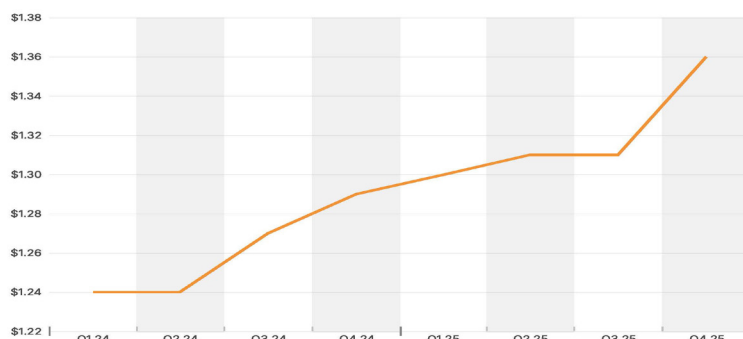
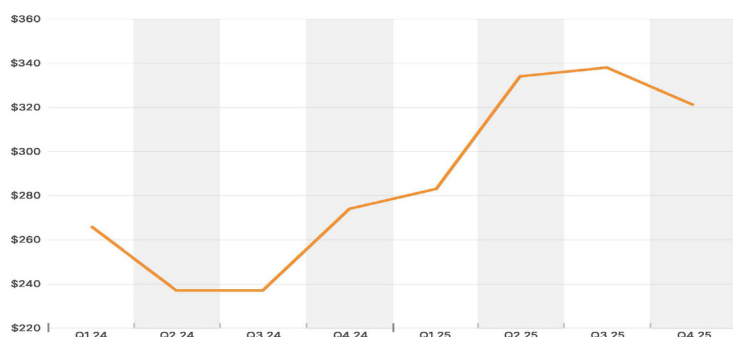


SAN MARCOS MARKET REPORTS AND COMPS

THIRD QUARTER 2025

INDUSTRIAL



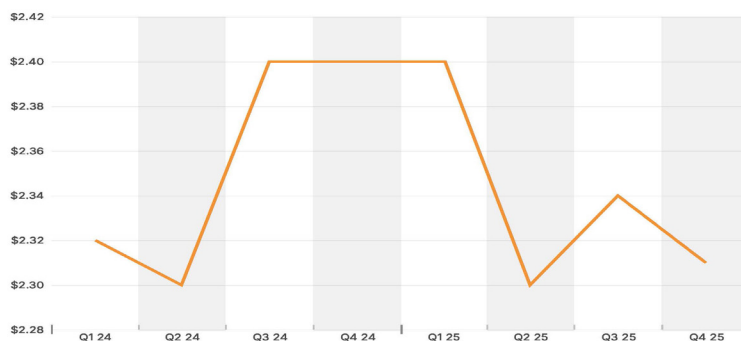
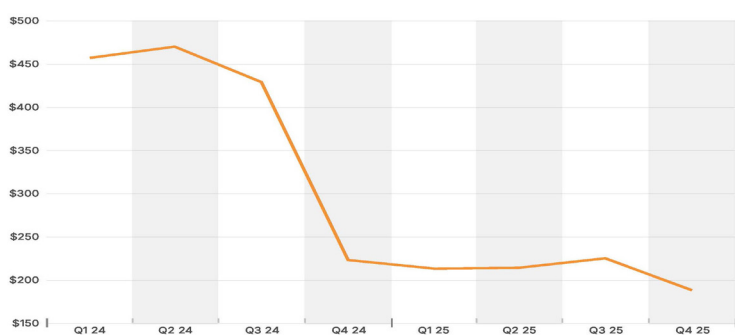
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	6,923
Average Asking Sales Price PSF	\$338	Available SF	703,108
Average Monthly Asking Rent PSF	\$1.31	Vacancy Rate	9.2%
Inventory Buildings	485	Inventory SF	8,302,650

OFFICE



GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.4%	YTD Net Absorption PSF	(18,838)
Average Asking Sales Price PSF	\$225	Available SF	107,116
Average Monthly Asking Rent PSF	\$2.34	Vacancy Rate	5.7%
Inventory Buildings	92	Inventory SF	1,737,028

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
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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



Sold By San Diego Commercial

145 N Pacific Street

Sale Date: 09/18/2025

\$4,450,000 - (\$445.00/PSF)

10,000 SF - Warehouse on 1.16 Acre Parcel



Sold By San Diego Commercial

307 E Carmel Street

Sale Date: 05/09/2025

\$6,016,000 - (\$326.04/PSF)

18,452 SF - Warehouse on 1.08 Acre Parcel



920 Rancheros Drive

Sale Date: 10/06/2025

\$4,935,000 - (\$265.22/PSF)

18,607 SF - Manufacturing

1.10 Acre Parcel



1833 Diamond Street

Sale Date: 08/26/2025

\$4,070,000 - (\$264.41/PSF)

15,383 SF - Warehouse

.70 Acre Parcel



1255 Stone Drive

Sale Date: 07/07/2025

\$2,102,720 - (\$320.00/PSF)

6,571 SF - Warehouse

.46 Acre Parcel



340 Rancheros Drive

Unit 184

Sale Date: 09/16/2025

\$1,867,000 - (\$270.03/PSF)

6,914 SF - Warehouse Condo

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 10.9.2025

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ON THE MARKET FOR SALE IN SAN MARCOS



435 E Carmel Street
11,316 SF - Warehouse
.42 Acre Parcel
Clear Height: 24'
\$4,040,000 - (\$357.02/PSF)



1370 Armorlite Drive
17,280 SF - Manufacturing
.80 Acre Parcel
Heavy Power
\$4,579,000 - (\$264.99/PSF)



1377 Armorlite Drive
14,976 SF - Manufacturing
.75 Acre Parcel
10 Grade Doors
\$4,119,000 - (\$275.04/PSF)



244 La Moree Road
15,500 SF - Service
.61 Acre Parcel
Clear Height: 15.4'
\$4,420,000 - (\$285.16/PSF)



1265 Stone Drive
7,860 SF - Manufacturing
.30 Acre Parcel
Clear Height: 16'
\$2,593,800 - (\$330.00/PSF)



850 Armorlite Drive
7,500 SF - Warehouse
.57 Acre Parcel
2 Grade Level Doors
\$2,475,000 - (\$330.00/PSF)

FOR SALE 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 LEASE IN SAN MARCOS



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



1617 Capalina Road
23,206 SF - Showroom
\$0.75 NNN/PSF



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



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



435 Carmel Street
11,316 SF - Warehouse
\$1.29 NNN/PSF



1015 Linda Vista Drive Bldg. C
17,000 SF - Warehouse
\$1.35 NNN/PSF



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



180 Vallecitos Del Oro
13,994 SF - Warehouse
\$1.35 NNN/PSF

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

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