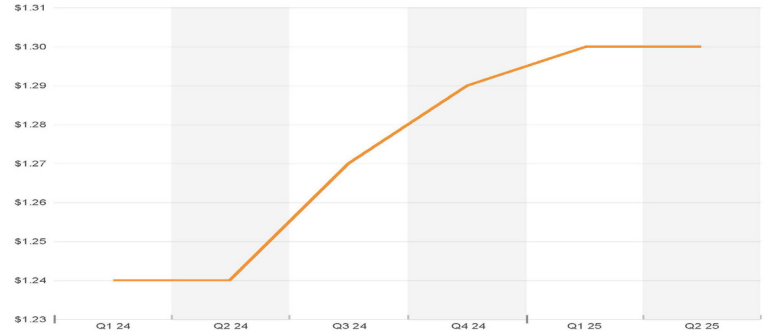
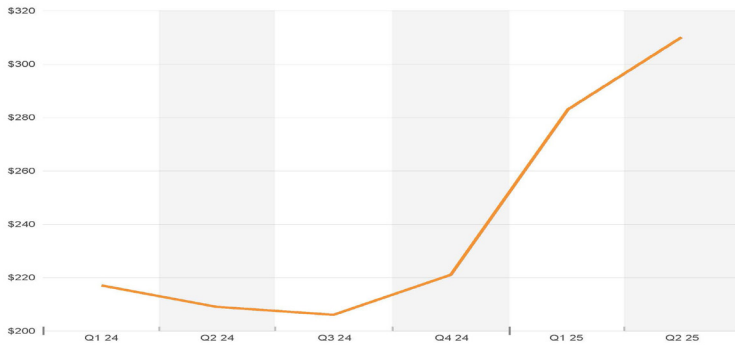


# SAN MARCOS MARKET REPORTS AND COMPS

## FIRST QUARTER 2025

### INDUSTRIAL



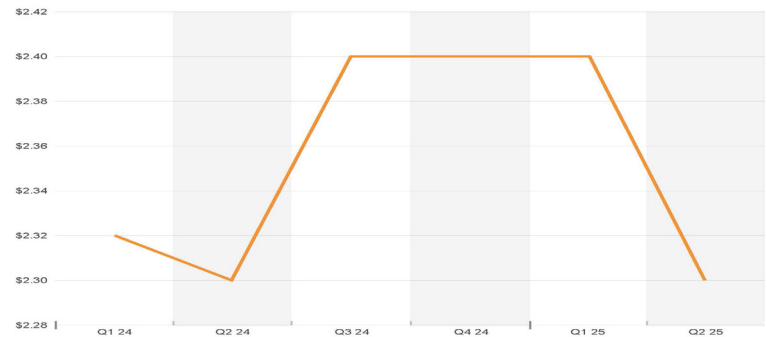
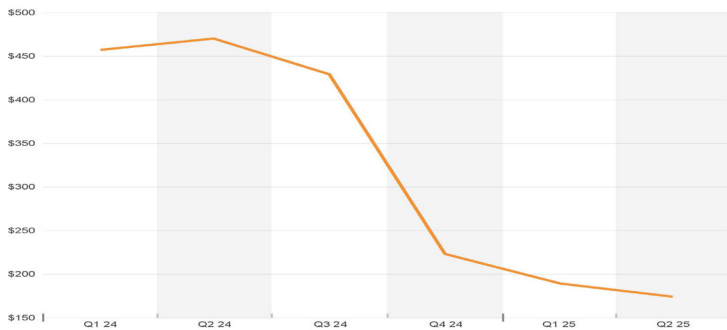
#### GROSS ASKING SALES PRICE

#### GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	(98,654)
Average Asking Sales Price PSF	\$300	Available SF	705,141
Average Monthly Asking Rent PSF	\$1.30	Vacancy Rate	9.1%
Inventory Buildings	479	Inventory SF	8,280,320

### OFFICE



#### GROSS ASKING SALES PRICE

#### GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.3%	YTD Net Absorption PSF	(2,703)
Average Asking Sales Price PSF	\$189	Available SF	112,770
Average Monthly Asking Rent PSF	\$2.40	Vacancy Rate	4.8%
Inventory Buildings	92	Inventory SF	1,735,245

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

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
 380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
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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 SAN MARCOS



410 E Olive Street  
Sale Date: 02/14/2025  
\$2,050,000 - (\$38.32/PSF)  
53,500 SF - Warehouse  
3.33 Acre Parcel



110 Venture Street  
Sale Date: 01/09/2025  
\$2,050,000 - (\$374.50/PSF)  
5,474 SF - Warehouse  
0.35 Acre Parcel



688 Rancheros Drive  
Sale Date: 12/05/2024  
\$2,550,000 - (\$236.59/PSF)  
10,778 SF - Manufacturing  
0.60 Acre Parcel



1152 Armorlite Drive  
Sale Date: 11/07/2024  
\$12,000,500 - (\$272.42/PSF)  
44,052 SF - Warehouse  
3.04 Acre Parcel



237 Via Vera Cruz  
Sale Date: 01/15/2025  
\$16,200,000 - (\$201.85/PSF)  
80,257 SF - Manufacturing  
5.63 Acre Parcel



960-974 Rancheros Drive  
5 Property Portfolio Sale - 3.4% Cap Rate  
Sale Date: 02/25/2025  
\$8,000,000 - (\$164.30/PSF)  
48,692 SF on 3.15 Acre Parcel - Manufacturing

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 04.14.2025

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# ON THE MARKET FOR SALE IN SAN MARCOS



2333 Montiel Road  
26,360 SF - Showroom  
1.0 Acre Parcel  
Clear Height: 22'  
Call For Pricing



1833 Diamond Street  
15,393 SF - Warehouse  
0.70 Acre Parcel  
Heavy Power  
\$4,280,000 - (\$278.05/PSF)



528 E Mission Road  
104,000 SF - Manufacturing (2 Buildings)  
8.25 Acre Parcel  
Clear Height: 22'  
Call For Pricing



307 E Carmel Street  
18,452 SF - Showroom  
1.08 Acre Parcel  
Clear Height: 22'  
\$6,650,000 - (\$360.40/PSF)



1255 Stone Drive  
6,571 SF - Warehouse  
0.46 Acre Parcel  
Clear Height: 18'  
\$2,168,430 - (\$330.00/PSF)



145 N Pacific Street  
10,000 SF - Manufacturing  
1.16 Acre Parcel  
4 Grade Level Doors & Large Fenced Yard  
\$4,500,000 - (\$450/PSF)

FOR SALE 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 LEASE IN SAN MARCOS



2333 Montiel Road  
26,360 SF - Showroom  
Call For Pricing



1617 Capalina Road  
23,206 SF - Showroom  
\$0.95 NNN/PSF



188 Newport Drive  
24,639 SF - Warehouse  
Call For Pricing (Sublease)



260 S. Pacific Street  
23,108 - 77,750 SF - Manufacturing  
Call For Pricing



1152 Armorlite Drive  
44,052 SF - Warehouse  
Call For Pricing



195 Bosstick Blvd. Bldg. A  
33,967 SF - Warehouse  
Call For Pricing



664 N Twin Oaks Valley Road  
15,000 - 47,966 SF - Warehouse  
\$0.90 NNN/PSF



505 S. Pacific Street  
24,680 SF - Manufacturing  
\$0.95 NNN/PSF

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

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