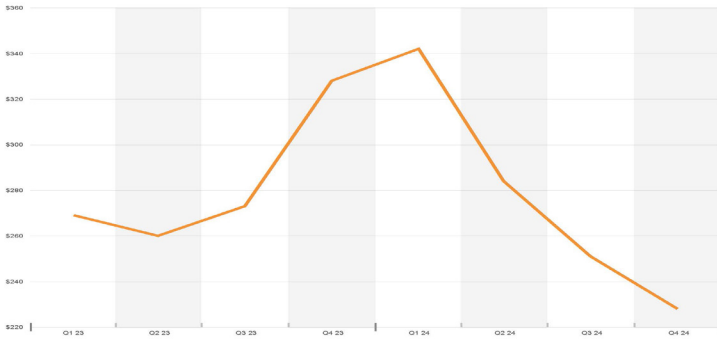
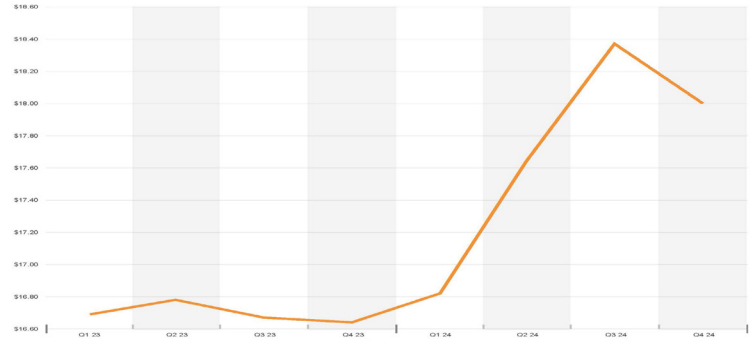


ESCONDIDO MARKET REPORTS AND COMPS THIRD QUARTER 2024

INDUSTRIAL



GROSS ASKING SALES PRICE

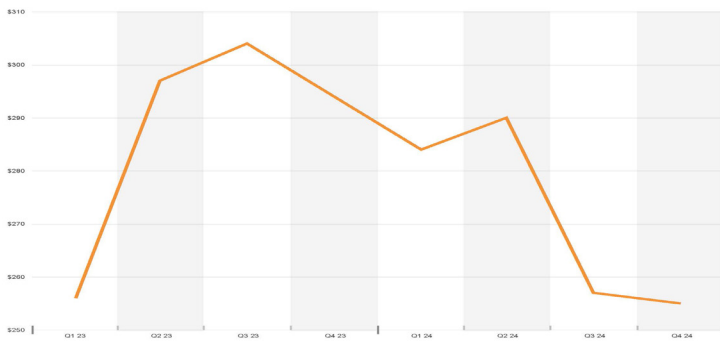


GROSS ASKING RENT PSF

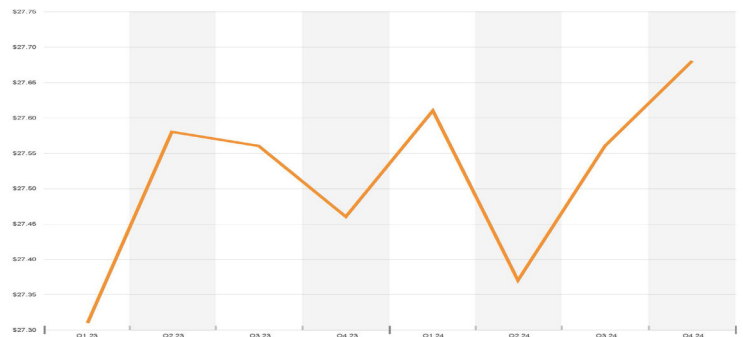
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1 %	YTD Net Absorption PSF	19,595
Average Asking Sales Price PSF	\$251	Available SF	266,039
Average Monthly Asking Rent PSF	\$1.53	Vacancy Rate	1.7%
Inventory Buildings	637	Inventory SF	7,579,229

