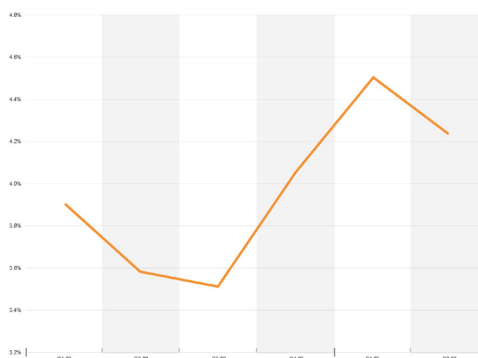
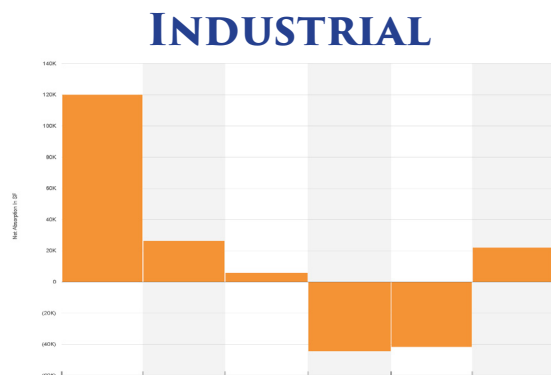


SAN MARCOS MARKET REPORTS AND COMPS

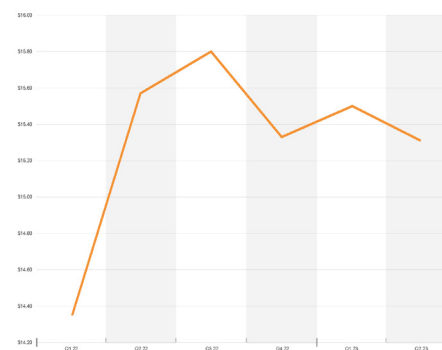
FIRST QUARTER 2023



VACANCY RATES



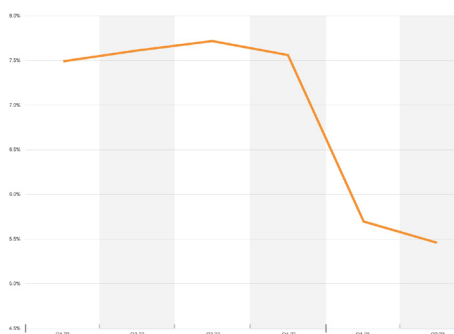
NET ABSORPTION IN SF



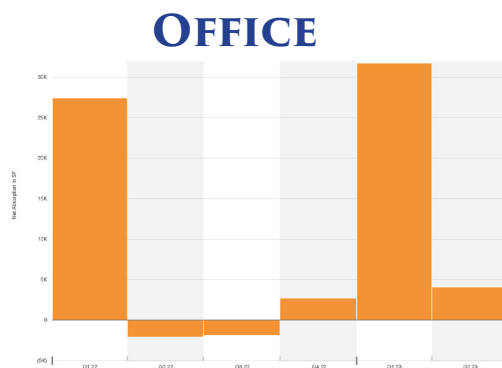
GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

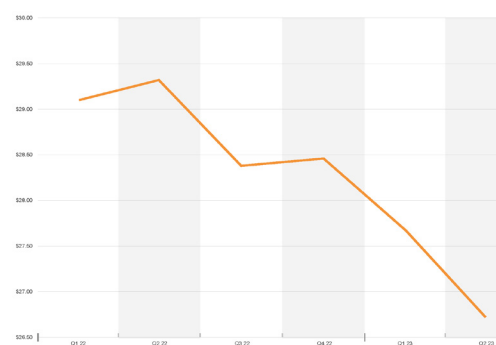
Average Market Cap Rate	6.5%	YTD Net Absorption PSF	(41,509)
Average Asking Sales Price PSF	\$301	Available SF	376,787
Average Monthly Asking Rent PSF	\$1.29	Vacancy Rate	4.5%
Inventory Buildings	476	Inventory SF	8,188,823



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.7%	YTD Net Absorption PSF	31,682
Average Asking Sales Price PSF	\$201	Available SF	118,023
Average Monthly Asking Rent PSF	\$2.31	Vacancy Rate	5.7%
Inventory Buildings	92	Inventory SF	1,699,568

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.18.2023

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
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 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.

RECENTLY SOLD IN SAN MARCOS



935 Bailey Court
 Sale Date: 02/08/2023
 Sale Price: \$2,768,998 (\$261.32/PSF)
 13,220 SF - Service
 .70 Acre Lot
 14'5" Clear Height
 8 Drive Ins



110 Venture Street
 Sale Date: 02/08/2023
 Sale Price: \$2,075,002 (\$261.32/PSF)
 5,317 SF - Warehouse
 1.0 Acre Lot
 18' Clear Height
 1 Drive In



1611 - 1655 S. Rancho Santa Fe Road
 La Costa Meadows Business Center
 Sale Date: 01/20/2023
 Sale Price: Call For Pricing
 8 High Quality Buildings
 158,923 SF Multi-Tenant



1833 Diamond Street
 In Escrow
 Asking Price: \$3,499,000 (\$199.16/PSF)
 17,569 Total SF - Warehouse
 0.70 Acre Lot

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 04.10.2023

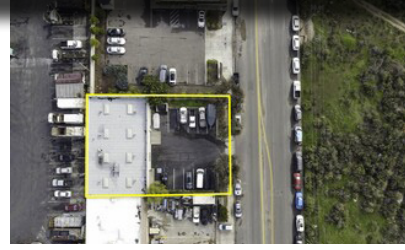
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ON THE MARKET FOR SALE IN SAN MARCOS



1833 Diamond Street
17,569 SF - Warehouse on 0.70 Acre Lot
Clear Height 18'
Heavy Power
\$3,499,000 (\$199.16/PSF)



1330 La Mirada Drive
4,500 SF - Manufacturing on 0.24 Acre Lot
Clear Height 16'
1 Drive In
In Escrow: Asking Price \$1,750,000 (\$388.89/PSF)



1604 La Mirada Drive
16,584 SF - Manufacturing on 0.89 Acre Lot
Clear Height 16'
9 Drive Ins
\$4,399,840 (\$265.31/PSF)



1185 Linda Vista Drive
4,831 Industrial Flex Condo
Clear Height 21'
1 Grade Level Loading Door
\$1,150,000



340 Rancheros Drive, Suite 190
6,857 SF Industrial Condo
Two Grade Level Doors
Clear Height 19.5'
\$2,125,670



2740 S Santa Fe Avenue
9,492 SF - Manufacturing on 1.08 Acres
Clear Height 18'
6 Drive Ins
\$3,200,000 (\$337.13/SF)

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2023
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR LEASE IN SAN MARCOS



1131-1139 Grand Avenue
17,730 SF - Warehouse
0.81 Acre Lot
Clear Height 14'
Call For Pricing



120 Mata Way
12,200 SF - Warehouse
2 Dock High Loading Doors
1 Grade Level
Call For Pricing



155 Mata Way
20,006 SF - Warehouse
Clear Height 20'
Call For Pricing



980 Rancheros Drive
48,878 SF - Warehouse
Clear Height 24'
Heavy Power
Call For Pricing



1004 Rancheros Drive
29,240 SF - Manufacturing
Clear Height 32'
Heavy Power
Call For Pricing



125 Vallecitos de Oro
12,334 SF - Flex/Light Mfg.
Excellent Visibility & Access From 78
Several Spaces Available
Call For Pricing

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