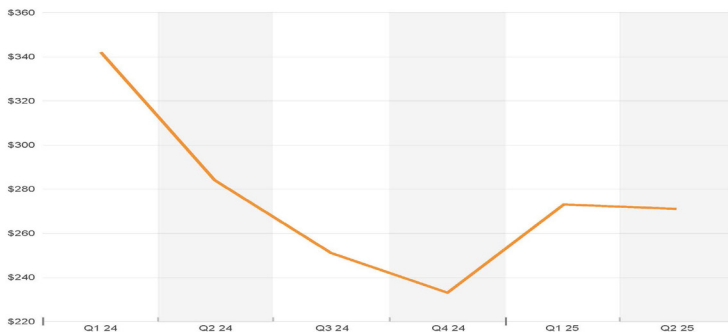


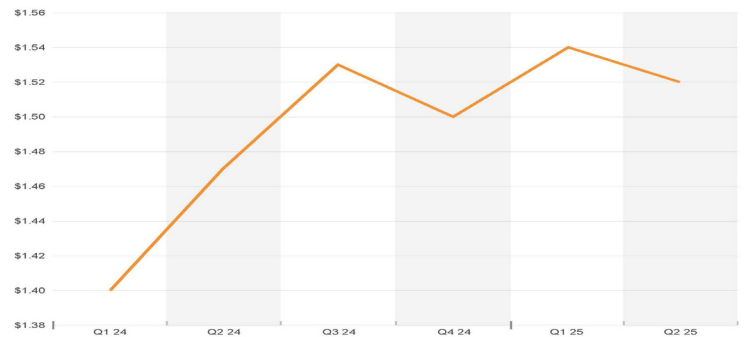
ESCONDIDO MARKET REPORTS AND COMPS

FIRST QUARTER 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

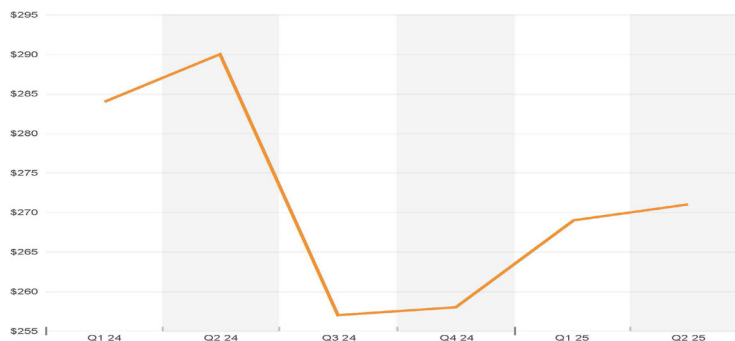


GROSS ASKING RENT PSF

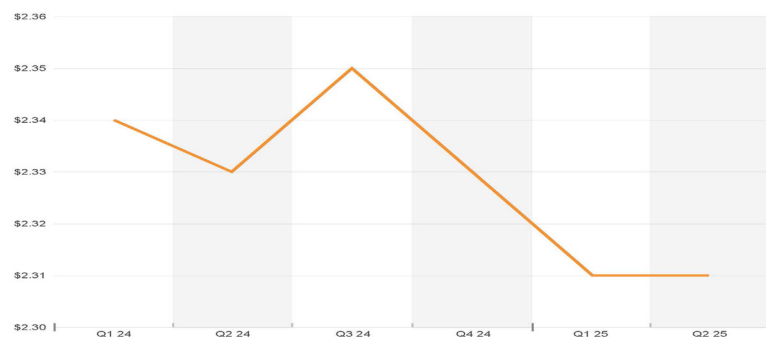
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1 %	YTD Net Absorption PSF	(154,609)
Average Asking Sales Price PSF	\$300	Available SF	537,761
Average Monthly Asking Rent PSF	\$1.54	Vacancy Rate	4.2%
Inventory Buildings	642	Inventory SF	7,723,212

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOP

Average Market Cap Rate	8.3%	YTD Net Absorption PSF	(34,132)
Average Asking Sales Price PSF	\$269	Available SF	413,539
Average Monthly Asking Rent PSF	\$2.31	Vacancy Rate	9.8%
Inventory Buildings	307	Inventory SF	2,624,349

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.16.2025

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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



1451 Simpson Way
 Sale Date: 02/05/2025
 Sale Price: \$2,000,000 - (\$247.28/PSF)
 8,088 SF - Manufacturing
 0.63 Acre Parcel



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



530 Opper Street
 Sale Date: 03/05/2025
 Sale Price: \$4,450,000 - (\$213.86/PSF)
 20,808 SF - Manufacturing
 1.52 Acre Parcel

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.14.2025
 PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR SALE IN ESCONDIDO



529 W 4th Avenue
9,500 SF - Warehouse
0.50 Acre Parcel
M-1 Zoned
\$2,695,000 - (\$283.68/PSF)



1120-1140 Simpson Way
20,420 SF - Light Industrial
1.17 Acre Parcel
Cap Rate: 5.54%
\$6,295,000 - (\$308.28/PSF)



530 Oppen Street
20,808 SF - Manufacturing (2 Buildings)
1.52 Acre Parcel
Clear Height: 18'
Call For Pricing



1310-1344 Industrial Avenue
36,450 SF - Warehouse
2.06 Acre Parcel
Building Height: 14'
\$7,920,000 - (\$217.28/PSF)



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



955 S Andreasen Drive
21,627 SF - Manufacturing
1.0 Acre Parcel
Heavy Power
\$5,600,000 - (\$258.94/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.14.2025
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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
25,295 SF - Warehouse
1.62 Acre Parcel
Call For Pricing



2320 Meyers Avenue
54,073 SF - Warehouse
2.69 Acre Parcel
\$1.30 NNN/PSF



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



380 Engel Street
10,800 SF - Warehouse
0.64 Acre Parcel
\$1.60 IG/PSF



976 S Andreasen Drive
38,040 SF - Warehouse
1.54 Acre Parcel
\$1.75 PSF/+Utilities

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY CoSTAR REALTY INFORMATION INC. 04.14.2025

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