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOP

Average Market Cap Rate	8.1 %	YTD Net Absorption PSF	13,963
Average Asking Sales Price PSF	\$257	Available SF	438,986
Average Monthly Asking Rent PSF	\$2.30	Vacancy Rate	9.2%
Inventory Buildings	308	Inventory SF	2,640,772

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.20.2024

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA DRE BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

RECENTLY SOLD IN ESCONDIDO



2213 Meyers Avenue
Sale Date: 08/14/2024
Sale Price: \$3,750,000 - (\$468.75/PSF)
8,000 SF - Warehouse
1.69 Acre Lot



475 Corporate Drive
Sale Date: 10/10/2024
Sale Price: \$3,000,000 - (\$349.12/PSF)
8,593 SF - Warehouse
0.81 Acre Lot



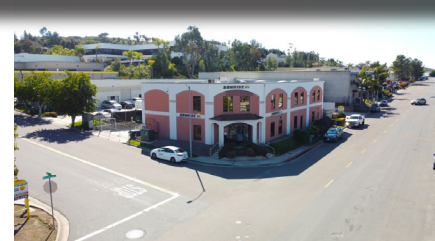
335 E Pennsylvania Avenue
Sale Date: 09/25/2024
Sale Price: \$2,520,000 - (\$252.00/PSF)
10,000 SF - Flex
0.33 Acre Lot



137 S. Vinewood Street
Sale Date: 08/02/2024
Sale Price: \$1,572,000 - (\$332.24/PSF)
4,733 SF - Warehouse
0.22 Acre Lot



410 S Quince Street
Sale Date: 07/17/2024
Sale Price: \$1,200,000 - (\$334.26/PSF)
3,590 SF - Warehouse
0.31 Acre Lot



1931 Don Lee Place
Sale Date: 07/26/2024
Sale Price: \$2,620,000 - (Part of Portfolio)
6,292 SF - Warehouse
0.34 Acre Lot

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.17.2024
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 DRE BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

ON THE MARKET FOR SALE IN ESCONDIDO



1120-1140 Simpson Way
20,420 SF - Warehouse
1.17 Acre Lot
M-2 Zoned
\$6,695,000 (\$327.86/PSF)



518 W Washington Avenue
14,638 SF - Flex
0.80 Acre Lot
Clear Height: 21'
\$3,400,000 - (\$232.27/PSF)



530 Opper Street
20,808 SF - Manufacturing (2 Buildings)
1.50 Acre Lot
Clear Height: 18'
\$4,684,800 - (\$225.00/PSF)



2426 Auto Park Way
13,000 SF - Flex/Light Manufacturing
0.37 Acre Lot
2 Grade Doors
\$4,200,000 - (\$323.08/PSF)



2332 Auto Park Way
3,815 SF - Service
2 Grade Doors
0.26 Acre Lot
\$1,250,000 - (\$327.65/PSF)



1310-1344 Industrial Avenue
36,000 SF - Warehouse
2.06 Acre Lot
Investment Sale
\$7,920,000 - (\$220.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.17.2024
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 DRE BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

ON THE MARKET FOR LEASE IN ESCONDIDO



2057 Aldergrove Avenue
42,333 SF - Manufacturing
2.49 Acre Lot with Yard
Call For Pricing - Sublease



1031 S Andreasen Drive, Suite 100
8,800 SF - Warehouse
Clear Height: 23'
\$1.35 NNN/PSF



520 S Andreasen Drive
10,595 SF - Manufacturing
0.25 Acre Lot
\$1.30 NNN/PSF



2061 Aldergrove Avenue
12,823 SF - Warehouse
1.62 Acre Lot
Call For Pricing



2320 Meyers Avenue
54,073 SF - Warehouse
2.69 Acre Lot
\$1.33 IG/PSF



325 State Place
21,245 SF - Warehouse
0.90 Acre Lot
\$1.29 NNN/PSF



625 Superior Street
8,500 SF - Manufacturing
0.79 Acre Lot
\$1.35 - \$1.44 MG/PSF



660 Superior Street
5,000 SF - Manufacturing
0.84 Acre Lot
Call For Pricing

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.17.2024

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA DRE 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.