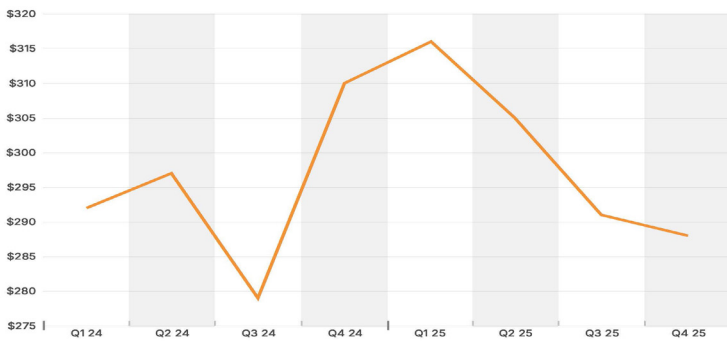


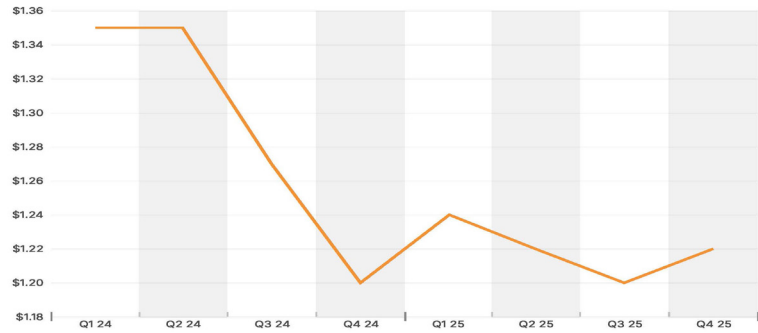
VISTA MARKET REPORTS AND COMPS

THIRD QUARTER 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

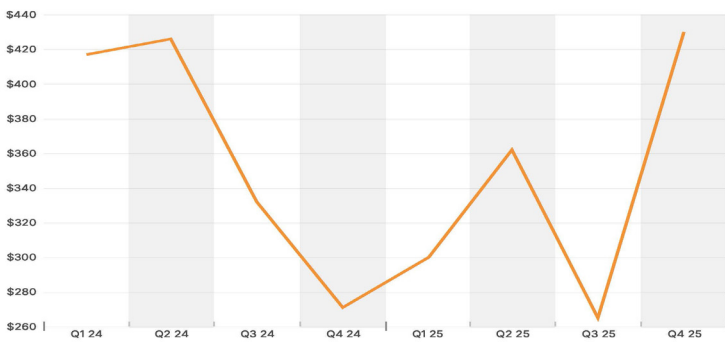


GROSS ASKING RENT PSF

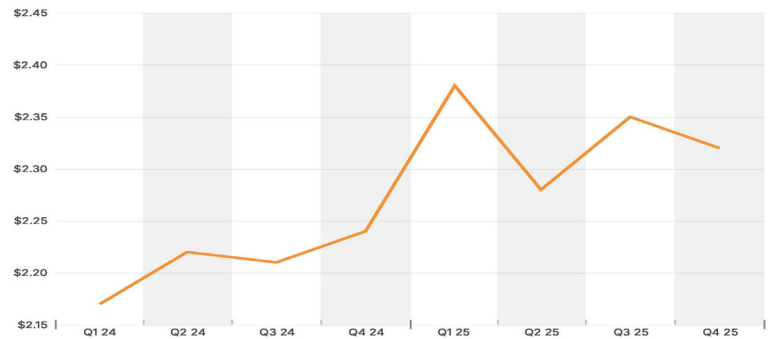
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.1%	YTD Net Absorption PSF	(191,771)
Average Asking Sales Price PSF	\$291	Available SF	1,655,708
Average Monthly Asking Rent PSF	\$1.20	Vacancy Rate	9.0%
Inventory Buildings	538	Inventory SF	13,716,690

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	(11,820)
Average Asking Sales Price PSF	\$265	Available SF	189,361
Average Monthly Asking Rent PSF	\$2.35	Vacancy Rate	9.8%
Inventory Buildings	176	Inventory SF	1,627,906

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

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
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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 VISTA



2379 La Mirada Drive
 Sale Date: 09/30/2025
 Sale Price: \$1,325,000 (\$385.51/PSF)
 3,347 SF - Warehouse
 .08 Acre Parcel



1230 Avenida Chelsea
 Sale Date: 09/15/2025
 38,802 SF - Warehouse
 \$8,918,500 - (\$229.85/PSF)
 2.39 Acre Parcel



1120, 1130 & 1140 Joshua Way
 3 Property Sale
 Sale Date: 08/13/2025
 Sale Price: \$6,838,500 - (\$305.55/PSF)
 22,381 SF - Warehouse/Manufacturing
 7.93 Acre Parcel



2320 Cousteau Court
 Sale Date: 07/28/2025
 Sale Price: \$3,100,000 - (\$200.36/PSF)
 15,472 SF - Manufacturing
 1.14 Acre Parcel



2260 Oak Ridge Way
 Sale Date: 05/07/2025
 Sale Price: \$13,360,500 - (\$225.00/PSF)
 59,379 SF - Manufacturing
 3.78 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 on 1.91 Acre Parcel

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

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ON THE MARKET FOR SALE IN VISTA



3280 Corporate View
59,828 SF - Manufacturing
3.75 Acre Parcel
Call For Pricing



1120 N Melrose Drive
14,984 SF - Warehouse
1 Acre Parcel
\$4,050,000 - (\$270.29/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
\$8,474,760 - (\$295.00/PSF)



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)



3225 Executive Ridge
61,942 SF - Manufacturing
3.39 Acre Parcel
Call For Pricing

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

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ON THE MARKET FOR LEASE IN VISTA



2630 Business Park Drive
26,320 SF - Manufacturing
\$1.25 NNN/PSF



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



2641 La Mirada Drive
28,728 SF - Manufacturing
\$1.25 NNN/PSF



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



970 Park Center Drive
17,424 - 94,378 SF - Manufacturing
\$.99 - \$1.25 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



2820-2834 La Mirada Drive
5,520 SF - 22,914 SF - Manufacturing
\$1.49 - \$1.55 MG/PSF

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

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