turk, on May 29, 2015, purchased 4612-20 Cass St. for \$2.5 million in cash.

"The selling CAP Rate was 5.5 percent," Franco said. "The property was previously owned by the American Diabetes Association and includes both Cafe 976 and the Cass Street Bar & Grille."

Many are familiar with the property's most recent incarnation as an artisanal bistro with surrounding rose-filled patio.

But some aren't aware the site was previously a gardening business named Too Pooped to Plant. Or that it was once the residence of Earl and Birdie Taylor, for whom Pacific Beach's library nearby is named.

The coffee house and breakfast destination opened in 1993.

Local Homeowners Save Thousands When Selling

SAN DIEGO, If you've tried to sell your home yourself, you know that the minute you put the "For Sale by Owner" sign up, the phone will start to ring off the hook. Unfortunately, most calls aren't from prospective buyers, but rather from every real estate agent in town who will start to hound you for your listing.

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AROUND THE BLOCK: Focus on Cass Street to Fanuel Street businesses

Bub's @ the Beach

In the heart of Pacific Beach on Garnet Avenue. In 1998, a restaurant opportunity became available in Pacific Beach at this very spot. A young man (at least compared to now) set out to follow his dream to create the best and most successful bar and grill Pacific Beach had to offer. Instead, he created Bub's. Almost 20 years later, Bub's has multiple locations throughout San Diego.

Take the tater tot, for instance. We have been serving them since the first month we opened in 1998, when the delivery driver dropped off the wrong box. Do we give him credit? Of course not! That's silly. In fact, if you have any more good ideas please let Bub's know.

As the official Pittsburgh Steelers bar in San Diego and home to the Virginia Tech Hokies, sports are a big part of the fun. Just like sunshine, sand and waves! Pacific Beach is where Bub's was born and where they consider home! Good, fresh, cooked-to-order food is what they've been about since day one. Cold beer and fun doesn't hurt either! Well there it is, Bub's: another man's stupid idea of fun!

Bub's @ the Beach
1030 Garnet Ave.
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Cellar Coin Co.

Cellar Coin Co. has been part of San Diego's numismatic community since 1972 when Mike Williams set up shop. Originally located on Ingraham Street, this local coin shop has been part of the PB community for the past 44 years. In 1995, Mike Sr. retired and his son, Mike, took over the business. If you have questions about your col-



lection or just need some coin supplies, visit them at 1029 Garnet Ave. and they will be more than happy to answer any questions.

Cellar Coin
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Which Wich
1001 Garnet Ave.
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SD TapRoom

SD TapRoom has been the premiere craft beer bar in Pacific Beach for 10 years. With 45-plus beers on tap and 70-plus bottles, they have something for everyone, including meads, ciders, wine and kombucha.

They are a full-service restaurant offering a menu consisting of stone-baked pizzas, pastas, salads, subs, burgers, appetizers and more. Locally owned and operated, TapRoom has supported the Pacific Beach community from its inception. TapRoom has a casual local vibe and pride themselves on providing exceptional hospitality at the beach. They also deliver the full menu to 92109 with no delivery charge.

SD TapRoom
1269 Garnet Ave.

858-274-1010

Crunch PB

The Crunch philosophy: "There are no judgments here. No too much or not enough. No glares of disapproval. Here we keep open minds. We are nurturers. We seek only to encourage, empower and entertain. There is no one type. There is no one reason. There is no one way. What we are is a diverse community; what we have is a culture of fun; what there is, is room for everyone: all kinds of people with all kinds of goals who've chosen to come reach them with us."

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Crunch PB
1211 Garnet Ave.
858-926-2698

Cerveza Jack's

Located on the eclectic and energized Garnet Avenue, Cerveza Jack's brings a beach-friendly combination of traditional Mexican food, casual cocktails and a fun, open-air environment perfect for locals and visitors alike. The menu features wood-fired and smoked meats offered in a variety of ways: tacos, burritos, machetes and more! Enjoy day drinking specials seven days a week, with an extensive beer, tequila and cocktail menu.

1165 Garnet Ave.
858-999-0158
cervezajacks.com



Cerveza Jack's (left) recently opened and Bub's, which has been a staple in PB.

Moonshine Beach
1165 Garnet Ave.
858-999-0158
moonshinebeachsd.com

Big O Tires

From humble beginnings, an industry leader is born. The Big O Tires story begins back in 1962, just as America's new love affair with the automobile was hitting high gear. The market for replacement tires was exploding, and independent tire dealers found themselves struggling to compete in the face of low prices offered by major tire manufacturers' own company stores. Big O's founding fathers were a handful of progressive independent tire dealers who decided to band together to form a tire-buying cooperative so that they could secure volume pricing and keep their customers happy. Their concept worked.

In the years that followed, The Big O Tires co-op evolved into a full-fledged franchise as it continued to find innovative ways to harness the power of the collective to benefit independent dealerships and their customers. Almost a half-decade later, Big O Tires has become North America's largest retail tire franchisor, with over 400 independently-owned and operated locations in 19 states. As Big O Tires continues to thrive and adapt to an ever-changing marketplace, it remains rooted in its humble beginnings as a proud collective of independent dealers committed to putting its customers first.

Big O Tires
1106 Garnet Ave.
858-490-0409

Tavern at the Beach

It's all about having a good time at Tavern at the Beach. Since 1997, Tavern has been one of San Diego's prime daytime and nightlife destinations. Located just a few blocks from the sand in Pacific Beach, this fun bar offers 30 draft handles, an extensive boutique bourbon offering and a variety of hand-crafted

cocktails. Specials on shots and beer are always available and a live DJ is ready to get the party started.

Tavern boasts a uniquely casual atmosphere that satisfies the palates of locals and visitors alike. Their German-coastal inspired menu features top quality local ingredients and reflects a celebration of the hearty flavor of pretzels for starters, requiring equally rugged pairings perfected with the spicy delicacy of mustard and the hoppy decadence of beer.

Step through the industrial-styled garage doors opening up to a street-side patio, welcoming the ocean breeze and lively conversations. Pull up a seat at the massive central bar that spans below the rustic open beamed ceiling, and toast to another perfect day at the beach. Tavern is what a "good time" is all about.

