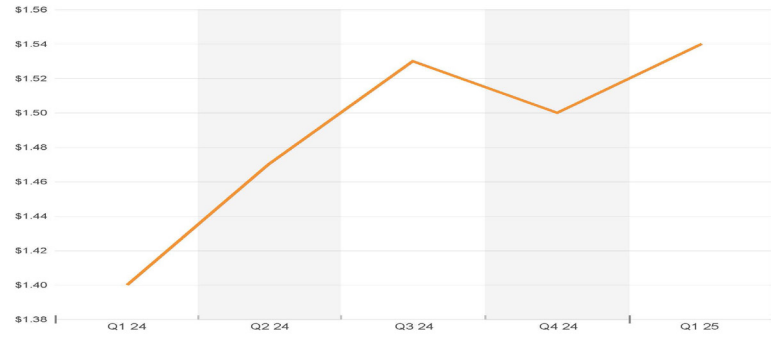
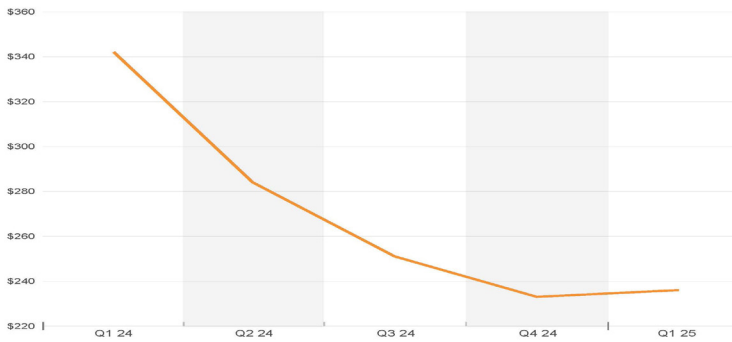


# ESCONDIDO MARKET REPORTS AND COMPS YEAR-END 2024

## INDUSTRIAL



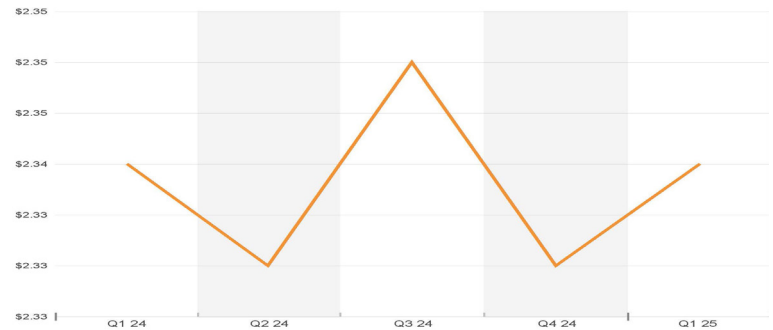
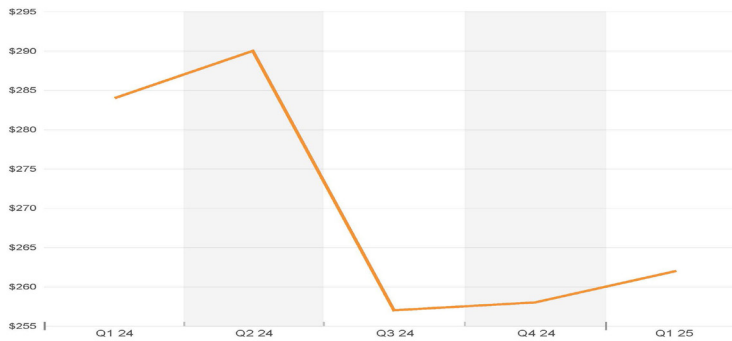
**GROSS ASKING SALES PRICE**

**GROSS ASKING RENT PSF**

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1 %	YTD Net Absorption PSF	12,884
Average Asking Sales Price PSF	\$233	Available SF	356,622
Average Monthly Asking Rent PSF	\$1.50	Vacancy Rate	1.5%
Inventory Buildings	637	Inventory SF	7,583,695

## 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	20,036
Average Asking Sales Price PSF	\$258	Available SF	433,221
Average Monthly Asking Rent PSF	\$2.33	Vacancy Rate	8.5%
Inventory Buildings	308	Inventory SF	2,623,733

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.20.2025

**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



518 W Washington Avenue  
Sale Date: 01/02/2025  
Sale Price: \$3,300,000 - (\$225.44/PSF)  
14,638 SF - Flex  
0.80 Acre Parcel



2645 Auto Park Way  
Sale Date: 12/02/2024  
Sale Price: \$3,275,000 - (\$409.38/PSF)  
8,000 SF - Warehouse  
0.50 Acre Parcel



1960 Citracado Parkway  
Sale Date: 11/14/2024  
Sale Price: \$38,760,500 - (\$437.71/PSF)  
88,552 SF - Service  
7.59 Acre Parcel



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



1310-1344 Industrial Avenue  
Sale Date: In Escrow  
Sale Price: \$7,920,000 - (\$217.28/PSF)  
36,450 SF - Warehouse  
2.06 Acre Parcel



530 Opper Street  
Sale Date: In Escrow  
Sale Price: \$4,681,800 - (\$225.00/PSF)  
20,808 SF - Manufacturing  
1.52 Acre Parcel

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.19.2025  
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



1550 Sterling Court  
4,140 SF - Manufacturing  
0.27 Acre Parcel  
M-2 Zoned  
\$1,490,400 - (\$360.00/PSF)



2048 Aldergrove Avenue  
6,750 SF - Flex/Light Manufacturing  
0.60 Acre Parcel  
Clear Height: 16'  
\$2,365,000 - (\$350.37/PSF)



530 Opper Street  
20,808 SF - Manufacturing (2 Buildings)  
1.52 Acre Parcel  
Clear Height: 18'  
\$4,681,800 - (\$225.00/PSF)



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



950 Borra Place  
27,980 SF - Warehouse  
3 Grade Doors  
1.50 Acre Parcel  
Call For Pricing



1310-1344 Industrial Avenue  
36,450 SF - Warehouse  
2.06 Acre Parcel  
Investment Sale  
\$7,920,000 - (\$217.28/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.19.2025  
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 Parcel with Yard  
Call For Pricing - Sublease



950 Borra Place  
27,980 SF - Warehouse  
1.50 Acre Parcel  
\$1.45 NNN/PSF



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



2061 Aldergrove Avenue  
25,925 SF - Warehouse  
1.62 Acre Parcel  
Call For Pricing



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



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



499 Hale Avenue, Bldg. D  
7,470 SF - Showroom  
2.40 Acre Parcel  
Call For Pricing



Lot 16-18 Citracado Parkway  
58,502 SF - Manufacturing  
7.12 Acre Parcel  
Call For Pricing - Available January 2025

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.19.2025

**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