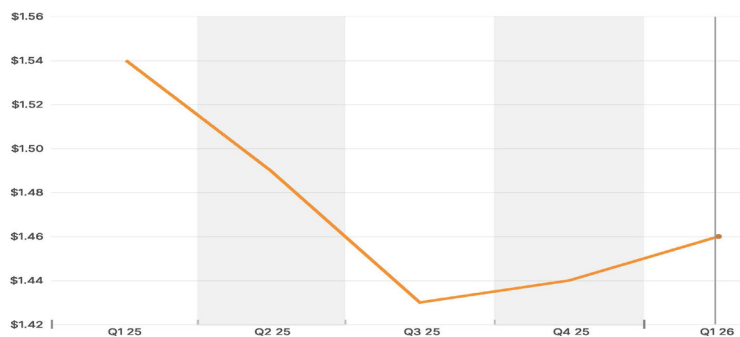
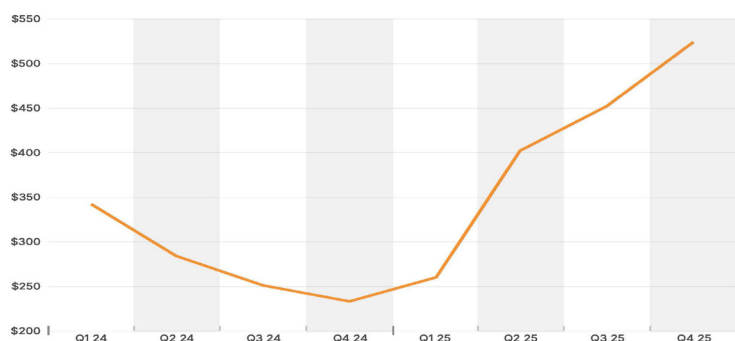


ESCONDIDO MARKET REPORTS AND COMPS YEAR-END 2025

INDUSTRIAL



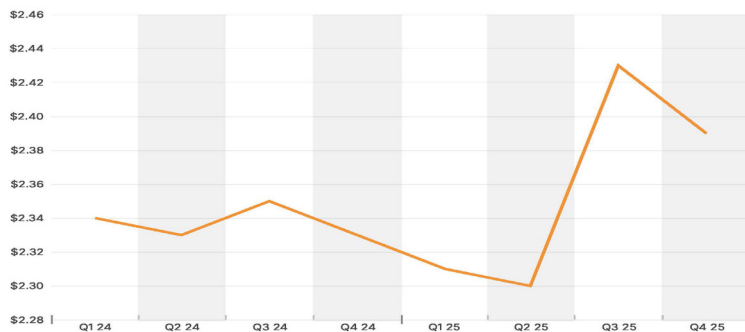
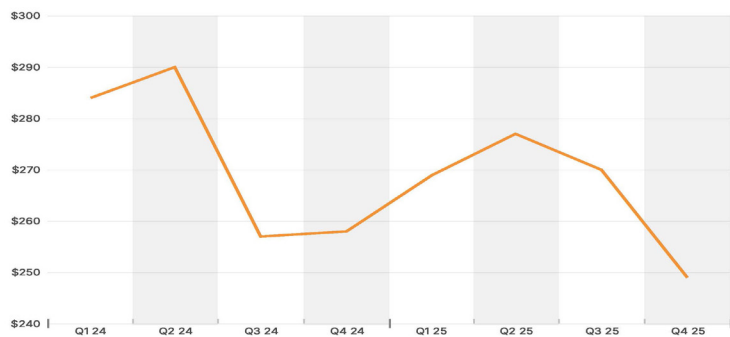
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2 %	YTD Net Absorption PSF	41,998
Average Asking Sales Price PSF	\$325	Available SF	373,904
Average Monthly Asking Rent PSF	\$1.44	Vacancy Rate	4.1%
Inventory Buildings	642	Inventory SF	7,789,145

OFFICE



GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOP

Average Market Cap Rate	8.5%	YTD Net Absorption PSF	65,134
Average Asking Sales Price PSF	\$255	Available SF	298,070
Average Monthly Asking Rent PSF	\$2.40	Vacancy Rate	6.5%
Inventory Buildings	306	Inventory SF	2,631,758

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.26.2026

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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



19280 Don Lee Place
 Sale Date: 01/06/2026
 Sale Price: \$2,010,500 - (\$/PSF)
 6,484 SF - Warehouse
 .30 Acre Parcel



555 Tulip Street
 Sale Date: 10/28/2025
 Sale Price: \$14,300,000 - (\$183.84/PSF)
 77,787 SF - Warehouse
 6.32 Acre Parcel



1948 Don Lee Place
 Sale Date: 12/17/2025
 Sale Price: \$2,991,840 - (\$240.00/PSF)
 12,466 SF - Warehouse
 .67 Acre Parcel



2061 Aldergrove Avenue
 Sale Date: 11/14/2025
 Sale Price: \$10,295,065 - (\$407.00/PSF)
 26,295 SF - Warehouse
 1.62 Acre Parcel



30007 Old Highway 395
 Sale Date: 11/10/2025
 Sale Price: \$1,400,000 - (\$318.18/PSF)
 4,400 SF - Warehouse
 13.38 Acre Parcel



Sold by San Diego Commercial
 704 Rock Springs Road
 Sale Date: 10/01/2025
 Sale Price: \$4,100,000 - (\$512.50/PSF)
 8,000 SF - Service

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.25.2026
 PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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ON THE MARKET FOR SALE IN ESCONDIDO



410, 414 & 416 N Hale Avenue
59,757 SF - Warehouse
3.69 Acre Parcel - M1 Zoned
Leased Investment - Same Tenant for 50 Years
\$14,560,000 - 6.5% First Year Cap Rate



621 S Andreasen Drive
10,496 SF - Manufacturing
0.67 Acre Parcel
Heavy Power
\$3,460,000 - (\$329.65/PSF)



2128 Auto Park Way
8,087 SF - Manufacturing
0.50 Acre Parcel
Clear Height: 18'
\$2,695,000 - (\$333.25/PSF)



955 S Andreasen Drive
18,900 SF - Manufacturing
1.0 Acre Parcel
Heavy Power
\$4,995,000 - (\$264.29/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. 01.25.2026
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ON THE MARKET FOR LEASE IN ESCONDIDO



1918 Don Lee Place
6,500 SF - Warehouse
.30 Acre Parcel with Fenced Yard
\$1.30 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



135-215 Engel Street
6,800 SF - Warehouse
.58 Acre Parcel
\$1.25/PSF/IG



2320 Meyers Avenue
54,073 SF - Warehouse
2.69 Acre Parcel
\$1.30 NNN/PSF



530 Oppen Street
20,080 SF - Manufacturing
1.52 Acre Parcel
\$1.29 NNN/PSF



1903 Citracado Parkway
30,000 - 58,502 SF - Manufacturing
7.12 Acre Parcel
Call For Pricing



480 N Spruce Street
53,000 SF - Distribution
3.84 Acre Parcel
Call For Pricing

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY CoSTAR REALTY INFORMATION INC. 01.25.2026

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