Tavern at the Beach
1200 Garnet Ave.
858-272-6066
tavernatthebeach.com

Chronic Tattoo

Chronic Tattoo officially opened its doors on Halloween of 1998 in Mission Beach. After three successful years, Chronic moved to its present location and home in the sunny beach town of Pacific Beach. The shop owner, Tattoo Mike, wanted it to be a place where the artists and their clients collaborate on ideas to create their best custom artwork. He wanted the studio to be a community of artists and friends doing what they loved. The shop staff maintains that desire still, and works every day to exceed their skill level meanwhile establishing a friendly, comfortable atmosphere where people can feel at ease and enjoy their experience with the confidence that they are receiving unique and original artwork designed especially for them.

Chronic Tattoo
1253 Garnet Ave.
858-274-9140

BLOCK >>

CONT. FROM PG. 5

Barrel Republic

Barrel Republic is the Mecca for craft beer lovers to come for freedom: the freedom to pour, freedom to compare and the freedom to be

amongst other like-minded craft beer enthusiasts. Located in San Diego, the craft beer capitol of the United States, Barrel Republic has two locations (Pacific Beach and Oceanside). With a location in Carlsbad in the works. Check out the beer menus to see what's on tap. Whether it's a taster or a pint,

you have the freedom. Grab a friend, stop by today and experience the freedom of the Republic!

Barrel Republic
1261 Garnet Ave.
858-270-9922
barrelrepublic.com

Woodstock Pizza

Woodstock's has been creating legendary pizzas, salads and sides since 1980. They have a rotating selection of local craft beers on tap, with fantastic pricing, especially during their happy hours, trivia and pint night events weekly. Woodstock's specializes in groups of all sizes, with dining rooms that can be customized to your group's needs. They deliver to all of San Diego (including local beaches and parks), and they're open until late night – as late as 3 a.m. on weekends. You can order online or come enjoy the fun vibe at the restaurant. Woodstock's has won awards for best pizza, best group dining, best family dining and best place to celebrate a birthday. There is plenty of free parking behind the restaurant. Check it out on Garnet Avenue, across from Sprouts.

Woodstock Pizza
1221 Garnet Ave.
858-642-6900

Cream

In 2010, Jimmy and Gus led the Shamieh family in opening the first Cream location in Berkeley. It was a throwback to their childhood,

when it became a “thing” for them to sandwich rich ice cream between mom's fresh-baked cookies making one-of-a-kind cookie ice cream sandwiches. They wanted to share these secret creations with the entirety of humanity (or at least Berkeley). They made four promises. The first was to provide premium products made from their own proprietary recipes with superior ingredients. Next, keep costs low so that happiness remains affordable for all. They also wanted to delight each customer by showing you the same love you'd show your own BFF. And, of course, a fun and relaxed atmosphere where an impromptu karaoke song and dance session could break out at any moment! One taste of Cream's incredible ice cream sandwiches prepared to perfection, and you'll be at a loss for words. Which is fine, because it's rude to speak with your mouth full. Even if it's filled with the most delicious ice cream sandwich you'll ever have.

Cream
1038 Garnet Ave.
858-291-8059

Cabo Cantina

Good drinks, good food and good prices in a fun, casual atmosphere filled with upbeat party hits and classic rock booming from the jukebox. Their famous 2-for-1 priced happy hour lasts from 4 to 8 p.m., seven days a week, and have a 2-for-1 late night happy hour as well.

Cabo Cantina has become a staple as the place to go for a frothy Mega Margarita on a sunny afternoon, an ice-cold cerveza after work, or perfectly chilled tequila shots before a big night out on the town.

They also serve tasty Mexican favorites, such as sizzling fajita platter, nachos with all the fixings, grandé burritos, street tacos and more. They take pride in the fact that every delicious menu item and specialty drink is priced with value in mind. Cabo Cantina is the ultimate sports event and pay-per-view fight destination, with up to 50 extra large HD flat screens scattered throughout each location and drink specials all night long. The only thing you will need is a reason to celebrate...so skip your siesta and join the fiesta at Cabo Cantina.

Cabo Cantina
1050 Garnet Ave.
858-270-0805

Avenue


Good drinks, good music, good times, period. Garnet just grew up. At Avenue, every stranger is treated like family, and visitors feel at home. It wouldn't be a stretch to say that those who know Avenue, love it. Their enticing array of mixologist-created craft cocktails, fresh squeezed juices and custom flavors set them one big sip above the competition. There are a lot of so-called “bars” in PB, but there is

SEE BLOCK, Page 10

BABY BOOMERS NEED HEPATITIS SCREENING

Born between 1945 and 1965? You are five times more likely to be infected with Hepatitis C than other adults. Hepatitis C (Hep C) is the most common form of hepatitis in the US. The most common reason for Hep C infection is from receiving a contaminated blood transfusion. Before 1992, there was inadequate testing for Hep C. Improved testing after 1992 eliminated this risk. There are other reasons for Hep C, such as unsafe

sexual practices and IV drug use. Since 2012, the CDC has recommended testing for the Hepatitis C virus for persons born between 1945 and 1965. Hepatitis means inflammation of the liver, and it impairs the ability of the liver to carry out its normal functions. If it becomes chronic, it can lead to cirrhosis. Visit us at Pacific Urgent Care and Wellness Center for your Hep C screening, and other wellness updates. Dr. Joseph Moore, MD.



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STAGECOACH DAYS: CELEBRATING THE WILD WEST IN SAN DIEGO

--Free Events Every Saturday in July and August in Old Town --

SAN DIEGO, Calif. — Old Town San Diego State Historic Park is celebrating travel and transportation from the era of real horsepower during “Stagecoach Days,” kicking off on July 9. Come join in old fashioned fun of the mid-1800s from noon to 4:00pm on eight Saturdays in July and August.

Sponsored by Fiesta de Reyes, County of San Diego, and the Boosters of Old Town, these free events feature a different theme each Saturday such as: Days of the Vaqueros, Women of the West, Soldiers and Citizens, TwainFest and Taste of the Past.

