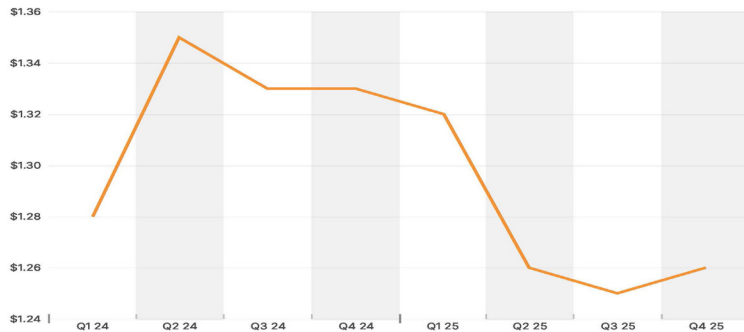
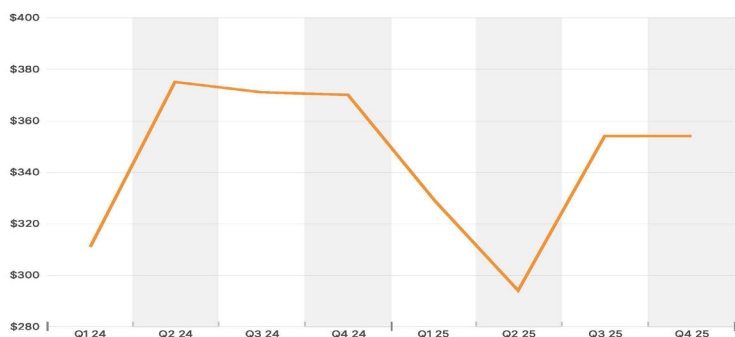


OCEANSIDE MARKET REPORTS AND COMPS

THIRD QUARTER 2025

INDUSTRIAL



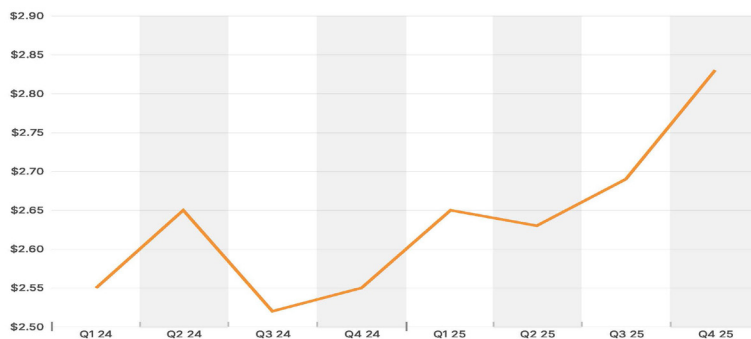
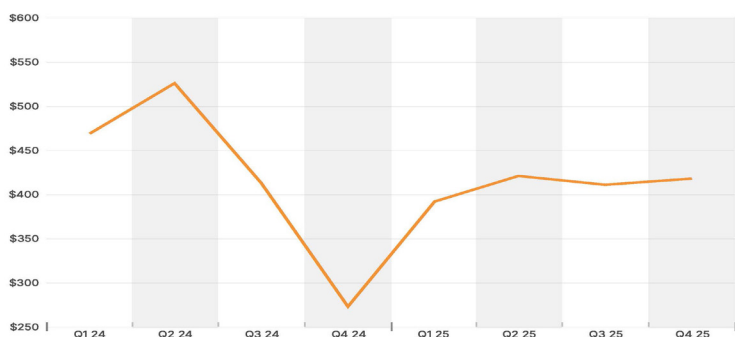
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	(1,992)
Average Asking Sales Price PSF	\$354	Available SF	547,710
Average Monthly Asking Rent PSF	\$1.25	Vacancy Rate	4.2%
Inventory Buildings	396	Inventory SF	9,171,738

OFFICE



GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.8%	YTD Net Absorption PSF	(8,841)
Average Asking Sales Price PSF	\$411	Available SF	161,015
Average Monthly Asking Rent PSF	\$2.69	Vacancy Rate	7.0%
Inventory Buildings	163	Inventory SF	1,967,938

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

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 OCEANSIDE



303 Via Del Monte
 Sale Date: 09/16/2025
 Sale Price: \$3,090,000 - (\$290.85/PSF)
 10,624 SF - Warehouse
 .83 Acre Parcel



1605 Ord Way, Building 4-H
 Sale Date: 08/26/2025
 Sale Price: \$2,725,000 - (\$315.36/PSF)
 8,641 SF - Warehouse
 .63 Acre Parcel



1332 & 1336 Rocky Point Drive
 2 Property Portfolio
 Sale Date: 07/18/2025
 Sale Price: \$14,715,000 - (\$288.07/PSF)
 51,081 SF - Warehouse
 2.48 Acre Parcel



4136 Avenida De La Plata
 Sale Date: 04/17/2025
 Sale Price: \$4,961,5000 - (\$297.70/PSF)
 16,666 SF - Manufacturing
 1.08 Acre Parcel

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.9.2025
 PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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.

ON THE MARKET FOR SALE IN OCEANSIDE



2550 Jason Court
12,945 SF - Manufacturing
.79 Acre Parcel
Heavy Power
Clear Height: 20'
2 Grade Level Doors
Investment or Owner User
Call For Pricing



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
\$11,900,000 (\$273.44/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.9.2025
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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

ON THE MARKET FOR LEASE IN OCEANSIDE



4123 Avenida De La Plata
5,364 SF Industrial Building
Sublease Rate: \$9,100 Gross/Month



2555 Jason Court
18,920 SF - Manufacturing
\$1.25 NNN/PSF



1332 Rocky Point Drive
28,308 SF - Warehouse
\$1.20 NNN/PSF



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



1816 Ord Way
28,475 SF - Warehouse
\$1.10 NNN/PSF



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



2620 Temple Heights Drive
34,168 SF - Manufacturing
\$.95 NNN/PSF



1349 Rocky Point Drive
5,244 SF Building
\$1.50 Gross/PSF/Month

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

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.