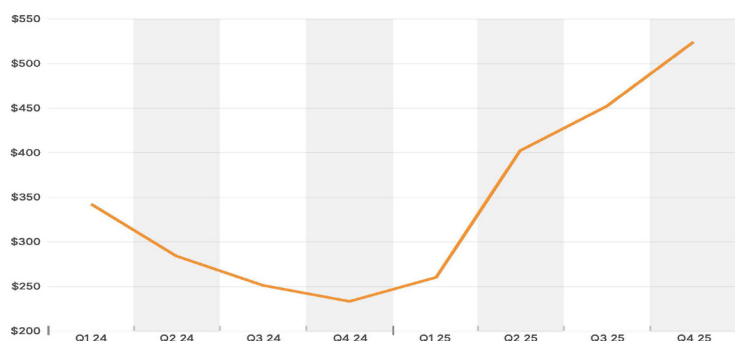


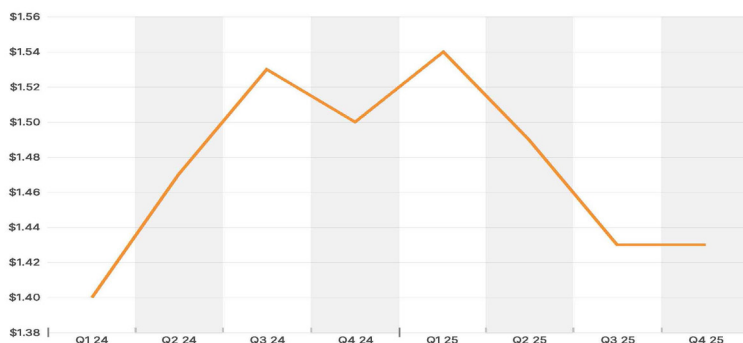
ESCONDIDO MARKET REPORTS AND COMPS

THIRD QUARTER 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

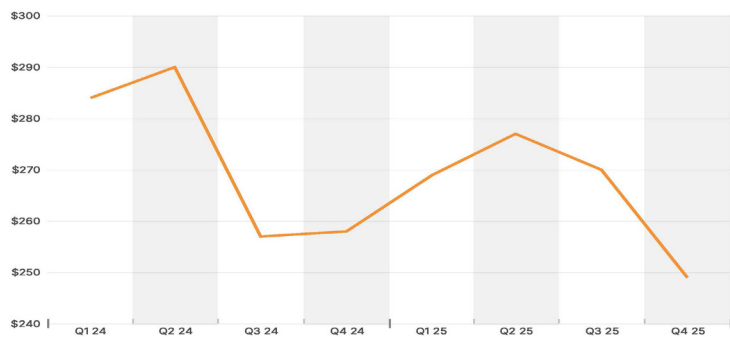


GROSS ASKING RENT PSF

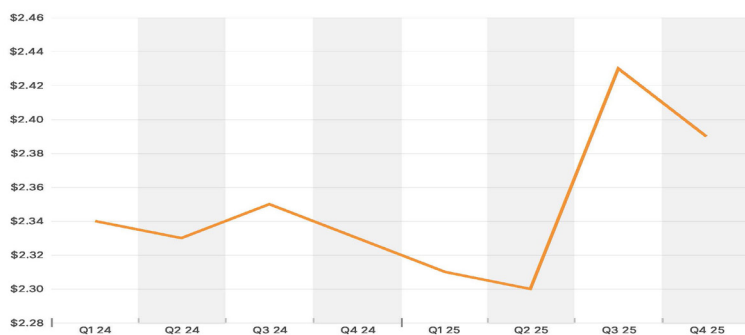
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1 %	YTD Net Absorption PSF	7,518
Average Asking Sales Price PSF	\$325	Available SF	490,340
Average Monthly Asking Rent PSF	\$1.43	Vacancy Rate	6.3%
Inventory Buildings	643	Inventory SF	7,797,061

OFFICE



GROSS ASKING SALES PRICE



GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOP

Average Market Cap Rate	8.7%	YTD Net Absorption PSF	26,010
Average Asking Sales Price PSF	\$270	Available SF	336,783
Average Monthly Asking Rent PSF	\$2.43	Vacancy Rate	9.0%
Inventory Buildings	306	Inventory SF	2,629,498

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.20.2025

SAN DIEGO COMMERCIAL

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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



San Diego Commercial - Portfolio Sale - 5 Buildings

1335-1353 Simpson Way

Sale Date: 07/03/2025

Sale Price: \$6,600,000 - (\$266.68/PSF)

24,749 SF Total on 2 Acres



San Diego Commercial Sale

650-704 Rock Springs Road

Sale Date: 10/01/2025

Sale Price: \$4,100,000 - (\$512.50/PSF)

8,000 SF Metal Building on a 51,000 SF Parcel



950 Borra Place

Sale Date: 07/24/2025

Sale Price: \$8,550,000 - (\$305.58/PSF)

27,980 SF - Warehouse

1.50 Acre Parcel



1310-1344 Industrial Avenue

Sale Date: 05/06/2025

Sale Price: \$7,200,000 - (\$191.80/PSF)

37,540 SF - Warehouse

2.06 Acre Parcel



2060 Aldergrove Avenue

Sale Date: 06/27/2025

Sale Price: \$6,300,000 - (\$326.59)

19,290 SF - Warehouse

2.02 Acre Parcel



350-352 Engel Street

Sale Date: 08/19/2025

Sale Price: \$3,589,000 - (\$358.90/PSF)

10,000 SF - Manufacturing/Warehouse

0.56 Acre Parcel

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.9.2025
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)



621 S Andreasen Drive
10,496 SF - Manufacturing
0.67 Acre Parcel
Heavy Power
\$3,650,000 - (\$347.75/PSF)



2128 Auto Park Way
8,087 SF - Manufacturing
0.50 Acre Parcel
Clear Height: 18'
\$2,875,000 - (\$355.51/PSF)



1944 Commercial Street
1,904 SF - Industrial
0.19 Acre Parcel
Building Height: 13'
\$980,000 - (\$514.71/PSF)



945 W Mission Ave
2 Buildings Totaling 7,300 SF
3 Large Roll-Up Doors
1.30 Acre Parcel
\$4,650,000 - (\$636.98/PSF)



731 Rock Springs Road
12,000 SF Vacant Parcel
Fully Fenced
M1 Zoning
\$850,000

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.9.2025
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ON THE MARKET FOR LEASE IN ESCONDIDO



530 Oppen Street
20,808 SF - Manufacturing
1.52 Acre Parcel with Fenced Yard
\$1.35 NNN/PSF



1215 Pacific Oaks Place
17,503 SF - Manufacturing
1.07 Acre Parcel
\$1.75 PSF/+Utilities



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



1238 Simpson Way - Bldg. A
24,200 SF - Warehouse
1.31 Acre Parcel
\$1.25 NNN/PSF



1903 Citracado Parkway
58,502 SF - Manufacturing
7.12 Acre Parcel
Call For Pricing



976 S Andreasen Drive
38,040 SF - Warehouse
1.54 Acre Parcel
\$1.65 PSF/+Utilities

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.9.2025

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