Attendees will enjoy afternoons filled with activities that reflect life in early San Diego and celebrate the West on the move. Through living history activities and demonstrations, stories and songs, visitors will gain an appreciation for early modes of transportation and daily life. All activities are geared toward children and adults of all ages.

“This year's Stagecoach Days will be the best in our park's history,” stated Event Coordinator Gregg Giacomuzzi. “We have added many more family friendly activities to the event this year so visitors will get a true taste of what Old Town was like in the 1800s.”

The Stagecoach Days schedule is as follows:

July 9 — “Games and Amusements” — Try your hand at 19th century games and amusements - long before smart phones and tablets.

July 16 — “Women of the West” — Women played an important part in the development of the West. Some of their daily activities will be demonstrated on this Saturday. One of the highlights of the day will be a quilt walk throughout the park, featuring antique quilts.

July 23 — “Soldiers and Citizens” — The military has been part of San Diego since its

inception. Following the Mexican American War, Dragoons, the Mormon Battalion and the Boundary Commission all had an impact on life in San Diego. See historic uniforms, weapons, and hear their stories.

July 30 — “Taste of the Past” — What we eat, how we acquire it, who prepares it, how it is prepared are part of our cultural make up. This day will explore what was part of the dining experiences for people in early San Diego. While you learn about the foods of the past you will be able to try modern tastes that evoke that time, provided by the food purveyors in the park.

August 6 — “Trades That Shaped Westward Expansion” — As towns developed in the West so did the need for specialized trades and artisans. Old Town San Diego will present pivotal 19th century trades that helped shape the community of San Diego.

August 13 — “Days of the Vaquero” —

Vaqueros were the first cowboys in California. They were highly skilled horsemen and cattle herders who were an integral part of the early cattle trade in California. The day will celebrate their horsemanship techniques and other aspects of Californio culture.

Old Town San Diego State Historic Park, with the support of the Boosters of Old Town, County of San Diego, and donations from Fiesta de Reyes, is proud to offer these free activities for adults and children of all ages. The park is located on San Diego Avenue and Twigg Street in San Diego, and is conveniently located next to the Old Town Transit Center, with Coaster, Trolley, and MTS bus service. Free parking is available at the CalTrans headquarters, just two blocks from the park at 4050 Taylor St.

For more information, go to www.parks.ca.gov/oldtownsandiego or call 619-220-5422

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Weekly California Dreaming clambake and beach summer shindig begins

By BART MENDOZA

It's the season for outdoor fun in San Diego and one of the best options is the weekly California Dreaming event taking place at the Bahia Resort Hotel every Thursday through Aug. 25. Taking place from 6 to 9 p.m., California Dreaming is the ultimate mix of fun in the sun, including a clambake, barbecue, craft brews and great music. It all adds up to a fun night out, right on the beach.

Music is provided by beloved, long running local cover band, The Mar

Dels. For this shindig, the band specializes in beach party favorites such as the Beach Boys and the Ventures, alongside a mix of '60s and '70s era classics.

California Dreaming: Thursdays in June, at the Bahia Resort, 998 West Mission Bay Drive. 6 p.m. bahiahotel.com.

The Backyard kitchen's music offerings are generally top notch solo acoustic performers such as Patric Dowling (June 29) and Casey Turner (July 6), but bands are also

featured, like Rhythm & Rude, who appear on July 3. The quartet excels at Island sounds with a tight mix of originals and reggae standards in their repertoire.

Rhythm & Rude, Sunday, July 3 at the Backyard Kitchen & Tap, 832 Garnet Ave. Noon. No cover. backyardpb.com.

Blues fans won't want to miss The Charles Burton Blues Band, performing at Tio Leo's on June 30. Burton is an excellent guitarist, with a sweet and clear Chicago-styled

tone. He has released excellent albums such as 2013 SDMA nominee, "Sweet Potato Pie," but it's as a dance band where this trio excels. With a set list full of crowd pleasers, the band offers up something for just about everybody.

The Charles Burton Blues Band: Thursday, June 30 at Tio Leo's, 5302 Napa St. 9 p.m. 21 and up. Cover TBD. tioleos.com.

On July 2 at Dizzy's, two guitar legends, Peter Sprague and Fred Benedetti, join forces to perform

unique arrangements of the music of the Beatles. The performances will be instrumental, giving listeners an opportunity for an unobstructed listen to this duo's fretwork. Songs such as "Here Comes The Sun" and "Blackbird" are all part of the culture at this point, but this duo's playing brings out hidden aspects of the songs, bringing them into new light. If you are a fan of either the Fabs or brilliant fretwork, this one's for you.

Peter Sprague and Fred Benedetti: Saturday, July 2 at Dizzy's, 200 Harbor Drive. 8 p.m.

Summer Camps & Activities

Music, Art and Culture at Kalabash this Summer!

This summer Kalabash School of Music + the Arts will be hosting a series of camps for the young explorer of 5 years old to the creative teen artist. July kicks off with a Comic Book Art Camp followed by the Artist Village Camp where students will create their portfolios using and exploring various mediums and curating their own art show! For the teen songwriter, you can join the Songbird Label Camp where you'll learn about creating, recording, performing and releasing your own music with artist Natasha Kozaily. In

August a unique Trade Winds Camp series for kids will explore the music, dance, culture and art from the Americas all the way to Europe. Kalabash has a lot in store for the young creatives this summer, all taught by a team of kind and talented artist teachers. For more information please visit KalabashArts.com

Kids experience performing arts at Junior Theatre Camp

Join Junior Theatre this summer and experience the wonderful world of Performing Arts where campers will take classes in acting, dance, & singing. Traditional, Performance

and Advanced camps available in Balboa Park. Junior Theatre also provides K-4 camps at La Jolla Country Day School. Camps run June 6–August 26. To register or for a list of camp dates, descriptions & pricing visit juniortheatre.com. Register early as our camps fill quickly. (619) 239-1311.

