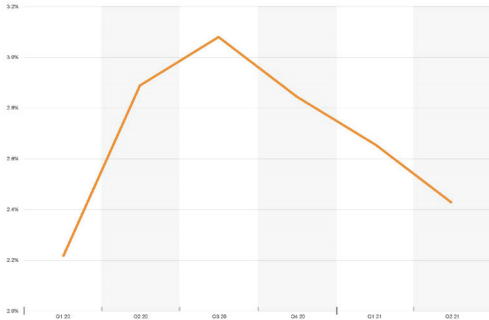
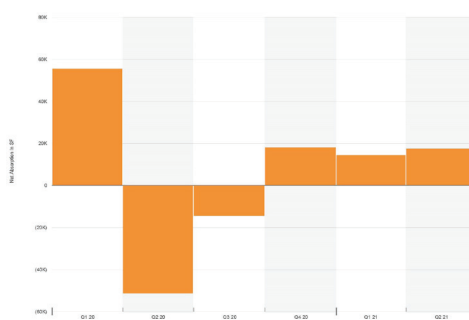


# ESCONDIDO MARKET REPORTS AND COMPS 2021 FIRST QUARTER

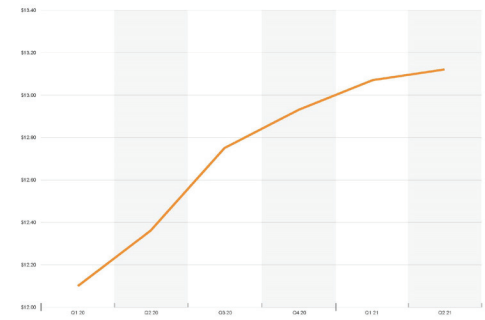
## INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

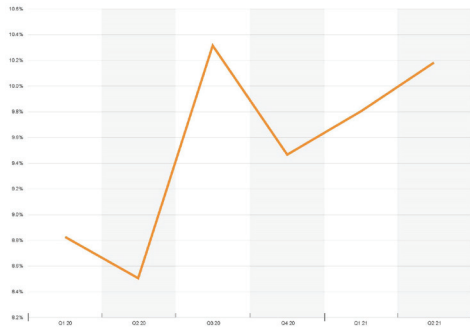


GROSS ASKING RENT PSF

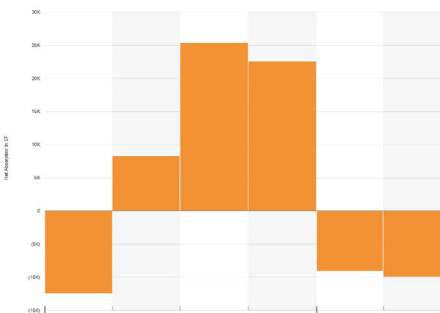
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	5.3%	YTD Net Absorption PSF	14,344
Average Asking Sales Price PSF	\$225	Available SF	224,553
Average Monthly Asking Rent PSF	\$1.09	Vacancy Rate	2.7%
Inventory Buildings	634	Inventory SF	7,608,168

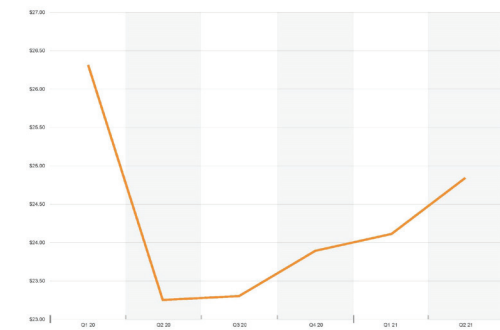
## OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.7%	YTD Net Absorption PSF	(9,043)
Average Asking Sales Price PSF	\$205	Available SF	300,681
Average Monthly Asking Rent PSF	\$2.01	Vacancy Rate	9.8%
Inventory Buildings	313	Inventory SF	2,650,427

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 5.3.2021

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
**380 S. MELROSE DR., SUITE 367, VISTA, CA 92081**  
**TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO**  
**CA BROKER #: 01354303**  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

## RECENTLY SOLD IN ESCONDIDO



220 N Andreasen Dr.  
Sale Date: 03/08/2021  
Sale Price: \$1,165,000  
(\$212.90/PSF)  
5,472 SF - Service



662-672 Enterprise St.  
Sale Date: 01/22/2021  
Sale Price: \$1,770,000  
(\$163.89/PSF)  
10,800 SF - Warehouse



2863 Executive Pl.  
Sale Date: 11/25/2020  
Sale Price: \$4,400,000  
(\$180.01/PSF)  
24,443 SF - Warehouse



650 Opper St.  
Sale Date: 03/31/2021  
Sale Price: \$3,250,000  
(\$174.82/PSF)  
18,591 SF - Warehouse



341-343 E Pennsylvania Ave.  
Sale Date: 02/10/2021  
Sale Price: \$860,000  
(\$172.00/PSF)  
5,000 SF - Flex/Light Mfg.



570 N Tulip St., Bldg. 2  
Sale Date: 02/16/2021  
Sale Price: \$1,525,000  
(\$193.65/PSF)  
7,875 SF - Warehouse

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.29.2021

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# ON THE MARKET FOR SALE IN ESCONDIDO



1120, 1130, 1140 Simpson Way  
20,420 SF - Investment  
Call For Pricing



2040 Mission Rd.  
14,000 SF - Industrial  
\$5,490,000 (\$392.14/PSF)



622 Aero Way  
7,700 SF - Manufacturing  
\$2,099,000 (\$272.60/PSF)



662-672 Enterprise St.  
10,800 SF - Warehouse  
\$2,800,000 (\$259.26/PSF)



753 W Washington Ave.  
25,514 SF - Service  
\$3,240,278 (\$127.00/PSF)



1291 Pacific Oaks Pl.  
36,534 SF - Warehouse  
\$8,586,000 (\$235.01/PSF)



530 Oppert St.  
20,808 SF - Manufacturing  
\$4,950,000 (\$237.89/PSF)



2067 Wineridge Pl., Unit D  
35,550 SF - Warehouse  
\$1,197,795 (\$235.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 4.29.2021  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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# ON THE MARKET FOR LEASE IN ESCONDIDO



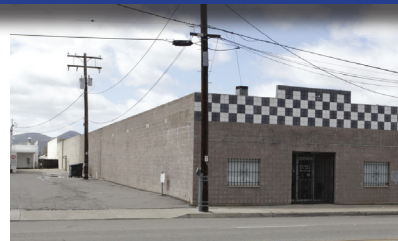
1996 Don Lee Pl., Suite B  
16,020 SF - Warehouse  
Call For Pricing



302 Enterprise St.  
11,592 SF - Warehouse  
\$0.95/IG



530 Opper St.  
20,808 SF - Manufacturing  
\$0.95/PSF Gross  
Also For Sale



541 N Quince St.  
2,497-11,041 SF - Service  
Call For Pricing



118 State Pl.  
19,561 SF - Flex  
\$0.95/NNN Industrial Space  
\$1.20/NNN Office Space



2067 Wineridge Pl.  
10,194 SF - Warehouse  
Call For Pricing

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.29.2021

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