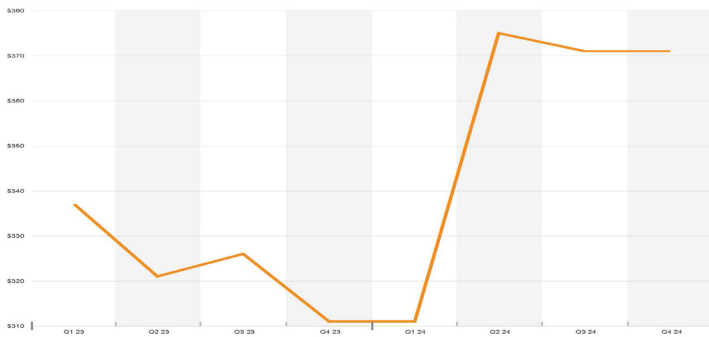
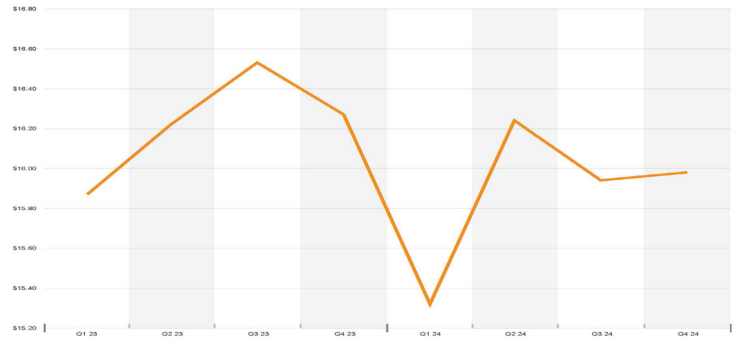


# OCEANSIDE MARKET REPORTS AND COMPS THIRD QUARTER 2024

## INDUSTRIAL



GROSS ASKING SALES PRICE

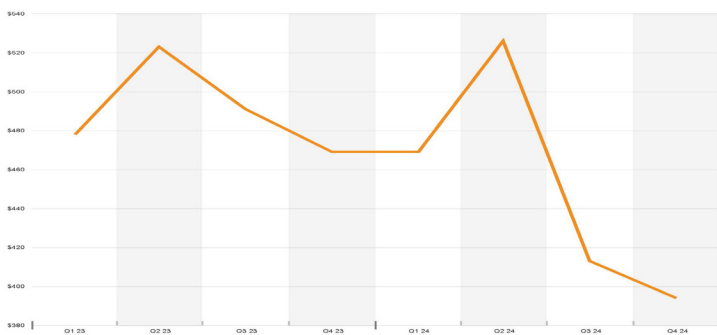


GROSS ASKING RENT PSF

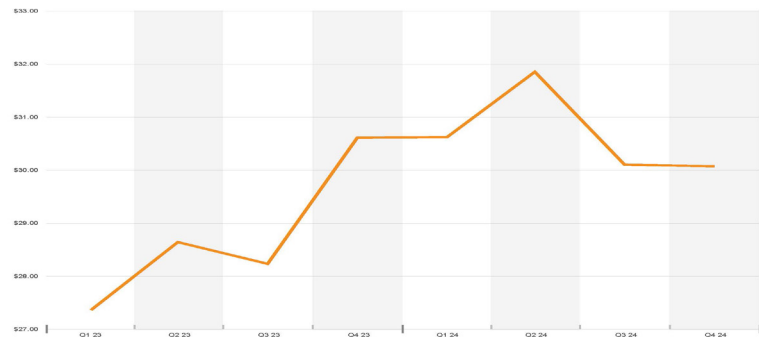
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	(45,111)
Average Asking Sales Price PSF	\$371	Available SF	552,961
Average Monthly Asking Rent PSF	\$1.33	Vacancy Rate	5.0%
Inventory Buildings	399	Inventory SF	9,043,568

## OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.5%	YTD Net Absorption PSF	12,546
Average Asking Sales Price PSF	\$300	Available SF	180,142
Average Monthly Asking Rent PSF	\$2.51	Vacancy Rate	7.9%
Inventory Buildings	165	Inventory SF	1,920,598

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 OCEANSIDE



1816 Ord Way - Bldg. 2-U  
Sale Date: 06/07/2024  
Sale Price: \$6,999,000 - (\$245.79/PSF)  
28,475 SF - Warehouse  
1.26 Acre Lot  
2 Grade Doors  
Clear Height: 24.8"



**Sold by San Diego Commercial**  
4129 Avenida De La Plata  
Sale Date: 05/10/2024  
Sale Price: \$1,680,000 - (\$300.00/PSF)  
5,600 SF - Manufacturing  
0.42 Acre Lot  
1 Grade Door  
Clear Height: 18'



3750 Oceanic Way, Suite 404  
Sale Date: 06/24/2024  
Sale Price: \$1,330,000 - (\$332.50/PSF)  
4,000 SF - Distribution Condo  
Heavy Power  
Clear Height: 20'



**Sold By San Diego Commercial**  
3644 Ocean Ranch Blvd.  
Sale Date: 07/16/2024  
Sale Price: \$840,000 - (\$295.46/PSF)  
2,843 SF - Industrial Condo  
Open Office

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.17.2024  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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## ON THE MARKET FOR SALE IN OCEANSIDE



1800-1804 Ord Way  
5,700 SF - Warehouse Condo  
0.31 Acre Lot  
Clear Height: 22'  
Call For Pricing



2600 Temple Heights Drive  
13,248 SF - Manufacturing  
1.10 Acre Lot  
Clear Height: 16'  
\$5,250,000 - (\$396.29/PSF)



179 and 271 Roymar Road  
16,800 SF - Manufacturing  
1.19 Acre Lot  
\$4,900,000 - (\$291.00/PSF)  
5.5% Cap Rate on In-Place Income



1609 Ord Way, Bldg. 4-B  
8,306 SF - Warehouse  
0.35 Acre Lot  
Clear Height: 22'  
1 Oversized Door  
\$2,616,390 - (\$315.00/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 10.17.2024  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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# ON THE MARKET FOR LEASE IN OCEANSIDE



4056 Calle Platino  
58,977 SF - Warehouse  
Call For Pricing



1322 Rocky Point Drive  
67,913 SF - Warehouse  
Call For Pricing



1332 Rocky Point Drive  
28,308 SF - Warehouse  
Call For Pricing



4039 Calle Platino  
30,082 SF - Warehouse  
\$1.28 NNN/PSF



1816 Ord Way Bldg. 2-U  
28,475 SF - Warehouse  
\$1.30 NNN/PSF



3230 Production Avenue  
10,000 SF - Manufacturing  
\$1.20 NNN/PSF



2625 Temple Heights Drive  
21,676 SF - Manufacturing  
\$1.13 NNN/PSF



3977 Ocean Ranch Blvd.  
25,000 SF - Distribution  
Call For Pricing

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

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