Nike Tennis Camps at University Of San Diego

Come join the fun and get better this summer at the Nike Tennis Camps at University of San Diego. Directors Bill and Shelly Scott, and

USD Head Women's Tennis Coach, Sherri Stephens, along with their experienced staff, have another amazing summer lined up with fun both on and off the court! With six weeks of junior overnight and day camps for boys & girls ages 9-18 of all ability levels, and a special High School program during the last week, there is a camp option for everyone! Highlights include: 5-6 hours of daily on-court instruction, a Nike Tennis Camp t-shirt, and fun evening activities for overnight campers. Camps run throughout June and July, registration is currently open. See you on the courts this summer! Nike Tennis Camps at

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Goodnight Moon and **Sweeney Todd**.





A team warms up before competing in the tournament.

Weird, wild Over-The-Line tourney parties on

By DAVE SCHWAB

Sun and offbeat fun are the orders of the day at the 63rd annual World Championship Over-The-Line Tournament sponsored by the Old Mission Beach Athletic Club at Fiesta Island.

The tournament offering food, fun, sports and entertainment begins Saturday and Sunday, July 9 and 10, and concludes the following weekend, July 16 and 17. Hours both weekends are 7:30 a.m. to dusk.

This election year has something special at the Fiesta Island OTL tourney. "One of the teams playing is a group of city councilmen – Chris

OVER-THE-LINE TOURNAMENT

When: 7:30 a.m. to dusk July 9-10 and July 16-17.

Where: Fiesta Island, Mission Bay.

Info: www.ombac.org.

Cate, Scott Sherman and Mark Kersey – said OMBAC spokesman Sonny Petersen. "We also have a team with a bunch of guys from the Louisville bat corporation."

Petersen reminded OTL guests that dogs and other animals are not allowed. "It's the no B's rule," Petersen said. "No bottles, bikes, babies or bowsers."

Team attendance is down a little this year, 1,150, from last year's total of 1,250 teams.

"We had an infusion of rain last year," Petersen noted. "That could be the reason."

San Diego's homegrown and bred sport, OTL is a modified form of beach baseball/softball. Games last three innings, there is no base-running and the primary objective is to hit the ball "over the line," approximately 55 feet in front of the batter.

OTL team names are traditionally creative and good-natured, but can sometimes be quite colorful (frequently off-color), while often pertaining to current events. Players

consist of men and women with ages ranging from 18 to 80.

Petersen talked about OTL's origin. "The way it got started was, way back when, some of the boys were waiting for a volleyball court," Petersen said. "There were like six of them, not enough to field a regular baseball game, so they made up these (OTL) rules and played, and it caught on and they've played ever since."

This year's double-elimination tournament features three-person teams from around the world competing for that championship ring, which is awarded to all 10 divisions (men and women, by age). Participant teams have come from as far away as Germany, Japan and Iceland to compete.

Reserved parking is still available for both weekends of OTL although supply is limited. The "OMLot" is located within a short walking distance of the playing courts.

OMBAC also provides complimentary bus transportation (dubbed the "OmShuttle") to and from the island during the first three days of OTL. They will run from Fiesta Island to the Sun Runner lot on SeaWorld Drive and from Fiesta Island to the Linda Vista trolley station.

READ MORE ONLINE AT sdnews.com

FOURTH >> CONT. FROM PG. 1

launched from barges around north San Diego Bay. The largest fireworks display in the county can be seen from various locations on the bay, Shelter Island, Harbor Island, Embarcadero and even down at Seaport Village.

At 9:30 p.m. SeaWorld starts their Sea to Shining Sea Fourth of July Fireworks Show. The SeaWorld show and the Big Bay Boom can be seen from a variety of spots around the beach and bay.

In Ocean Beach, at 9 p.m., fireworks will be launched off of the pier. Grab a blanket, find a spot and watch from the shore.

As usual, picnics and beach days are always a good choice in San Diego and would be smart for Sunday in order to stakeout a spot for the fireworks displays.

On the water, the Maritime Museum is offering dinner and fireworks on the bay this year. The observation deck from the historic Berkeley ferry provides a fantastic view of the Big Bay Boom fireworks show. Dinner will be provided and children are welcome.

The Maritime Museum is also offering a separate experience aboard the Californian for those looking to get closer to the show. Tickets to both events include admission to the museum and exhibits. For more information and to purchase tickets, visit www.sdmartime.org.

For a beautiful sunset and a panoramic view of most of the fireworks shows, Mount Soledad is a great option. Be sure to head up there early to find parking.

Phantom fireworks would like to remind anyone using consumer fireworks that the explosions can scare both pets and veterans and to be aware and considerate.

Beach & bikinis

Throughout the holiday weekend there is plenty to do on and around the beach.

At Miller's Field in Pacific Beach there will be the first Queen of the Beach bikini contest. Miller's Field is not known for traditional bar events so the bikini contest on July 3 starting at noon is sure to be fun. The winner will receive \$500 cash and a beach cruiser. The second- and third-place finishers will also receive prizes. Email jon@millersfield.com to enter.

The Local Pacific Beach, 809 Thomas Ave., is holding a lumpia eating contest 11 a.m. to 2 p.m. Saturday, July 2. How fast can you eat 50 hand-rolled lumpia and chug a pint of Dos Equis lager beer? To register, visit thelocalpb.com.

At SeaWorld, the park will have extended hours throughout the holiday weekend as part of the Summer Nights event. Visitors who spend the Fourth at the park are able to stick around for the fireworks show that night.

READ MORE ONLINE AT sdnews.com

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Diamonds on the Rock is operated by Debra Levine and her Son David. "I grew up working in my family's Jewelry store in Upstate New York and always prided myself on giving personal attention and great customer service" said Debra. My favorite thing to do is help someone fall in love with their jewelry again. Many people have things in their collection that they do not wear because it may not fit their current taste. We can redesign, reset, trade or even buy your piece so that it will be worn again!

Debra is a Graduate Gemologist and former Diamond Instructor at the GIA (Gemological Institute of America). She has been a jewelry designer for over 25 years. We can work with you to design a piece that is completely your own and one of a kind. Bring in your most used and cherished jewelry to be cleaned, repaired, or have the stones remounted to have them looking like the day you purchased them. Diamonds on the Rock is located in Bird Rock at 5630 La Jolla Blvd. Call 858 750 2190 or Come in today!



