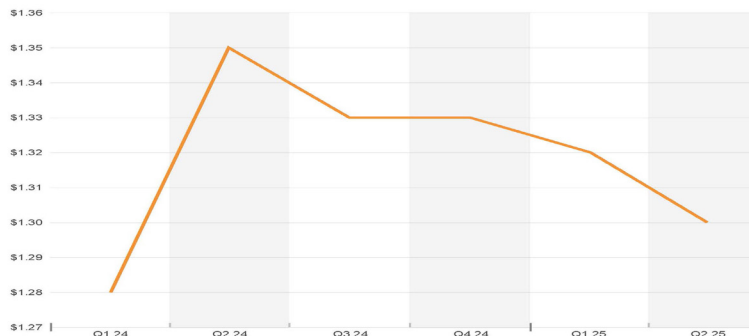
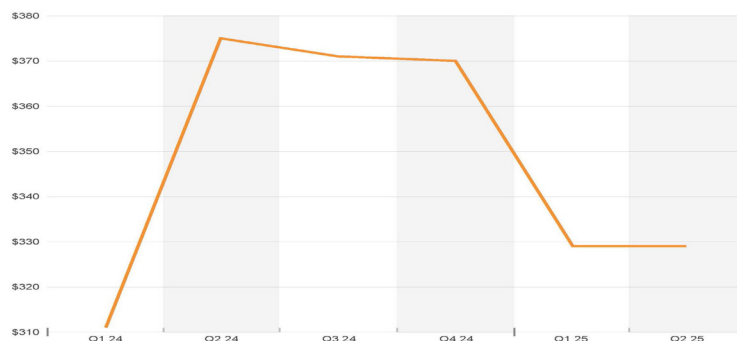


# OCEANSIDE MARKET REPORTS AND COMPS

## FIRST QUARTER 2025

### INDUSTRIAL



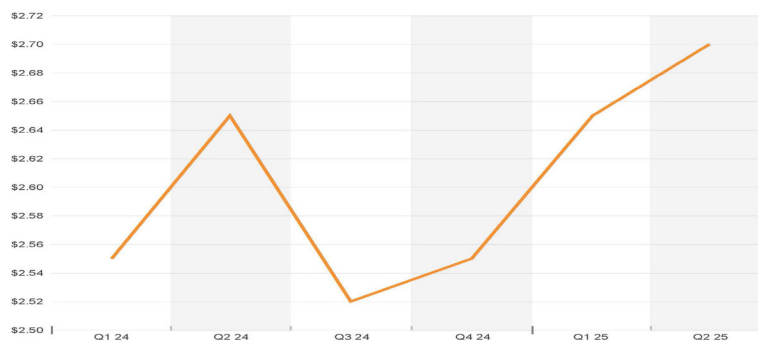
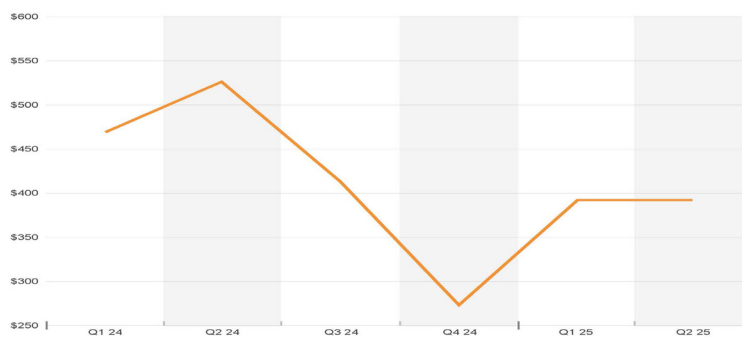
#### GROSS ASKING SALES PRICE

#### GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	39,936
Average Asking Sales Price PSF	\$329	Available SF	568,368
Average Monthly Asking Rent PSF	\$1.32	Vacancy Rate	4.2%
Inventory Buildings	398	Inventory SF	9,159,963

### OFFICE



#### GROSS ASKING SALES PRICE

#### GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.7%	YTD Net Absorption PSF	24,872
Average Asking Sales Price PSF	\$352	Available SF	170,675
Average Monthly Asking Rent PSF	\$2.65	Vacancy Rate	7.0%
Inventory Buildings	164	Inventory SF	1,920,961

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

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
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**CA DRE BROKER #: 01354303**  
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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 OCEANSIDE



2600 Temple Heights Drive  
 Sale Date: 02/28/2025  
 Sale Price: \$5,000,000 - (\$377.42/PSF)  
 13,248 SF - Manufacturing  
 1.10 Acre Parcel



179-271 Roymar Road  
 2 Property Sale  
 Sale Date: 11/26/2024  
 Sale Price: \$4,691,900 - (\$279.28/PSF)  
 16,800 SF - Warehouse  
 1.21 Acre Parcel



1800-1804 Ord Way  
 Sale Date: 01/09/2025  
 Sale Price: \$2,000,000 - (\$350.88/PSF)  
 5,700 SF - Warehouse Condo  
 Clear Height: 22'



Roymar 76 Industrial Park  
 3 Property Portfolio  
 Sale Date: 02/14/2025  
 Sale Price: \$15,300,000 - (\$268.42/PSF)  
 57,000 SF - Manufacturing  
 3.69 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 OCEANSIDE



4136 Avenida De La Plata  
16,666 SF - Manufacturing  
1.08 Acre Parcel  
Heavy Power  
Clear Height: 17'-19'  
3 Grade Level Doors  
\$4,998,000 - (\$299.89/PSF)



2625 Temple Heights Drive  
43,520 SF - Manufacturing  
2.33 Acre Parcel  
Heavy Power  
Clear Height: 24'  
3 Grade Level Doors and 3 Dock High Doors  
Call For Pricing

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 OCEANSIDE



3817 Ocean Ranch Blvd.  
38,115 SF - Distribution  
\$1.20 NNN/PSF



1336 Rocky Point Drive  
22,773 SF - Warehouse  
\$1.28 NNN/PSF



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



4056 Calle Platino  
58,977 SF - Warehouse  
Call For Pricing



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



1340 Rocky Point Drive  
22,667 SF - Warehouse  
\$1.00 NNN/PSF



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



1851 Ord Way  
35,000-70,908 SF - Warehouse  
Call For Pricing

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

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