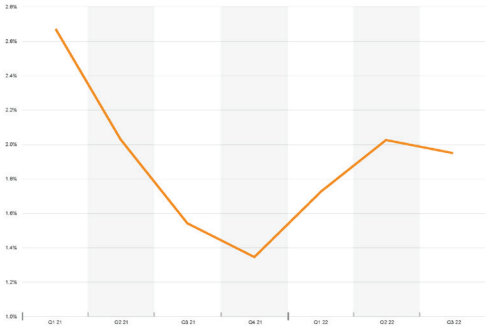


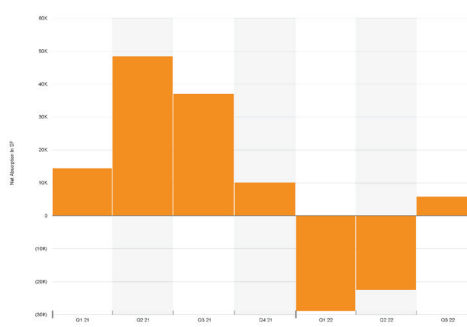
# ESCONDIDO MARKET REPORTS AND COMPS

## SECOND QUARTER 2022

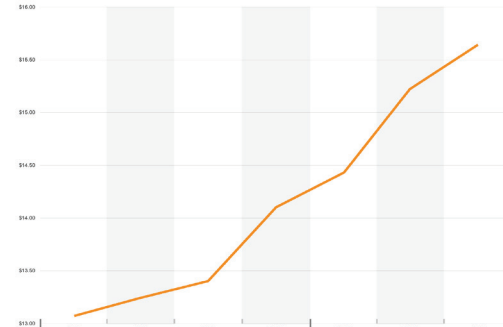
### INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

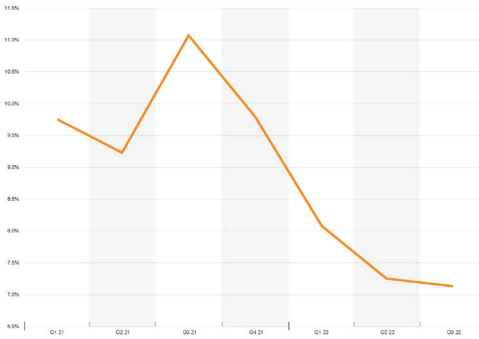


GROSS ASKING RENT PSF

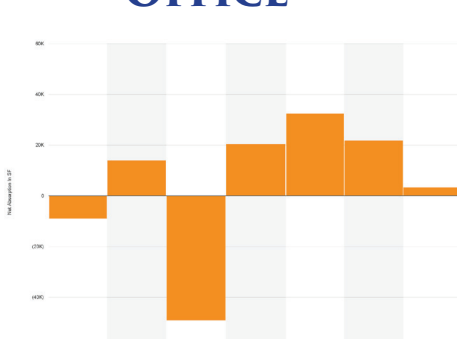
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	4.9%	YTD Net Absorption PSF	(22,531)
Average Asking Sales Price PSF	\$321	Available SF	193,257
Average Monthly Asking Rent PSF	\$1.27	Vacancy Rate	2.03%
Inventory Buildings	635	Inventory SF	7,559,205

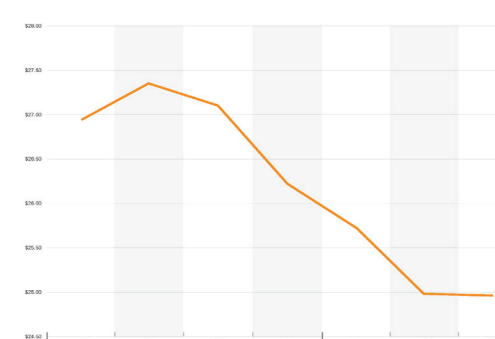
### OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	21,667
Average Asking Sales Price PSF	\$288	Available SF	379,272
Average Monthly Asking Rent PSF	\$2.08	Vacancy Rate	7.3%
Inventory Buildings	311	Inventory SF	2,636,648

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.31.2022

**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



946 S Andreasen Dr.  
Sale Date: 06/24/2022  
Sale Price: \$6,586,000 (\$346.91/PSF)  
18,985 SF - Manufacturing  
1 Acre Lot  
24' Clear Height  
3 Grade Doors



2870 Executive Pl.  
Sale Date: 06/23/2022  
Sale Price: \$6,000,000 (\$292.26/PSF)  
20,530 SF - Warehouse  
1.35 Acre Lot  
22' Clear Height  
3 Grade Doors/Heavy Power



2225 Barham Dr.  
Sale Date: 06/07/2022  
Sale Price: \$2,560,000 (\$303.89/PSF)  
8,424 SF - Manufacturing  
.43 Acre Lot  
30' Clear Height  
5 Grade Doors



2061 Aldergrove Ave.  
Sale Date: 05/11/2022  
Sale Price: \$7,588,500 (\$300.00/PSF)  
25,295 SF - Warehouse  
1.62 Acre Lot  
24' Clear Height  
5 Grade Doors/Heavy Power

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022  
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 SALE IN ESCONDIDO



240 N Andreasen. Dr.  
3,475 SF - Service  
\$1,265,000 (\$364.03/PSF)



2321 Auto Park Way  
3,824 SF - Warehouse  
\$1,300,000 (\$339.96/PSF)



480 S. Quince St., Bldg. A/B  
9,410 SF - Flex/Light Mfg.  
For Sale Individually \$1,693,800  
Part of Portfolio \$4,150,000 (\$181.67/PSF)

**Part of  
Portfolio Sale**



529 W. 4th Ave.  
10,793 SF - Flex R&D  
For Sale Individually \$1,834,810  
Part of Portfolio \$4,150,000 (\$181.67/PSF)



1991 Don Lee Pl., Bldg. A, B & C  
25,788 SF - Warehouse  
\$6,500,000 - Investment  
100% Leased



1223 Pacific Oaks Pl.  
17,242 SF - Manufacturing  
Call For Pricing



1120-1140 Simpson Way  
20,420 SF - Warehouse  
\$6,450,000 - As Part of Portfolio  
In Escrow



753 W Washington Ave.  
25,514 SF - Service  
\$6,863,266 (\$269.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022  
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 ESCONDIDO



2061 Aldergrove Ave.  
25,295 SF - Warehouse  
Call For Pricing



900 S. Andreasen Dr.  
20,178 SF - Warehouse  
Call For Pricing



920 S. Andreasen Dr.  
6,833 SF - Manufacturing  
Call For Pricing



946 S. Andreasen Ave.  
18,985 SF - Manufacturing  
Call For Pricing



2426 Auto Park Way  
13,084 SF - Flex  
\$1.40/PSF



2511 Harmony Grove Rd.  
23,080 SF - Warehouse  
Call For Pricing



1441 Montiel Rd.  
7,182 SF - Warehouse  
Call For Pricing



753 W Washington Ave.  
25,514 SF - Service  
\$1.30/PSF

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022

**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**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.