



# View From The Shores

## SUMMER 2013

### Sales Activity At The Shores

There is lots of activity, but too few listings. The inventory of units for sale at Coronado Shores over the past four years has consistently been under 50 properties listed. The buyers are frustrated, looking for more variety, and now prices are starting to creep up. There is a new mind set for buyers, there are no bargains. Just recently, two sales were “would you take”, properties not listed and sold for were high prices. The following are the most recent sales since the last View.

### ONE BEDROOMS

La Sierra	1407	\$777,500	May
El Camino	0914	\$665,000	May
La Princesa	1205	\$880,000	May
Cabrillo	0607	\$840,000	May
El Mirador	1405	\$780,000	June
La Sierra	1607	\$820,000	June
Las Palmas	0905	\$1,200,000	July

### TWO BEDROOMS

La Sierra	0402	\$1,725,000	Apr
El Mirador	1104	\$1,300,000	June
Cabrillo	0208	\$1,820,000	July
Cabrillo	0408	\$2,000,000	July

### TWO BEDROOMS + DEN & THREE BEDROOMS

Las Flores	510/01	\$1,800,000	June
Las Palmas	1405/04	\$3,450,000	June

(Sales prices reported are from the MLS and the County Recorders offices)

### Summer Time in Coronado

“There’s no place like home,” (Wizard of Oz, Frank Baum was writing some of these words right here in Coronado.) As I walked on the boardwalk gazing at the blue of the ocean, the ocean breezes reminded me that I will be hot and glowing from the humidity in Chautauqua, New York next week attending lectures on “The Pursuit of Happiness” in relationship to the Declaration of Independence. The morning lectures will be looking at the classical roots of happiness. One lecture by the young Thomas Jefferson (Colonial Williamsburg’s Bill Barker) explains his meaning of the concept, and other lecturer’s speaking how happiness and communities make democracy work by diversity and having a social conscience. The afternoon lectures are about finding that happiness within ourselves. There will be speakers representing several of the world’s religions offering their understanding of happiness from the wisdom of the ages. They will be offering their traditions that make life worth living. WOW. Back to Coronado, I think living here up lifts us by partaking in community activities that only this town can offer. We truly are lucky to have found this paradise.

### Summer Traditions

The Coronado Shores soars over the beach in our backyard. I have had many interactions with families who have rented and buyers whose children have many summer memories of Coronado. Most of these families have been from Arizona. Just this week a young woman from Scottsdale came into the office and shared her memories of spending every summer since she was three years old at Coronado Shores. She now has a family of her own and she wants her children to experience the uniqueness of this small town. She was reminiscing on how she and her brothers were given five dollars each to spend on an outing without the adults. Their first stop was the arcade, located where our office is today; off to Wendy’s in the front of the Coronado Plaza for a



CORONADO SHORES COMPANY

hamburger and the last stop on their way back to the Shores was at the candy store at the Hotel del. The memory of this activity still lives on but with different stops since all of the places from her childhood have disappeared and the five dollars has been increased by three folds.

### **Summertime Story Telling**

Rumors were running fast and furious about George Clooney teaming up with a local on producing a movie called "Coronado High." The local newspaper and the San Diego Tribune all got on the craze with stories about all of the possibilities of Hollywood coming to town. Apparently many older Coronadans are not too happy about this history and the thought of Hollywood making a major motion movie is very distasteful and degrading for Coronado in their minds. Over 30 years ago, 1972-1981, a smuggling ring for Mexican and Thai marijuana was started by a former Coronado High school Spanish teacher, Louis Villar. "By the 1970's Villa had dropped out of teaching and became a house-painting, pot-smoking beach bum referred to as Pops. Some of the local kids, former students of Villar's were making use of their considerable water skills by smuggling in kilos of Mexican marijuana. Pops was recruited to help negotiate with wholesalers in Tijuana." Later Villar formed a partnership with three of his trusted cohorts for the purpose of smuggling and distributing marijuana. The partnership became known as the Coronado Company. During the span of 1977 to 1981 the Coronado Company expanded their operation to a large-scale smuggling organization with more than 25 players participating in the "company." They imported and distributed approximately twenty-four tons of marijuana before the DEA agents moved in. There is enough twist and turns to this true story that should make for a worthy Hollywood script. Here is the latest from GQ:

*The story seemed too incredible—too Hollywood—to be true: A group of twentysomething surfers and a former high school Spanish teacher form one of the most successful smuggling operations in the country. When writer Joshuah Bearman, author of the story that became Oscar-winning Argo, came upon the story, he thought it was improbable at best and, at worst, apocryphal. Then he started reporting... and reporting... making call after call, building trust with every surviving member of what would eventually be called the Coronado Company. "It was difficult to piece together," Bearman says now. "Everyone was wary when they first talked to me, but eventually I gained their trust." Nine months later, he knew that the true, full story—its every twist and turn—was even more incredible than those first sketchy details. What started with a single surfer, swimming a few bales of crappy pot from Mexico, became a worldwide operation, specializing in trans-Oceanic smuggling and Thai Stick, the most potent, valuable stuff on Earth. The story of the rise and fall of the Coronado Company—*

*told in full—is available now on newsstands in the July issue of GQ. The full story will run at GQ.com in September. But why wait? Surfers, pot, evading the law—Coronado High is the perfect beach read. And if you need more convincing, check out this excerpt from Bearman's piece, set during the Company's most lucrative years. I guess the rumor of a movie just might be true!*

### **The Last Summer Story**

The San Diego UT newspaper on July 11th in Diane Bell's column headlines, "Spreckels Mansion dealt to Utah aircraft company owner". It's bad enough that that Spreckels Mansion in Coronado continues to receive press on the tragic accident that killed Jonah Shacknai's of Arizona 6 year old son and his girlfriend hanging herself from a balcony window. The continual ongoing investigation into his girlfriend's death keeps reminding us of this family tragedy, but now the UT has reported incorrectly from the public records. Ms. Bell reported that the mansion closed escrow on June 25th for \$9 million with a significant loss from Shacknai's purchase price of \$12.5 million in 2007. The mansion has not sold. The Utah aircraft company owner is one of the investors who have paid off Shacknai's loan. This group has invested an additional amount estimated at over \$3,000,000 to bring the mansion up-to-date. The asking price is \$16,900,000, which is the highest priced property listed today in Coronado. When Dr. Shacknai purchased the property renovation was needed. Today the home is a showcase of elegances with a major improvement by bringing the plumbing and electrical up to code. Here's a little bit of history, in 1972 the Spreckels Mansion, 1043 Ocean Boulevard was listed for sale at \$225,000 and the Crown Manor, 1015 Ocean Boulevard was also listed for sale at \$450,000 furnished or \$395,000 unfurnished. What 41 years of appreciation of real estate in Coronado means.

***Enjoy Your Summer!***

*We built them. We sell them.*

*We lease them.*

*Yvonne*  
Yvonne Barnum  
President



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