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BLOCK >> CONT. FROM PG. 6

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Sprouts

Sprouts believes healthy living is a journey and every meal is a choice. They love to inspire, educate and empower every person to eat healthier and live a better life. This isn't just a mission. It's their passion. From the first Sprouts store in Chandler, Ariz. back in 2002, to operating more than 200 stores across the U.S. today, they pride themselves on unwavering commitment to providing customers with affordable, healthy foods and friendly, knowledgeable and engaging service every day. It's healthy living for less! Sprouts is the grocery shopping experience that makes healthy living easy and affordable.

Their bright and cheery neighborhood grocery stores offer fresh, natural and organic foods and products at incredible prices – and in an approachable setting that feels like an old-fashioned farmers market. You'll find mountains of colorful, fresh fruits and vegetables, barrels of wholesome grains, nuts and sweets, and full-service deli, meat and seafood counters – com-

plete with handmade burgers and sausages. Roam around the spacious, low-profile aisles and you'll find fresh baked goods, tasty and convenient, ready-to-eat meals, gourmet cheeses, sensibly-priced vitamins and supplements, and thousands of natural, organic and gluten-free groceries.

Sprouts Farmers Market
1260 Garnet Ave.
858-270-8200

The Rose Center

Located on the southwest signalized corner of Garnet Avenue and Fanuel Street is The Rose Center that has about 30 different tenants. After The Franco Realty Group completed the sales transaction of the building last year, the new buyer wanted to honor the seller by naming the building The Rose Center – after Dr. Nathaniel Rose who operated the Urgent Care for over three decades. By the end of 2016, residents can expect to see a new façade upgrade that will include removing the old wooden shingles and using a more modern stucco material that will enhance this prominent corner. Local architect, Scot Frontis, is currently working on the design plans with The Franco Realty Group.

■ Pacific Beach Urgent Care – Dr. Nathaniel Rose sold his practice to the Marquee Medical Group who expects to be upgrading their facility soon. Their new hours of operation are Mondays through Satur-

days from 7 a.m. to 10 p.m. and Sundays from 8 a.m. to 6 p.m.

– Freedom Bikes – Freedom Bikes, led by Scott Crampton, is one of the most successful bike shop operators in Southern California and throughout the U.S. Their prices are unbeatable as they go directly to the manufacturer, leaving no middleman wholesaler. In fact, Freedom Bikes is a wholesaler to many of the bike shops in the area. The Franco Realty Group represented Freedom Bikes recently in leasing a second prime retail space located at 4305 Mission Blvd, inside the Ralph's shopping center. Freedom Bikes signed a new 10 year lease agreement and plans on operating both retail locations for many years to come. Crampton is a graduate from USD and enjoys spending time with his wife and two kids on his boat.

■ Franco Realty Group – The Franco Realty Group, led by Tony Franco, has differentiated themselves from the traditional local real estate companies by being the only company that focuses on commercial real estate and is based in 92109. The Franco Realty Group has been known to sell apartments, retail centers, office buildings, mixed-use projects, and industrial buildings. The Franco Realty Group also leases office and retail spaces and helps manage several commercial buildings throughout San Diego. Seven of the last 10 commercial buildings along Garnet Avenue have been sold by Franco Realty Group.

Some of their completed leasing transactions includes the Iron Pig, G3Kids Inc, Freedom Bikes, PB Urgent Care, The Closet and over 50 other businesses in 92109. President Tony Franco is currently the only board member who is serving on both the PB Planning Group and the Business Improvement District. For more information on what's happening to the commercial real estate market, call The Franco Realty Group at 858-717-1697.

■ Lotus and Luna – Lotus and Luna, led by Janelle Sisting, specializes in selling authentic handcrafted accessories from Thailand while empowering women. According to www.LotusandLuna.com, "each Lotus and Luna accessory is handcrafted by female artisans living in various small villages in Northern Thailand, providing them and their neighbors with consistent, fair employment."

■ The Power of Purpose – The Power of Purpose, led by Aaron Watson, has recently leased several offices within The Rose Center. According to their website, "The Power of Purpose is a national leader in developing non-profit corporations that serve people and communities." Watson and his team helps train people and entities to launch and grow nonprofit businesses that make a difference.

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Pacific Beach & Mission Beach Real Estate

Mission Beach | \$1,085,000



838 Queenstown Court | 2+BR/2BA

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Nicole van Dobben CalBRE #01278061
619-206-1159 | vandobben@cox.net

Pacific Sotheby's

Pacific Beach | \$445,000



3993 Jewell A7 | 2BR/1BA | 920 sq ft

Spectacular condo in the heart of Crown Point! Newly remodeled, stainless steel appliances, off-street parking and more. Located within easy walking distance to Mission Bay, schools, shopping, and dining. This home is ready to deliver to you!

Chris Williams CalBRE #01240049
877-424-7479 | chrisw@blueskycapital.net

B S BLUE SKY CAPITAL

Pacific Beach | \$2,399,000



4076 Crown Point | 2 Bedroom units
6 units on Crown Point Drive. 2 bedroom units 6 parking spaces. Laundry room.

Tracie Kersten & Ryan Mathys CalBRE #01899669/ 01361941
7619-886-5294 | tracie@lajollaagent.com

BERKSHIRE HATHAWAY CALIFORNIA PROPERTIES

Mission Beach | \$1,795,000

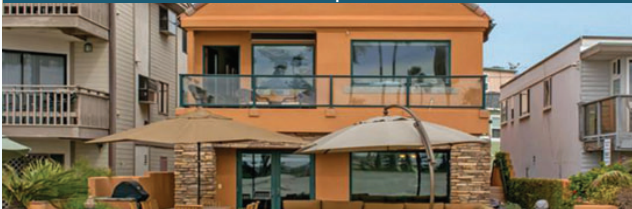


1716 Beryl St | 5BR/4.5BA | 2,666 sq ft
Mid-Century modern 5-bedroom complete remodel. Gorgeous use of contemporary interiors & architectural details. Private entry gate opens onto 3 levels of ocean view decks, fire-pits, spa & more made for outdoor entertaining year-round.

