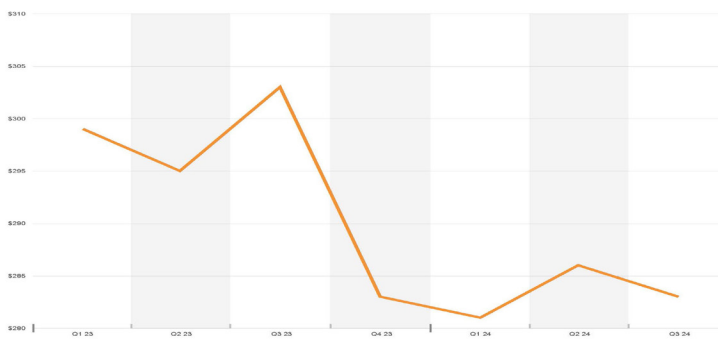


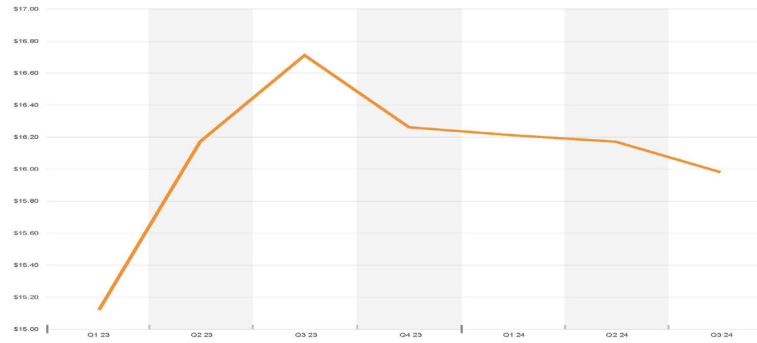
VISTA MARKET REPORTS AND COMPS

THIRD QUARTER 2024

INDUSTRIAL



GROSS ASKING SALES PRICE

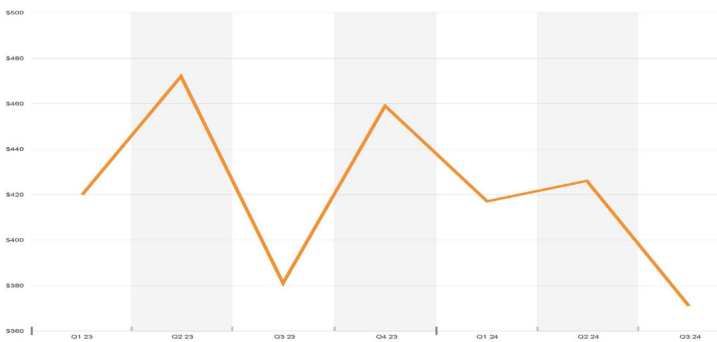


GROSS ASKING RENT PSF

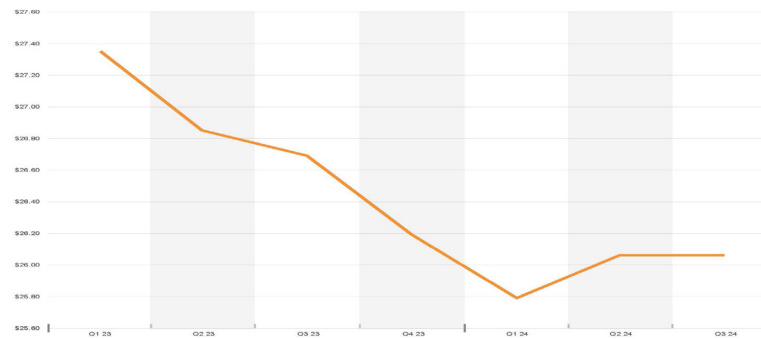
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1%	YTD Net Absorption PSF	(120,247)
Average Asking Sales Price PSF	\$279	Available SF	1,362,567
Average Monthly Asking Rent PSF	\$1.27	Vacancy Rate	5.6%
Inventory Buildings	536	Inventory SF	13,559,039

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.0%	YTD Net Absorption PSF	(8,929)
Average Asking Sales Price PSF	\$332	Available SF	183,613
Average Monthly Asking Rent PSF	\$2.14	Vacancy Rate	15.3%
Inventory Buildings	179	Inventory SF	1,770,290

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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RECENTLY SOLD IN VISTA



2371 La Mirada Drive
Sale Date: 06/19/2024
Sale Price: Not Disclosed
4,105 SF - Warehouse
12.65 Acre Lot



Sold By San Diego Commercial
1964 S Santa Fe Avenue
Sale Date: 08/08/2024
Sale Price: \$1,540,000
1,442 SF - Showroom and Office
20,828 SF Parcel



925 Poinsettia Avenue, A17
Sale Date: 09/13/2024
Sale Price: \$860,000 - (\$373.59/PSF)
2,302 SF - Manufacturing
Clear Height: 20'



2065 Thibodo Road
Sale Date: 07/29/2024
Sale Price: \$22,617,500 - (\$294.22/PSF)
76,872 SF - Industrial R&D
4.13 Acre Lot



1204 Avenida Chelsea
Sale Date: 07/19/2024
Sale Price: \$2,412,500 - (\$324.96/PSF)
7,424 SF - Warehouse
0.51 Acre Lot



1251 Avenida Chelsea
Sale Date: 07/02/2024
16,866 SF - Warehouse
\$5,178,000 - (\$307.01/PSF)
2.00 Acre Lot

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

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ON THE MARKET FOR SALE IN VISTA



2260 Oak Ridge Way
59,379 SF - Manufacturing
\$16,950,000 - (\$285.46/PSF)



3280 Corporate View
59,828 SF - Warehouse
Call For Pricing



2640 Progress Street
33,804 SF - Manufacturing
Submit an Offer



2425 La Mirada Drive
29,475 SF - Manufacturing
Submit an Offer



2641 La Mirada Drive
28,728 SF - Manufacturing
Call For Pricing



2630 Business Park Drive
26,320 SF - Manufacturing
\$7,238,000



2465 Coral Street
26,026 SF - Distribution
Submit an Offer



1205 Avenida Chelsea
22,707 SF - Warehouse
Submit an Offer

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

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ON THE MARKET FOR LEASE IN VISTA



2525 Birch Street
32,512 SF - Warehouse
Call For Pricing



1395 Aspen Way
81,928 SF - Warehouse
Call For Pricing



3215 Executive Ridge
44,630 SF - Warehouse
Call For Pricing



2633 Progress Street
103,000 SF - Warehouse
Sublease Rate: \$1.15 NNN/PSF



2425 La Mirada Drive
29,475 SF - Manufacturing
\$1.30 NNN/PSF



2640 Progress Street
33,804 SF - Manufacturing
Call For Pricing



2641 La Mirada Drive
28,728 SF - Manufacturing
Call For Pricing



2760 Progress Street
123,270 SF - Manufacturing
Sublease Rate: \$0.95 NNN/PSF

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

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