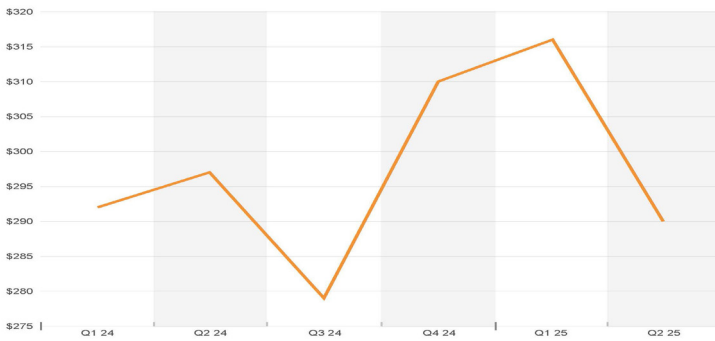
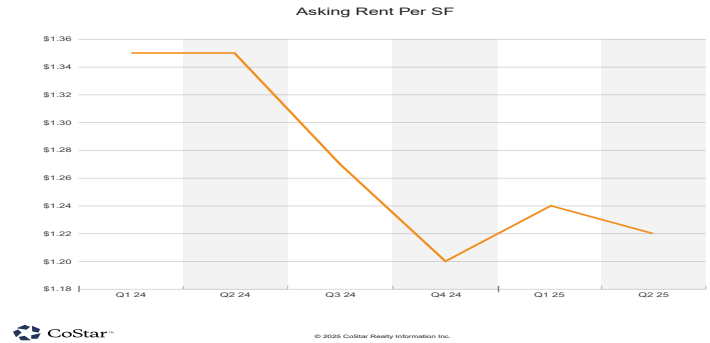


VISTA MARKET REPORTS AND COMPS FIRST QUARTER REPORT 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

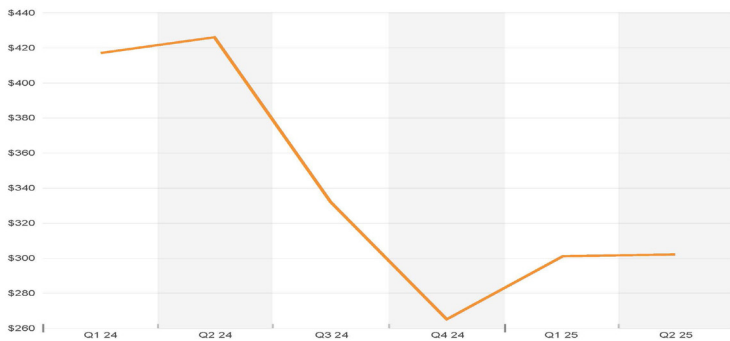


GROSS ASKING RENT PSF

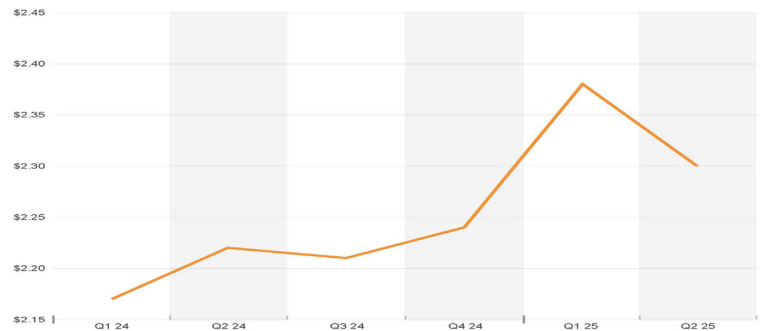
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1%	YTD Net Absorption PSF	11,564
Average Asking Sales Price PSF	\$316	Available SF	1,650,380
Average Monthly Asking Rent PSF	\$1.24	Vacancy Rate	7.7%
Inventory Buildings	535	Inventory SF	13,668,605

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	(24,404)
Average Asking Sales Price PSF	\$301	Available SF	184,152
Average Monthly Asking Rent PSF	\$2.38	Vacancy Rate	15.2%
Inventory Buildings	179	Inventory SF	1,780,126

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
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA DRE BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

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 VISTA



985 Park Center Drive
 Sale Date: 02/19/2025
 Sale Price: \$3,200,000 (\$310.38/PSF)
 10,310 SF - Service
 0.70 Acre Parcel



Sold By San Diego Commercial
 467-511 Olive Street (2 Parcels)
 Sale Date: 03/26/2025
 Sale Price: \$4,650,000 (\$394.27/PSF)
 11,794 SF - Warehouse
 1.91 Acre Parcel



1485 - 1497 Poinsettia Avenue
 79 Property Sale
 Sale Date: 12/11/2024
 Sale Price: \$550,000,000 - (\$267.20/PSF)
 2,058,402 SF - Manufacturing
 348.24 Acre Parcel



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 04.14.2025

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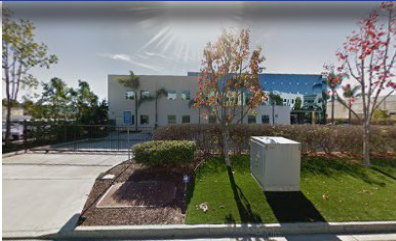
ON THE MARKET FOR SALE IN VISTA



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



2540 Fortune Way
8,513 SF - Warehouse
0.59 Acre Parcel
Pricing: \$345/PSF



2640 Progress Street
33,804 SF - Manufacturing
1.76 Acre Parcel
\$10,000,000 (\$295.82/PSF)



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
\$6,975,000 - (\$265.01/PSF)



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



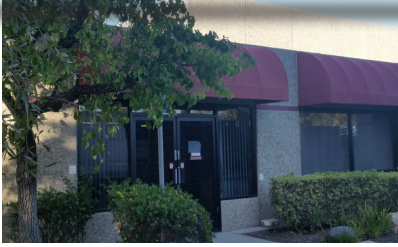
1205 Avenida Chelsea
22,707 SF - Warehouse
1.20 Acre Parcel
Call For Pricing

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

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ON THE MARKET FOR LEASE IN VISTA



2525 Birch Street
32,512 SF - Warehouse
Call For Pricing



2465 Coral Street
26,026 SF - Distribution
\$1.30 NNN/PSF



3215 Executive Ridge
44,630 SF - Warehouse
\$0.95 NNN/PSF



2425 La Mirada Drive
29,475 SF - Manufacturing
\$1.30 NNN/PSF



1389 Park Center Drive
23,422 SF - Manufacturing
\$1.35 NNN/PSF



2453 Cades Way Suites D&E
5,100 SF & 4,200 SF - Industrial
\$1.60 MG/PSF



2449 Cades Way Suite D
4,200 SF - Industrial
\$1.60 MG/PSF



2750 Progress Street
50,000 SF - 109,952 SF - Manufacturing
\$0.95 NNN/PSF

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

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TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA DRE BROKER #: 01354303
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344