Cathleen Shera, Danielle Ferris CalBRE #01857076, Cal BRE #01936107
858-342-9373, 858-354-7077 | cathleen.shera@sothebysrealty.com

Pacific Sotheby's

Mission Beach | \$3,995,000



2636 Ocean Front Walk | 3BR/5BA | 2,626 sq ft

This is the perfect beach house on its own semi private beach! On the quiet portion of Ocean Front Walk, this 3 bedroom, 5 bath home offers tandem four car garage, elevator and beautifully decorated with high end 4K TV and furnishings! Offered at 3,995,000

Patricia & Mac Clarke CalBRE #01075980 / #01929100
858-229-6889 760-419-1266 | triciac Clarke@gmail.com clarke.mac10@gmail.com

Pacific Sotheby's

Mission Beach | \$1,300,000



834 Ormond Ct | 3BR/2BA | 1,560 sq ft

Peek bay views from this detached home with 2 car garage! Immaculate condition. Outdoor beach shower, 2 separate patio decks plus a 500 sqft roof top deck. 2 fireplaces, full sized laundry room and an extra storage room. Air conditioning, tankless water heater and best of all NO HOA fees!

Gina Hixson | 858-405-9100 | ginahixson@gmail.com
Elaine Robbs | 602-432-1112 | elainerobbs@gmail.com
CalBRE #01130706, CalBRE #0186454

BERKSHIRE HATHAWAY CALIFORNIA PROPERTIES

Pacific Beach | \$550,000 - \$580,000



4944 Cass 604 | 2BR/2BA | 1,100 sq ft

Beautiful views of the ocean in this fabulous residence, with pool sauna and recreation room. Hardwood floors and new carpet, floor to ceiling windows. Walk to the beach!

Ozstar Dejourday CalBRE #01347012
619-248-7827 | lovelajolla@gmail.com

BERKSHIRE HATHAWAY CALIFORNIA PROPERTIES

Pacific Beach | \$1,045,000 - \$1,145,000



1742 Thomas Ave | 4BR/3BA | 1,965 sq ft

Beautiful custom Pacific Beach dream home loaded with high end upgrades. This spectacular home is equipped with solar, surround sound & surveillance cameras. Perfect for entertaining or just relaxing. Enjoy steps to the beach and bay!

Mark Jenkins CalBRE #01295923
858-212-7355 | sellingdreamhomes@gmail.com

BERKSHIRE HATHAWAY CALIFORNIA PROPERTIES

Mission Beach | \$1,995,000 - \$2,295,000



2637 Mission Blvd | 3BR/2.5BA | 2,022 sq ft

Cape Cod lifestyle is offered in this home+guest suite with panoramic views of Ocean & Bay. Traditional, newly remodeled home. 2-car garage + 1 space. Large patio. Walk to the Beach, the Bay, or the Park. The perfect single family Beach Home.

Jeri Hein CalBRE 01172144
858-775-5374 | jeri3@aol.com

BERKSHIRE HATHAWAY CALIFORNIA PROPERTIES

North Pacific Beach | \$1,188,000 - \$1,288,000



1670 Los Altos Road | 4.5BR/3BA | 2,600 sq ft

Nice large home in the best Kate Sessions Park area. 2010 renovation. New Bardon granite kitchen and 3 remodeled full baths. Large new barbecue patio with gas pit. Large family room. Just completed \$5000 renovation of pool.

Joe Graham CalBRE #00337644
858-735-4141 | josephwgraham@aol.com

WPG

Mission Beach | \$979,000



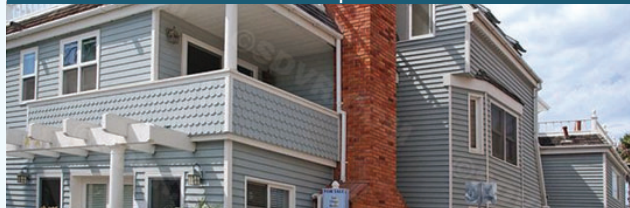
3338 Bayside Walk A | 2BR/2BA | 711 sq ft

This truly "sweet" ground-level bayfront condominium enjoys a 24 hour view down the heart of Santa Barbara Cove. Enjoy all of the aquatic activities associated with the Mission Bay Yacht Club. Extensively remodeled on the interior.

Traci Stevens CalBRE #01204526
619-247-4671 | traci@sdrv.com

San Diego Realty Consultants

Mission Beach | \$1,090,000



816 Monterey Court | 3BR/3BA | 1,525 sq ft

Spacious living room with fireplace, A/C throughout, maple hardwood floors. Private barbecue/breakfast deck. Two master suites, the larger master opens through glass french doors with a fireplace and private sun deck! Sellers extremely motivated!!

Traci Stevens CalBRE #01204526
619-247-4671 | traci@sdrv.com

San Diego Realty Consultants

Pacific Beach | \$1,295,000



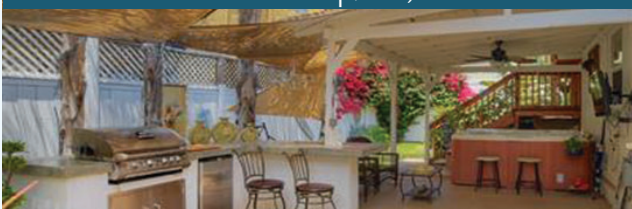
2188 Crownhill Road | 5.5BR/3BA | 3,170 sq ft

Gorgeous home in highly desired Kate Sessions neighborhood near school and park. Updated kitchen, baths and flooring throughout. Large corner lot with private front courtyard and park like backyard. A must see!

