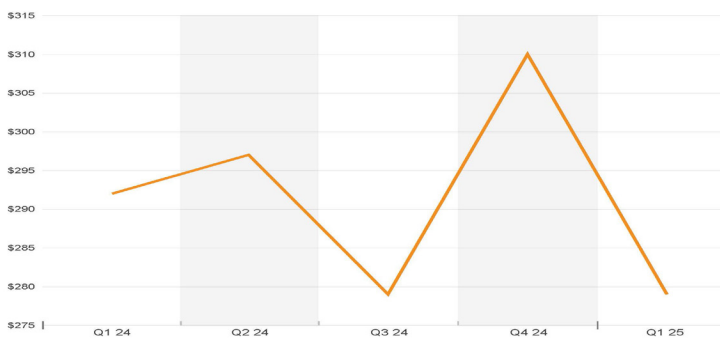


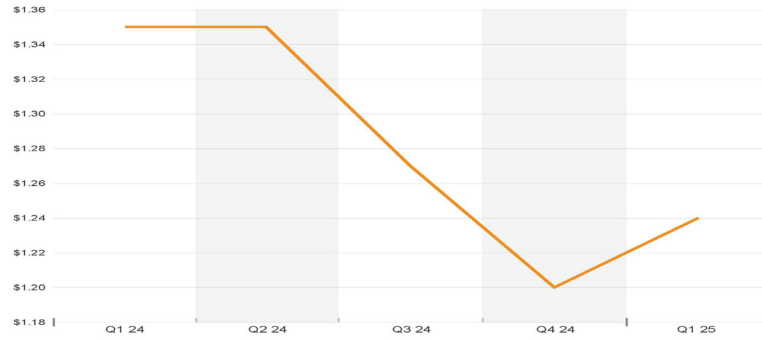
VISTA MARKET REPORTS AND COMPS

YEAR-END 2024

INDUSTRIAL



GROSS ASKING SALES PRICE

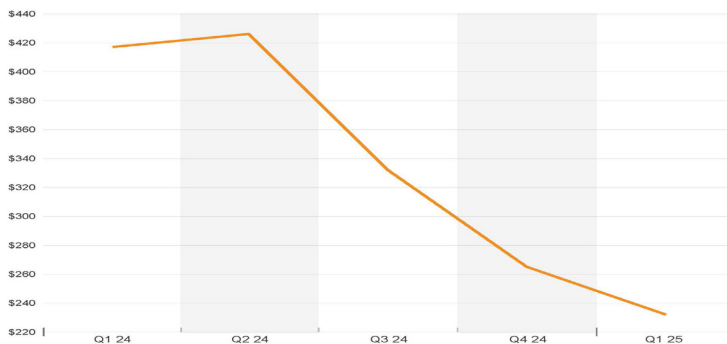


GROSS ASKING RENT PSF

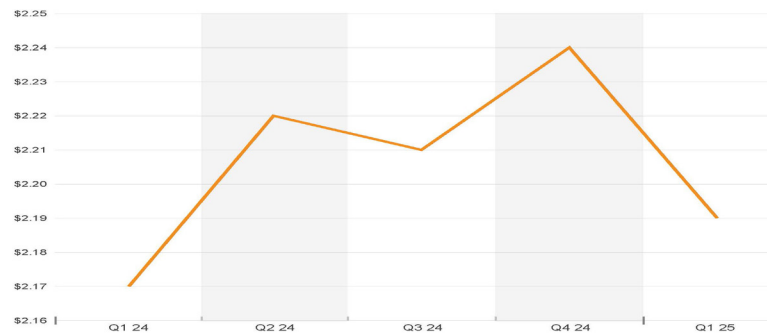
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1%	YTD Net Absorption PSF	(269,927)
Average Asking Sales Price PSF	\$310	Available SF	1,595,314
Average Monthly Asking Rent PSF	\$1.20	Vacancy Rate	7.8%
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	8.2%	YTD Net Absorption PSF	24,644
Average Asking Sales Price PSF	\$265	Available SF	187,199
Average Monthly Asking Rent PSF	\$2.24	Vacancy Rate	13.8%
Inventory Buildings	179	Inventory SF	1,774,588

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

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
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RECENTLY SOLD IN VISTA



2588 Progress Street
Sale Date: 09/13/2024
Sale Price: \$7,350,000
30,866 SF - Service
2.71 Acre Parcel



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 Parcel



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



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

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 01.19.2025

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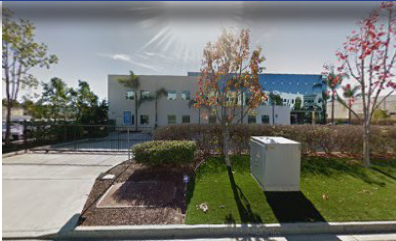
ON THE MARKET FOR SALE IN VISTA



2260 Oak Ridge Way
59,379 SF - Manufacturing
3.78 Acre Parcel
\$14,950,000 - (\$251.77/PSF)



1205 Avenida Chelsea
22,707 SF - Warehouse
1.20 Acre Parcel
Call For Pricing



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



2425 La Mirada Drive
29,475 SF - Manufacturing
1.71 Acre Parcel
Call For Pricing



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



2630 Business Park Drive
26,320 SF - Manufacturing
1.87 Acre Parcel
\$7,238,000 - (\$275.00/PSF)



2465 Coral Street
26,026 SF - Distribution
1.40 Acre Parcel
\$7,400,000 - (\$284.33/PSF)



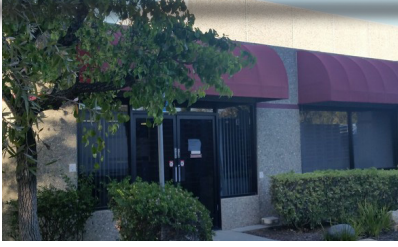
1205 Avenida Chelsea
22,707 SF - Warehouse
1.20 Acre Parcel
Call For Pricing

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

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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



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



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



2260 Oak Ridge Way
59,379 SF - Manufacturing
Call For Pricing



1325 Sycamore Avenue, Bldg. 2
21,789 SF - Manufacturing
Call For Pricing (Sublease)

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

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