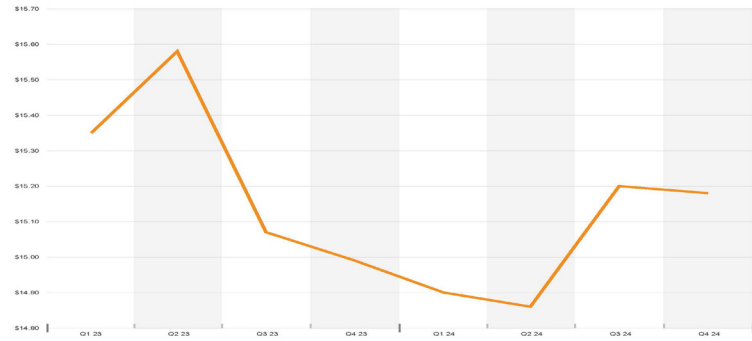
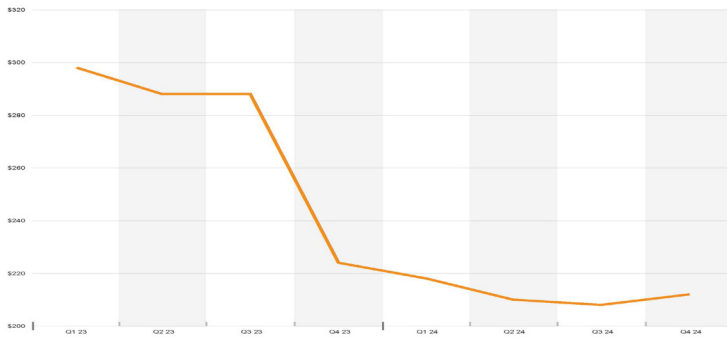


# SAN MARCOS MARKET REPORTS AND COMPS THIRD QUARTER 2024

## INDUSTRIAL



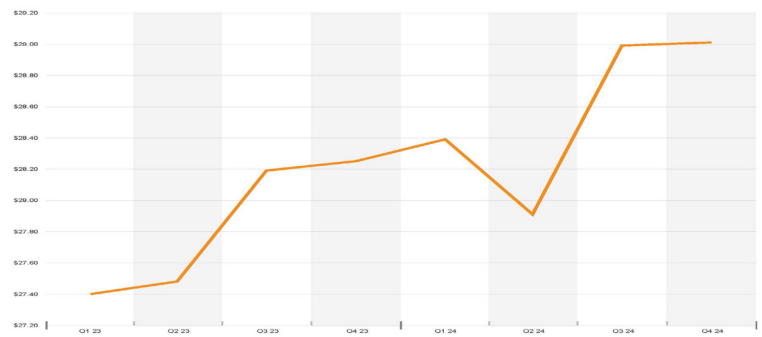
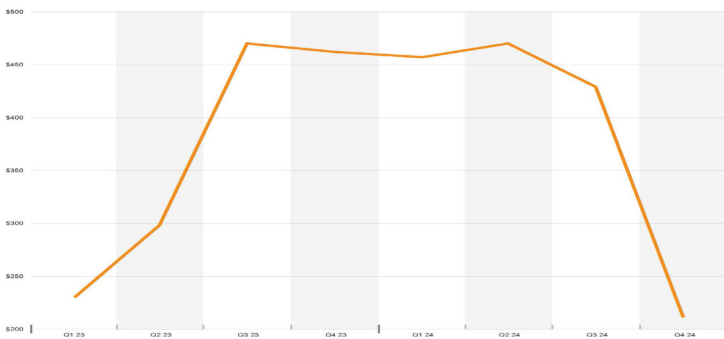
### GROSS ASKING SALES PRICE

### GROSS ASKING RENT PSF

## YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	21,762
Average Asking Sales Price PSF	\$300	Available SF	782,128
Average Monthly Asking Rent PSF	\$1.49	Vacancy Rate	1.4%
Inventory Buildings	479	Inventory SF	8,290,448

## OFFICE



### GROSS ASKING SALES PRICE

### GROSS ASKING RENT PSF

## YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.1%	YTD Net Absorption PSF	5,438
Average Asking Sales Price PSF	\$198	Available SF	106,249
Average Monthly Asking Rent PSF	\$2.42	Vacancy Rate	4.7%
Inventory Buildings	92	Inventory SF	1,729,811

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**  
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**CA DRE BROKER #: 01354303**  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

## RECENTLY SOLD IN SAN MARCOS



255 Industrial Avenue  
Sale Date: 04/02/2024  
\$4,205,340 - (\$248.80/PSF)  
16,155 SF - Manufacturing  
0.71 Acre Lot

**Part of Portfolio  
2 Properties**



342 E Barham Drive  
Sale Date: 04/02/2024  
\$3,594,660 - (\$248.80/PSF)  
15,196 SF - Warehouse  
0.73 Acre Lot



920 Rancheros Drive  
Sale Date: 05/01/2024  
\$3,895,000 - (\$213.19/PSF)  
18,270 SF - Manufacturing  
1.10 Acre Lot



340 Rancheros Drive, Suites 164-166  
Sale Date: 09/11/2024  
\$1,495,000 - (\$200.00/PSF)  
10,698 SF - Warehouse Condo



870 Rancheros Drive  
Sale Date: 02/20/2024  
\$2,200,000 - (\$282.27/PSF)  
7,794 SF - Manufacturing  
0.48 Acre Lot



340 Rancheros Drive, Suite 180  
Sale Date: 03/08/2024  
\$2,201,940 - (\$260.00/PSF)  
8,154 SF - Warehouse Condo

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 10.17.2024

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# ON THE MARKET FOR SALE IN SAN MARCOS



2333 Montiel Road  
26,360 SF - Showroom  
1.0 Acre Lot  
Clear Height: 22'  
Call For Pricing



1880 Diamond Street  
31,246 SF - Manufacturing  
1.78 Acre Lot  
Heavy Power  
Call For Pricing



528 E Mission Road  
104,000 SF - Manufacturing (2 Buildings)  
8.25 Acre Lot  
Clear Height: 22'  
Call For Pricing



1152 Armorlite Drive  
44,313 SF - Warehouse  
3.04 Acre Lot  
Clear Height: 24'  
Call For Pricing



237 Via Vera Cruz  
80,257 SF - Manufacturing  
5.63 Acre Lot  
Clear Height: 22'  
\$20,786,560 - (\$259.00/PSF)



340 Rancheros Drive, Suite 190  
6,857 SF - Industrial  
Clear Height: 19.5'  
2 Grade Level Doors  
\$1,851,390 - (\$270.00/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 SAN MARCOS



2333 Montiel Road  
26,360 SF - Showroom  
Call For Pricing



980 Rancheros Drive  
48,878 SF - Warehouse  
Sublease Rate \$0.98 NNN/PSF



188 Newport Drive  
24,639 SF - Warehouse  
Call For Pricing (Sublease)



260 S. Pacific Street  
42,921 SF - Manufacturing  
Sublease Rate: \$0.85/PSF Gross



1152 Armorlite Drive  
44,052 SF - Warehouse  
Call For Pricing



195 Bosstick Blvd. Bldg. A  
54,641 SF - Warehouse  
Call For Pricing



664 N. Twin Oaks Valley Road  
47,966 SF - Warehouse  
Sublease Rate: \$0.90 NNN/PSF



237 Via Vera Cruz  
80,257 SF - Manufacturing  
\$1.35/PSF

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

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