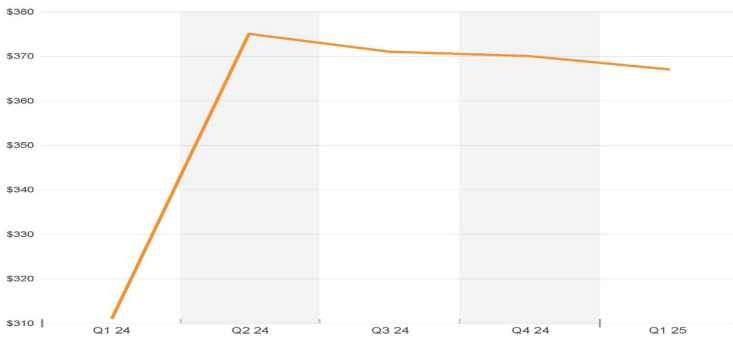


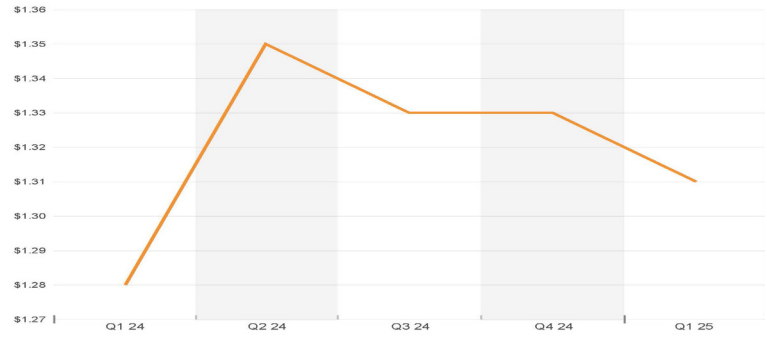
OCEANSIDE MARKET REPORTS AND COMPS

YEAR-END 2024

INDUSTRIAL



GROSS ASKING SALES PRICE

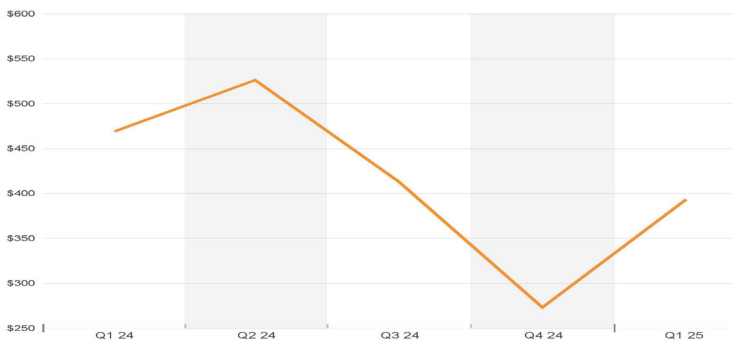


GROSS ASKING RENT PSF

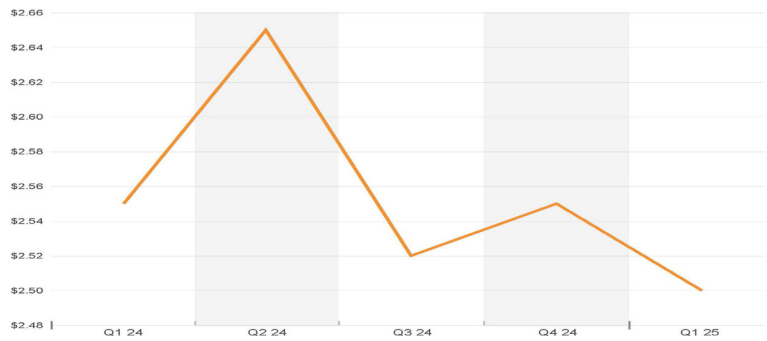
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	31,803
Average Asking Sales Price PSF	\$370	Available SF	516,195
Average Monthly Asking Rent PSF	\$1.33	Vacancy Rate	4.7%
Inventory Buildings	399	Inventory SF	9,045,810

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.8%	YTD Net Absorption PSF	(6,274)
Average Asking Sales Price PSF	\$273	Available SF	190,807
Average Monthly Asking Rent PSF	\$2.55	Vacancy Rate	8.3%
Inventory Buildings	165	Inventory SF	1,920,606

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.21.2025

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TIM CLEPPER - PRESIDENT
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RECENTLY SOLD IN OCEANSIDE



271 Roymar Road
Sale Date: 11/26/2024
Sale Price: \$2,981,539 - (\$414.10/PSF)
7,200 SF - Manufacturing
0.50 Acre Parcel



179 Roymar Road
Sale Date: 11/26/2024
Sale Price: \$1,710,461 - (\$178.17/PSF)
9,600 SF - Warehouse
0.71 Acre Parcel



1800-1904 Ord Way
Sale Date: 01/09/2025
Sale Price: \$2,000,000 - (\$350.88/PSF)
13,494 SF - Warehouse Condo
Clear Height: 22'



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. 01.19.2025
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR SALE IN OCEANSIDE



1338 Rocky Point Drive, Bldg. C4
20,381 SF - Warehouse
1.12 Acre Parcel

Portfolio Sale



1334 Rocky Point Drive, Bldg. C2
25,714 SF - Warehouse
1.44 Acre Parcel

\$14,500,000 (\$314.57/PSF)



1347 Rocky Point Drive, Bldg. B8
4,817 SF - Warehouse
0.36 Acre Parcel
\$1,830,000 (\$379.91/PSF)



1609 Ord Way, Bldg. 4-B
8,306 SF - Warehouse
0.35 Acre Parcel
\$2,616,390 (\$315.00/PSF)



1625 Ord Way, Bldg. 4-D
10,458 SF - Warehouse
0.83 Acre Parcel
Call For Pricing



1694-1704 Ord Way, Bldg. 3-C
4,069 SF - Warehouse Condo
0.78 Acre Parcel
\$1,490,400 (\$360.00/PSF)



2600 Temple Heights Drive
13,248 SF - Manufacturing
1.10 Acre Parcel
\$5,250,000 (\$396.29/PSF)



615 Mission Avenue
10,000 SF - Retail/Office
0.11 Acre Parcel
Call For Pricing

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.19.2025
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ON THE MARKET FOR LEASE IN OCEANSIDE



1403-1407 S Coast Highway
15,086 SF - Manufacturing
\$1.25 MG/PSF



105 Copperwood Way, Bldg. 4
11,331 SF - Warehouse
\$1.25 NNN/PSF



1332 Rocky Point Drive, C1
28,308 SF - Warehouse
\$1.28 NNN/PSF



2020 Oceanside Blvd.
15,200 SF - Warehouse
\$1.75 NNN/PSF



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



3225 Roymar Road
14,500 SF - Warehouse on .70 Acre Parcel
Call For Pricing



2625 Temple Heights Drive
21,676 SF - Manufacturing
\$.99 NNN/PSF



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

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

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