Kimberly Gelardi | 858-761-6695 | kimwinnigeldardi@yahoo.com
Stacey Rohen | 619-248-9402 | HiStacey@cox.net
CalBRE # 01770242, CalBRE# 01217531

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Pacific Beach | \$699,900



1656 Pacific Beach Dr | 2BR/3BA | 910 sq ft

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Crown Point | \$1,190,000



3876 Sequoia St | 4BR+/3BA | 2,070 sq ft

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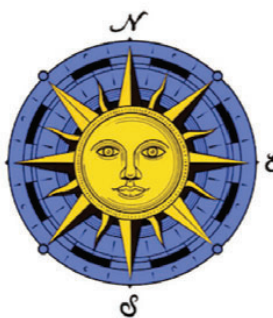
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For Sale



2559 San Anselmo St Write an offer now and STOP the Auction! Welcome home to this amazing EXECUTIVE 4BR/3BA estate with FANTASTIC views! Featuring a GOURMET Kitchen you will LOVE! A true entertainers delight for family and friends! Your new home is located on prestigious Mount Soledad north Pacific Beach with too many upgrades to list like SOLAR SOLAR SOLAR that you own... This is a must see home!! **Luxury Auction bidding to start from \$895,000.**



1509 Oliver Turn-key LUXURY 3Br/3Ba town-home features upgrades throughout. Minutes to sail bay, enjoy large open floor plan with 2 living rooms, 2 master suites each with balconies. Open floor plan with vaulted ceilings and skylights! Private entry beautifully landscaped. Custom blinds, cabinets, and flooring. Stainless steel app. with outdoor bbq/patio area. 3rd floor has skyline views. Detached 2 car garage! Open floor plan with 2 living rooms. 2 master suites each with full baths and balconies. Walk in closet and jetted bath. 2 private patios perfect for entertaining and bbq's.



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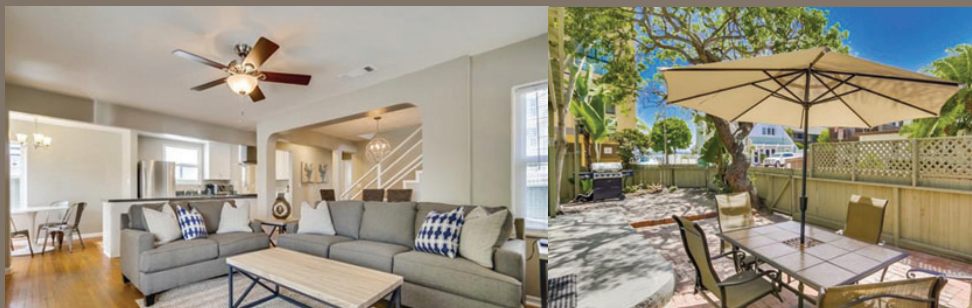
732 Venice Ct 2Br/1Ba \$910,000 - \$925,000

Charming turn key furnished and fully remodeled beach cottage redone inside and out. Located in the highly sought after North Mission Beach, only steps from the beach. New plumbing, electrical, flooring, kitchen, bath, vented for AC with forced air and heat, comes fully furnished and turn-key. Property is a turn-key rental that does over \$65,000/year and fully booked summers + high occupancy history in off season.



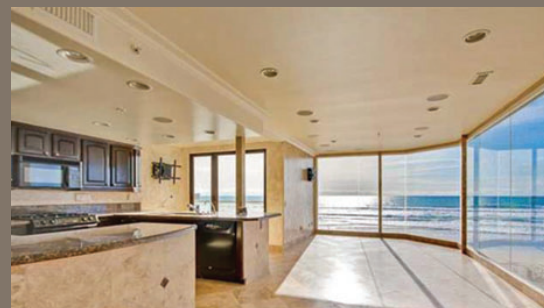
3393 Ocean Front Walk 2Br/2BA \$1,499,000 - \$1,535,000

Highly sought after ground floor unit in the heart of Mission Beach that was studs out remodeled in 2015. All systems plumbing, electrical, kitchen, baths, floorpan are all new done by top notch architect and designer team comes fully furnished and turn-key. Living Room and Master Bedroom feature accordion style doors that open to the huge ocean front patio so you can take full advantage of the beautiful ocean front location. Includes two car tandem garage.



832 Capistrano Place 4Br/5 Ba 1,555sqft \$1,425,000 - \$1,575,000

Phenomenal location in South Mission beach one property off the bay front with views of the bay. This single family home is on a 2400+ square foot two unit lot and has been fully remodeled inside and out. Large private front patio area with two parking spots. Great Rental property!



3213 Ocean Front Walk 3Br/3Ba \$2,325,000 - \$2,395,000

Gorgeous 3 bed 3 bath penthouse with floor to ceiling walls of glass on the ocean front. Two Master Suites-one on the ocean front! Remodeled kitchen and baths! Entire complex had full exterior remodel including new stucco, paint, gates, glass railing, spanish tile garage roof, and common area flooring. Great vacation rental! 2 car tandem parking in the garage + guest spot for the complex.



I have multiple off-market properties in Mission Beach including 3897 Ocean Front Walk 3/3 townhouse 1688 feet 2 car private garage + guest spot outside corner townhouse nobody above or below pano views on all 3 levels of ocean front and the side view along the entire length of the building for 2.1-2.65M range and a 1580 foot ocean front penthouse for 2.1-2.2M address to qualified principals only.



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\$3,995,000 - \$4,595,000 | 3BR/3BA | 3,232 sqft

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West of Ingraham. Walk to ocean, shops, restaurants & entertainment.
Hardwood floors. Nice sized backyard ready for your personal touch.

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Sat 12-3pm...5067 Windsor Dr...4BR/4BA...\$2,000,000...Sara Wells 619-990-3514
Sun 12pm...1987 Chalcedony St...4BR/2.5BA...\$1,100,000...Steve Cardinalli 760-814-0248
Fri 3-6pm & Sat 1-4pm...4007 Everts 4H...2BR/1BA...\$599,995-\$649,995...Pete Middleton 858-764-4808
Sat 10-4pm...4627 Ocean Blvd #208...2BR/2BA...\$799,995...Pete Middleton 858-764-4808
Sat 1-4pm...4279 Lamont Street...3BR/3.5BA...\$709,000-\$719,000...Pete Middleton 858-764-4808

OCEAN BEACH / POINT LOMA

Sat & Sun 11am-4pm...1033 Bangor St...3BR/3BA...\$1,450,000...Robert Realty 619-852-8827
Sat & Sun 11am-4pm...662 Rosecrans St...2BR/2.5BA...\$1,495,000...Robert Realty 619-852-8827
Sat & Sun 11am-4pm...416 Rosecrans St...2BR/2BA...\$1,195,000...Robert Realty 619-852-8827
Sun 11am-4pm...3640 Pio Pico St...5BR/6BA...\$2,475,000...Robert Realty 619-852-8827
Sat & Sun 11am-4pm...1010 Evergreen St...4BR/3BA...\$1,750,000...Robert Realty 619-852-8827
Sat & Sun 11am-4pm...1165 Bangor St...4BR/4.5BA...\$1,750,000...Robert Realty 619-852-8827
Sat & Sun 11am-4pm...616 San Antonio Ave...4BR/3BA...\$1,995,000...Robert Realty 619-852-8827

