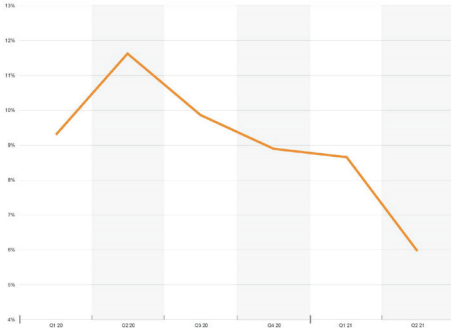


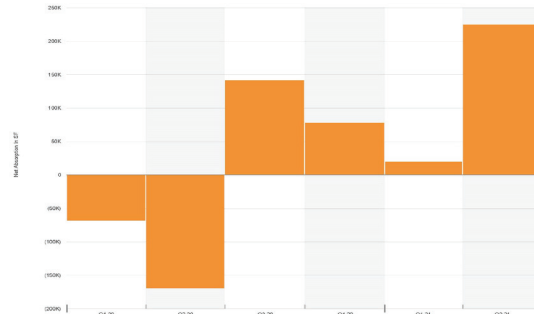
# SAN MARCOS MARKET REPORTS AND COMPS

## 2021 FIRST QUARTER REPORT

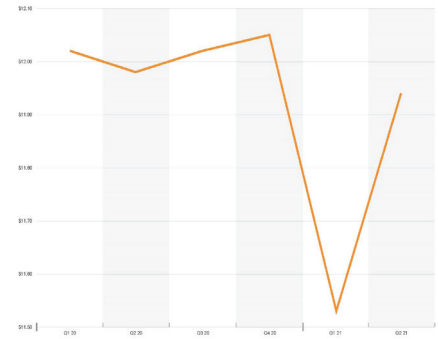
### INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

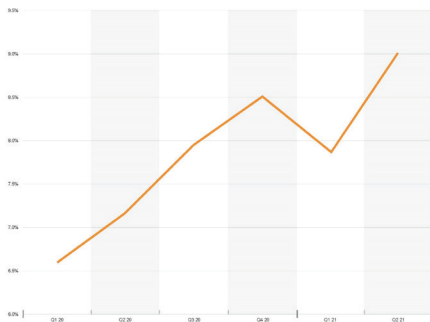


GROSS ASKING RENT PSF

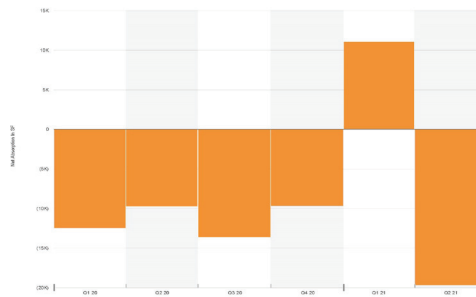
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	5.5%	YTD Net Absorption PSF	19,330
Average Asking Sales Price PSF	\$263	Available SF	626,492
Average Monthly Asking Rent PSF	\$0.96	Vacancy Rate	8.7%
Inventory Buildings	478	Inventory SF	8,038,503

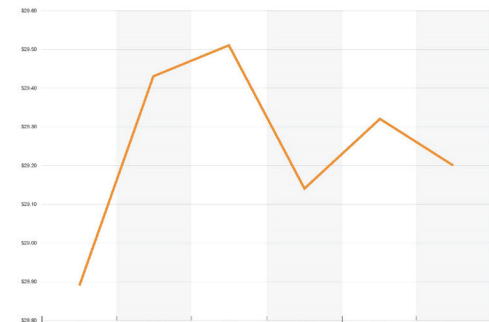
### OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.5%	YTD Net Absorption PSF	11,040
Average Asking Sales Price PSF	\$324	Available SF	207,199
Average Monthly Asking Rent PSF	\$2.44	Vacancy Rate	7.9%
Inventory Buildings	95	Inventory SF	1,726,496

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

**SAN DIEGO COMMERCIAL**

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## RECENTLY SOLD IN SAN MARCOS



263 and 285 E Carmel St.  
In Escrow  
Asking Price: 6,000,000  
(\$420.76/PSF)  
14,260 SF - Investment



1435 Grand Ave.  
Sale Date: 03/05/2021  
Sale Price: \$3,200,000  
(\$195.12/PSF)  
16,400 SF - Service



1275 Stone Dr.  
Sale Date: 02/03/2021  
Sale Price: \$1,347,000  
(\$204.99/PSF)  
6,571 SF - Manufacturing



145 N Pacific St.  
Sale Date: 11/3/2020  
Sale Price: \$2,500,000  
(\$250.00/PSF)  
10,000 SF - Warehouse



690 Rancheros Dr.  
Sale Date: 12/31/2020  
Sale Price: \$1,250,000  
(\$208.33/PSF)  
6,000 SF - Warehouse



933 Rancheros Dr.  
Sale Date: 12/22/2020  
Sale Price: \$1,706,500  
(\$203.15/PSF)  
8,400 SF - Manufacturing

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 4.29.2021

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# ON THE MARKET FOR SALE IN SAN MARCOS



42301 Zevo Dr. & 505 S Pacific St.  
342,412 SF - Investment  
Call For Pricing



1833 Diamond St.  
17,569 SF - Warehouse  
Sale Price: \$2,899,000  
(\$165.01/PSF)



692-694 Rancheros Dr.  
21,867 SF - Showroom  
Sale Price: \$5,800,000  
(\$265.24/PSF)



1255 Stone Dr.  
6,571 SF - Warehouse  
Sale Price: \$1,445,620  
(\$220.00/PSF)



947 Rancheros Dr.  
7,888 SF - Warehouse  
Sale Price: \$2,300,000  
(\$291.58/PSF)



2750 S Santa Fe Ave.  
11,650 SF - Warehouse  
Sale Price: \$2,563,000  
(\$220.00/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 SAN MARCOS



195 Bosstick Blvd.  
33,967 SF - Warehouse  
Call For Pricing



1348 La Mirada Dr.  
8,192 SF - Warehouse  
\$1.10/MG



160 Industrial St.  
18,400 SF - Service  
\$1.05/NNN



1740 La Costa Meadows Dr.  
18,200 SF - Showroom  
\$0.95-\$1.05/MG



2950 Norman Strasse Rd., Bldg. C  
37,626 SF - Warehouse  
Call For Pricing



188 Newport Dr.  
24,639 SF - Warehouse  
\$0.85/NNN



2750 S Santa Fe Ave.  
11,650 SF - Warehouse  
\$1.09/MG



177 Vallecitos De Oro  
24,660 SF - Manufacturing  
\$0.85/NNN



417 E Carmel St.  
3,780 SF - Office  
\$1.00/SF + Utilities

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.29.2021  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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