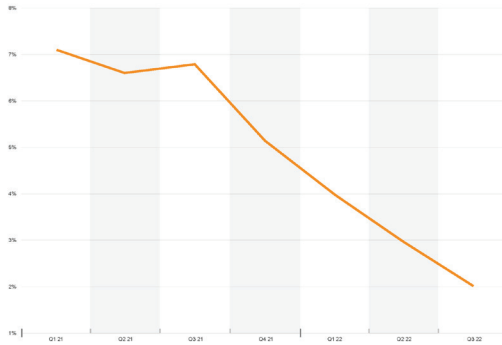


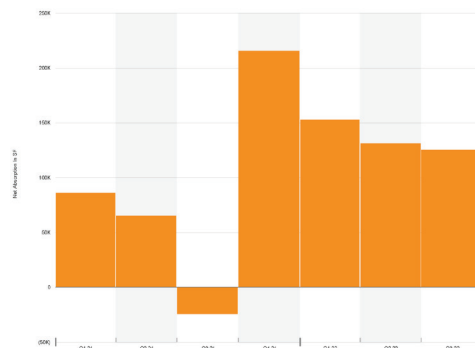
VISTA MARKET REPORTS AND COMPS

SECOND QUARTER 2022

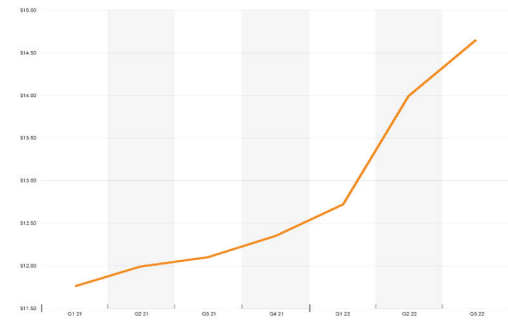
INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

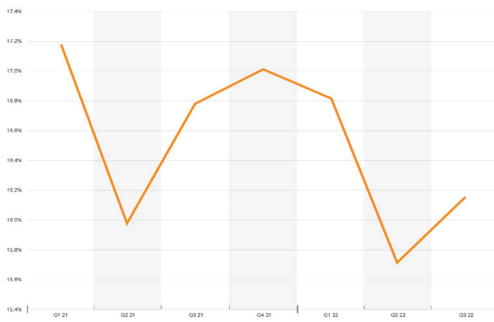


GROSS ASKING RENT PSF

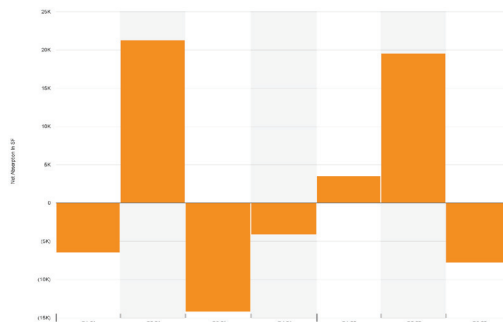
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	4.9%	YTD Net Absorption PSF	131,264
Average Asking Sales Price PSF	\$304	Available SF	396,166
Average Monthly Asking Rent PSF	\$1.17	Vacancy Rate	3.0%
Inventory Buildings	537	Inventory SF	13,089,715

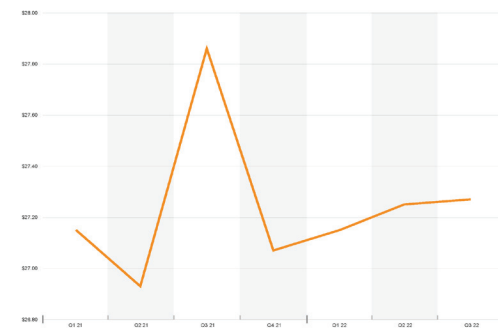
OFFICE



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	19,496
Average Asking Sales Price PSF	\$244	Available SF	329,244
Average Monthly Asking Rent PSF	\$2.27	Vacancy Rate	15.71%
Inventory Buildings	178	Inventory SF	1,770,135

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

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RECENTLY SOLD IN VISTA



2710 Progress St.
Sale Date: 04/01/2022
Sale Price: \$43,000,000 (\$335.10/PSF)
135,020 SF - Manufacturing

**Part of Bulk
Portfolio Sale**



1215 Park Center Dr. Bldg. 2
Sale Date: 04/01/2022
Sale Price: \$33,351,763 (\$335.10/PSF)
100,000 SF - Warehouse



1250 Avenida Chelsea
Sale Date: 07/04/2022
Sale Price: \$7,200,000 (\$359.55/PSF)
20,025 SF - Warehouse



2545 Progress St.
Sale Date: 06/16/2022
Sale Price: \$2,490,909 (\$248.27/PSF)
10,033 SF - Warehouse



1281 Liberty Way
Sale Date: April, 2022
Sale Price: \$6,567,500 (\$267.78/PSF)
24,526 SF - Manufacturing



2471 Coral St.
Sale Date: April, 2022
Sale Price: \$6,162,000 (\$270.00/PSF)
22,822 SF - Manufacturing



2640 Business Park Dr.
Sale Date: 06/08/2022
Sale Price: \$5,047,985 (\$265.00/PSF)
19,049 SF - Manufacturing



1280 N Melrose Dr.
Sale Date: 06/10/2022
Sale Price: \$11,550,000 (\$255.45/PSF)
45,214 SF - Manufacturing

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

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ON THE MARKET FOR SALE IN VISTA



1400 Decision St.
23,054 SF - Warehouse
1.64 Acre Lot
24' Clear Height/Heavy Power
4 Grade Doors/1 Dock
Call For Pricing



2123 Industrial Ct.
13,142 SF - Flex/Light Mfg.
.7 Acre Lot
20' Clear Height
1 Grade Door/Heavy Power
\$3,300,000 (\$251.10/PSF)



1061 La Mirada Ct.
4,653 SF - Service
West Brew Building
3.77 Acre Lot
2 Grade Doors
Numerous Upgrades
Call For Pricing



2349 La Mirada Dr.
14,907 SF - Warehouse
12.65 Acre Lot
22' Clear Height
3 Grade Doors
Heavy Power
\$4,950,000 (\$332.06/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 VISTA



2317 Cherimoya Dr.
6,000 SF - Manufacturing
Reception/Showroom
15' Clear Height
1 Grade Level Door
\$1.38/MG



2471 Coral St.
22,822 SF - Manufacturing
1.22 Acre Lot
24' Clear Height
2 Grade Doors/2 Docks
\$1.25/NNN



1445 Engineer St., Bldg. A
93,662 SF - Warehouse
9.5 Acre Lot with 1 Acre Secured Yard
26' Clear Height
7 Dock Positions/5 Grade Level
Call For Pricing



3055 Enterprise Ct.
86,465 SF - Industrial
20 Dock High Doors/4 Grade Level Doors
28' Clear Height
Drive Around Access
Call For Pricing



1125 Joshua Way (Sublease)
21,359 SF - Manufacturing
Lease Expires April 30, 2025
30' Clear Height
2 Docks/1 Grade Level Door
Call For Pricing



2384 La Mirada Dr.
17,819 SF - Warehouse
2 Docks/2 Grade Level Doors
22' Clear Height
Approximately 70% Office
\$1.45/NNN

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

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