LA JOLLA

Sat 1pm-3pm...648 Genter Street...3BR/2.5BA...\$1,795,000...Daniel Albrecht 858-926-8779
Sat 1-4pm...5702 La Jolla Blvd...1-2BR/1-2BA...\$652,990-\$799,990...Drew Nelson & Courtney Bennett 858-353-4436
Sat 1-4pm...7955 Roseland Dr...3BR/3BA...\$3,295,000...Lawrence Duffin 866-635-7667
Sat 1-4pm...5620 Dolphin Pl...4BR/3.5BA...\$2,250,000...Nellie High 858-886-9223
Sat 1-4pm...7135 Olivetas Ave...3BR/2BA...\$2,495,000...George Daglas 866-635-7667
Sun 1-4pm...909 Coast Blvd 4...2BR/2BA...\$1,179,000...Moiria Tapia 858-337-7269
Sun 1-4pm...1856 Nautilus St...4BR/3.5BA...\$1,679,000...Nellie High 858-886-9223
Sun 1-4pm...7315 Remley Place...5BR/5.5BA...\$5,900,000...Vonnie Mellon 858-395-0153
Sat & Sun 1-4pm...7324 Remley Place...4BR/3.5BA...\$3,995,000-\$4,495,000...David Schroedl 858-353-5300
Sat & Sun 1-4pm...333 Midway St...3BR/3.5BA...\$2,950,000-\$3,450,000...Vince Crudo 858-518-1236
Sat, Sun & Mon 1-4pm...7555 Eads Ave #5...2BR/2BA...\$1,395,000...Tom Carroll 619-279-0299
Fri 3-6pm...7914 Costebelle Way...4BR/4.5BA...\$3,999,995-\$4,399,995...Pete Middleton 858-764-4808
Sat 1-4pm...5431 Candlelight Drive...5BR/4.5BA...\$2,999,995-\$3,299,995...Pete Middleton 858-764-4808
Sat & Sun 1-4pm...6106 Camino de la Costa...4BR/3.5BA...\$14,950,000...Lysianne Audet Jones & Ross Clark 858-922-6228

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1703 La Playa Ave. #C | Crown Point Area

3 BR | 2.5 BA | 1,851 sq. ft. | Offered at \$785,000

This single level unit features two living areas, an open kitchen, a large master suite & an in-unit laundry room. Choose one of FIVE balconies to watch Sea World fireworks or sip on a cold refreshment during the warm sunny days. You also get a one car garage & an assigned parking space!



1671 Los Altos Rd. | North Pacific Beach

4 BR | 2.5 BA | 3,497 sq. ft.

This charming house is situated on a massive 12,700 sq. ft. lot, and is surrounded by lush trees that create tons of privacy. The park-like backyard is the perfect place to entertain guests or for children to play. Walk to Kate Sessions Park to take in some of the best views of San Diego, or make a short drive down the hill to enjoy restaurants, shopping, and the beach. Perfect for someone who prefers to be in a quiet part of PB!



770 Van Nuys | North Pacific Beach

4 BR | 3.5 BA | 3,243 sq. ft.

Newly rebuilt Coastal Craftsman on an oversized lot featuring panoramic views of the ocean, bay, downtown & mountains. Vaulted ceilings, French doors, 14 ft. sliders, Thermadore appliances, quartz counters and engineered hardwood flooring are just some of the characteristics that make this home so breathtaking!

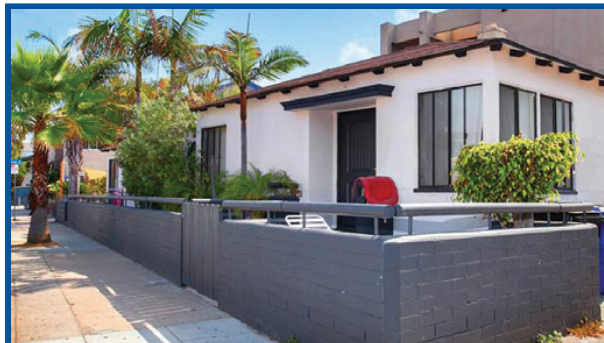


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(858) 775-1575
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Scott Booth
(858) 775-0280
scottboothsd@gmail.com

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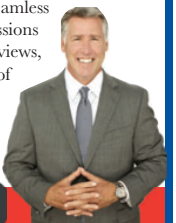
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2915-2917 Mission Blvd \$1,195,000

South Mission Beach duplex located near many conveniences and steps to beach and bay! North unit is a 3BR/1BA with a large sunny patio. South unit is a 2BR/1BA with a front deck. Wood floors throughout both units! This beach property sits on an oversized 3,290 sqft lot. Do not miss this opportunity!

1684 Los Altos \$2,975,000

This masterfully designed storybook Craftsman fuses pristine stone & woodwork w/ open & bright spaces, luxury tech, & seamless indoor/outdoor integration. A few blocks from Kate Sessions Park & nestled on a 20,000sqft lot w/ bay, city & ocean views, this 5+ bed estate lives beautifully w/ the conveniences of an indoor gym, game room, laundry on 2 floors including an impressive mudroom, & a state-of-the-art kitchen. Master is an ocean-view retreat w/ a private sunset terrace.



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4667 Ocean Blvd. #205

Prime Ocean Front location! Own your piece of paradise at a great Value. Endless Summer Sunsets with a grassy knoll right out front. This charming One Bedroom Condo comes fully furnished and is move-in ready just in time for your best Summer ever. A great place to call Home, or a Vacation Rental. Fabulous direct Ocean Views from Living Room, Dining Room and open, fully stocked Kitchen. Enjoy the Pool/Spa, Elevator and underground garage parking. Steps to Sand, Crystal Pier, Shopping & Restaurants.

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