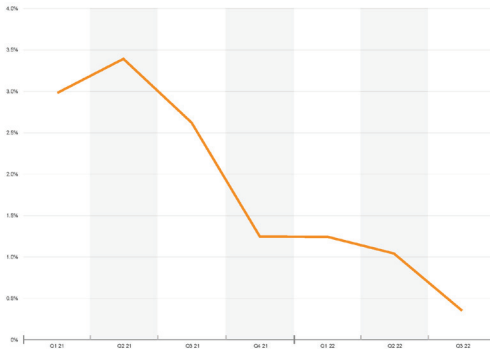


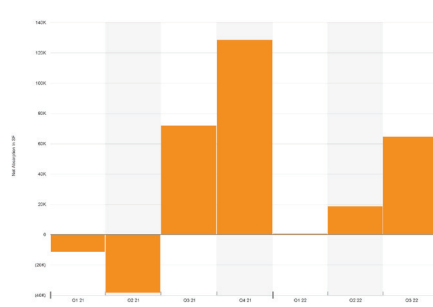
# OCEANSIDE MARKET REPORTS AND COMPS

## SECOND QUARTER 2022

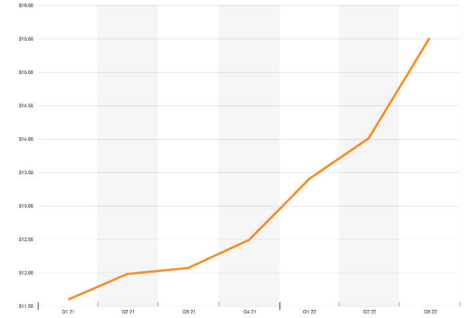
### INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

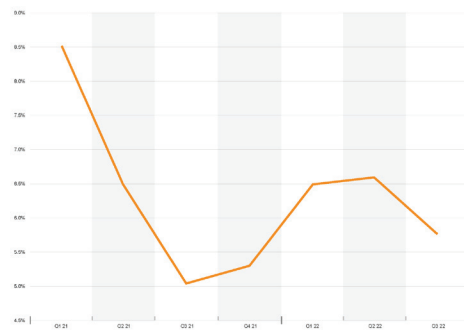


GROSS ASKING RENT PSF

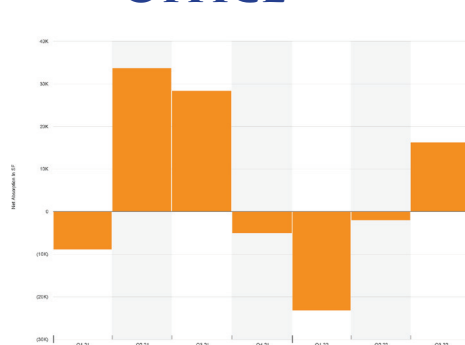
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	5.0%	YTD Net Absorption PSF	18,657
Average Asking Sales Price PSF	\$340	Available SF	97,144
Average Monthly Asking Rent PSF	\$1.17	Vacancy Rate	1.04%
Inventory Buildings	399	Inventory SF	9,341,606

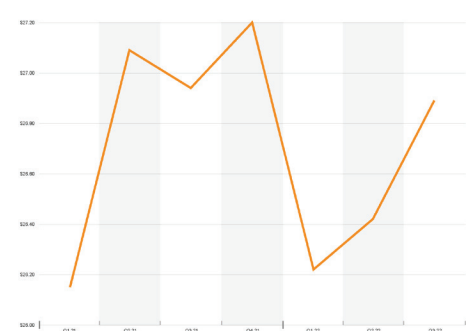
### OFFICE



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	(2,002)
Average Asking Sales Price PSF	\$258	Available SF	172,900
Average Monthly Asking Rent PSF	\$2.20	Vacancy Rate	6.59%
Inventory Buildings	167	Inventory SF	1,947,823

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**  
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## RECENTLY SOLD IN OCEANSIDE



3242 Production Ave.

Sale Date: 06/27/2022

Sale Price: \$5,727,000 (\$315.78/PSF)

18,136 SF - Manufacturing



2675 Vista Pacific Dr.

Sale Date: 04/27/2022

Sale Price: \$8,400,000 (\$286.90/PSF)

29,279 SF - Warehouse



2843 Benet Rd.

Sale Date: 03/02/2022

Sale Price: \$12,968,500 (\$431.22/PSF)

35,000 SF - Refrigeration/Cold Storage



3260 Production Ave.

Sale Date: 04/04/2022

Price Not Disclosed

10,000 SF - Manufacturing



2600 Temple Heights Dr.

Sale Date: 04/01/2022

Sale Price: \$2,850,000 (\$215.03/PSF)

13,248 SF - Manufacturing



2223 Willowbrook Dr., Bldg. 1

Sale Date: 03/11/2022

Sale Price: \$1,725,000 (\$199.28/PSF)

8,656 SF - Manufacturing



1632-1642 Ord Way, 1st Floor

Sale Date: 06/16/2022

Sale Price: \$695,000 (\$311.80/PSF)

2,229 SF - Ind. Warehouse Condo



3700 Oceanic Way

Sale Date: 02/10/2022

Price Not Disclosed

9,222 SF - Service Condo

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 07.28.2022

PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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## ON THE MARKET FOR SALE IN OCEANSIDE



4127 Avenida De la Plata  
4,438 SF - Manufacturing  
.25 Acre Lot  
1 Grade Door  
Power: 400a  
Call For Pricing



2600 Temple Heights Dr.  
13,248 SF - Manufacturing  
1.1 Acre Lot  
16' Clear Height  
Power: 200a/480v 3p  
Major Renovations Under Way  
\$4,756,000 (\$359.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 07.28.2022  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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# ON THE MARKET FOR LEASE IN OCEANSIDE



649 Benet Rd.  
39,140 SF - Warehouse  
2.29 Acre Lot  
Call For Pricing



1722 S Coast Highway  
51,929 SF - Flex/Showroom  
1.64 Acre Lot  
Call For Pricing



2017-2027 Oceanside Blvd.  
5,502 SF - Service  
1.74 Acre Lot  
\$1.25/NNN



2555 Jason Ct., Bldg. C  
18,920 SF - Manufacturing  
1.13 Acre Lot  
\$1.19/NNN



3801 Ocean Ranch Blvd., Bldg. A  
12,540 SF - Distribution  
3.81 Acre Lot  
\$1.45/NNN



1621 Ord Way, Bldg. 4-F  
8,290 SF - Warehouse  
.44 Acre Lot  
\$1.40/NNN

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 07.28.2022  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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