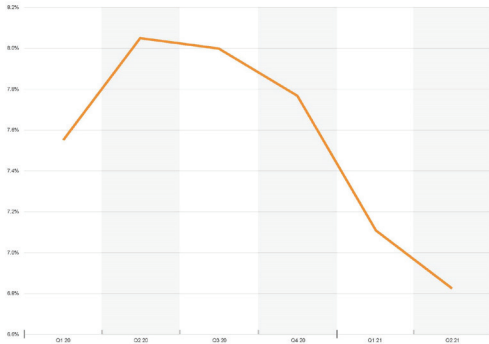
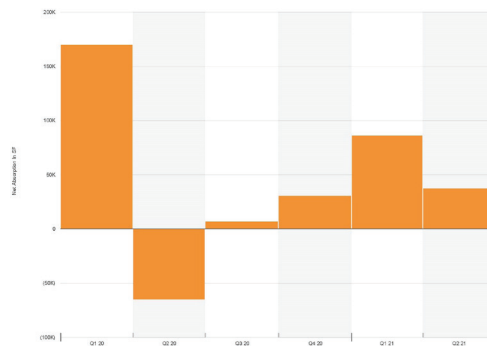


VISTA MARKET REPORTS AND COMPS 2021 FIRST QUARTER REPORT

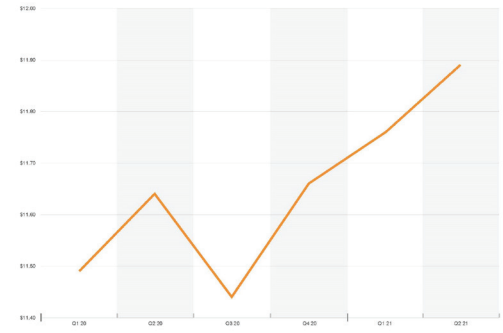
INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

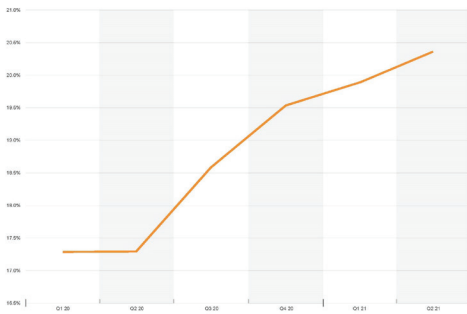


GROSS ASKING RENT PSF

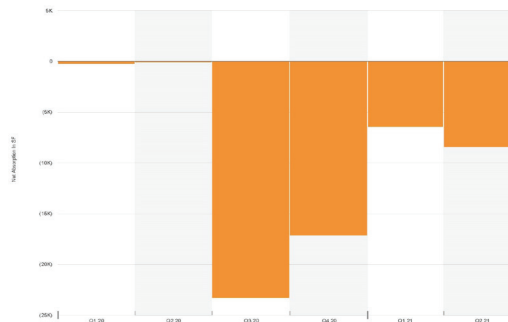
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	5.5%	YTD Net Absorption PSF	86,052
Average Asking Sales Price PSF	\$190	Available SF	1,429,264
Average Monthly Asking Rent PSF	\$0.98	Vacancy Rate	7.1%
Inventory Buildings	529	Inventory SF	13,067,654

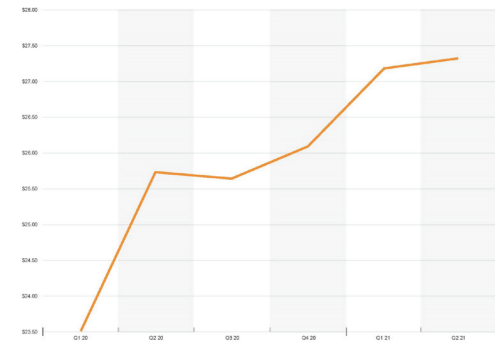
OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.4%	YTD Net Absorption PSF	(6,467)
Average Asking Sales Price PSF	\$274	Available SF	415,729
Average Monthly Asking Rent PSF	\$2.27	Vacancy Rate	19.9%
Inventory Buildings	177	Inventory SF	1,804,456

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 VISTA



2611 Business Park Dr.
Sale Date: 04/05/2021
Sale Price: \$27,000,000 (\$215.11/PSF)
125,516 SF - Manufacturing



1390 Aspen Way
Sale Date: 11/20/2020
Sale Price: \$11,360,000 (\$166.52/PSF)
68,222 SF - Manufacturing



2540 Pioneer Ave.
Sale Date: 02/25/2021
Sale Price: \$2,555,000 (\$233.55/PSF)
10,940 SF - Manufacturing



1 Viper Way
Sale Date: 02/09/2021
Sale Price: \$26,100,000 (\$128.67/PSF)
202,844 SF - Flex/Light Mfg.



1305 Hot Springs Way
Sale Date: 12/21/2020
Sale Price: \$2,650,000 (\$191.34/PSF)
13,850 SF - Flex/Light Manufacturing



2375 La Mirada Dr.
Sale Date: 01/04/2021
Sale Price: \$1,514,500 (\$204.00/PSF)
7,424 SF - Warehouse

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

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

ON THE MARKET FOR SALE IN VISTA



2401 Dogwood Way, Bldg. 1
8,572 SF - Warehouse
\$2,143,000 (\$250.00/PSF)



2405 Dogwood Way, Bldg. 2
7,536 SF - Warehouse
\$1,884,000 (\$250.00/PSF)



2425 La Mirada Dr.
29,475 SF - Manufacturing
Call For Pricing



1385 Park Center Dr.
46,031 SF - Light Manufacturing
Call For Pricing



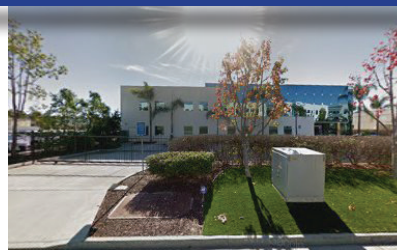
2465 Coral St.
26,206 SF - Distribution
\$4,905,000 (188.47/PSF)



3280 Corporate View
59,828 SF - Warehouse
\$11,000,000 (\$183.86/PSF)



2641 La Mirada Dr.
29,122 SF - Manufacturing
Call For Pricing



2640 Progress St.
33,804 SF - Manufacturing
\$6,600,000 (\$195.24/PSF)

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

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

ON THE MARKET FOR LEASE IN VISTA



2340 Cousteau Ct.
134,299 SF - Manufacturing
\$1.05/NNN



1280 Activity Dr.
6,508 SF - Manufacturing
\$1.05/MG



1281 Activity Dr.
9,983 SF - Manufacturing
\$1.05/IG



2445 Grand Ave.
23,500 SF - Manufacturing
\$0.98/NNN



2401 Dogwood Way, Bldg. 1
8,572 SF - Warehouse
\$1.15/NNN



2384 La Mirada Dr.
17,819 SF - Warehouse
Call For Pricing



3280 Corporate View
59,828 SF - Warehouse
\$1.05/NNN



2405 Dogwood Way, Bldg. 2
7,536 SF - Warehouse
\$1.15/NNN

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.29.2021

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