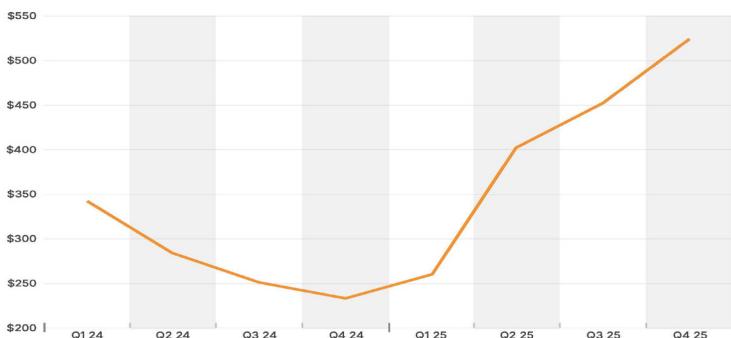
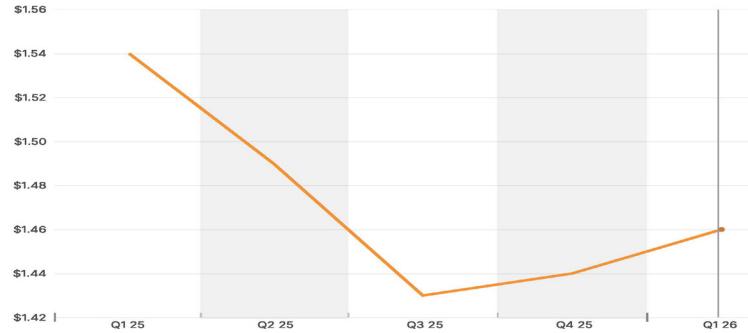


ESCONDIDO MARKET REPORTS AND COMPS YEAR-END 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

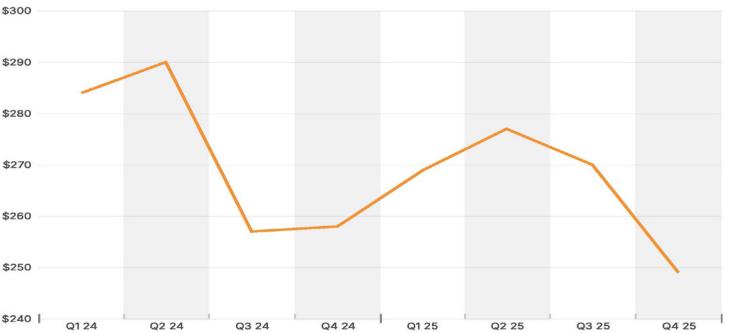


GROSS ASKING RENT PSF

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 SHOT

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

SAN DIEGO COMMERCIAL

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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 Upper 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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