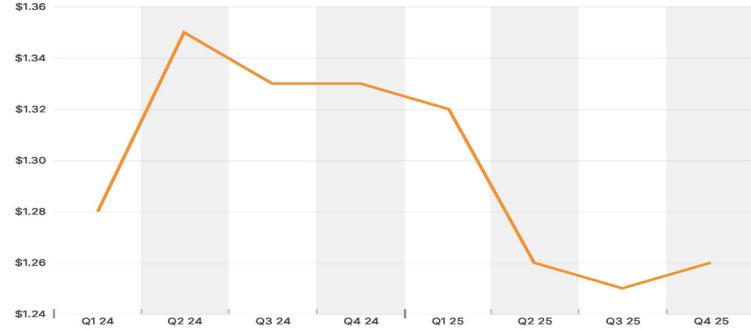
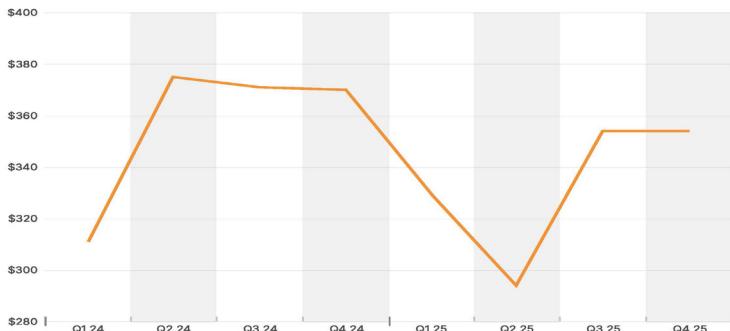


OCEANSIDE MARKET REPORTS AND COMPS

YEAR-END 2025

INDUSTRIAL



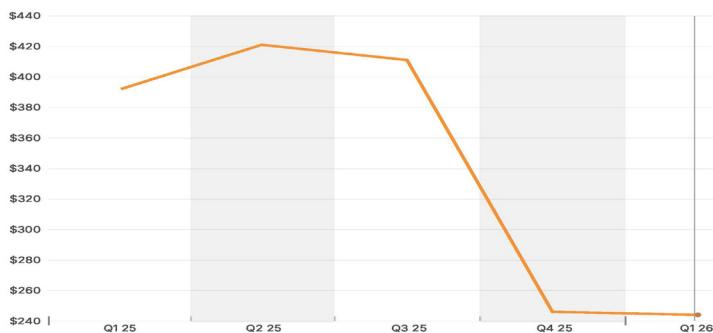
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	(4,466)
Average Asking Sales Price PSF	\$321	Available SF	493,208
Average Monthly Asking Rent PSF	\$1.26	Vacancy Rate	4.3%
Inventory Buildings	396	Inventory SF	9,169,752

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	10,366
Average Asking Sales Price PSF	\$246	Available SF	145,463
Average Monthly Asking Rent PSF	\$2.99	Vacancy Rate	6.4%
Inventory Buildings	163	Inventory SF	1,967,938

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



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RECENTLY SOLD IN OCEANSIDE



2614-2616 Temple Heights Drive
Sale Date: 01/15/2026
Sale Price: Not Disclosed
28,900 SF - Warehouse
1.28 Acre Parcel
Clear Height: 19'
Heavy Power



5 Property Portfolio Sale with 7% Cap Rate
251, 261-273 Airport Road & 208-218 Via
El Centro & 4675 North Avenue Bldg. A &
3102-3126 San Luis Rey Road
Sale Date: 11/12/2025
Sale Price: \$8,225,000 - (\$178.42/PSF)
46,098 SF - Manufacturing on 4.48 Acres



303 Via Del Monte
Sale Date: 9/16/2025
Sale Price: \$3,090,000 - (\$290.85/PSF)
10,624 SF - Warehouse
.83 Acre Parcel
Clear height: 18'



1605 Ord Way
Sale Date: 08/26/2025
Sale Price: \$2,725,000 - (\$315.36/PSF)
8,641 SF - Warehouse
.63 Acre Parcel
Clear Height: 22'

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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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



1816 Ord Way
 28,475 SF - Manufacturing
 1.26 Acre Parcel
 Heavy Power
 Clear Height: 24'
 Dock and Grade Loading
 Epoxy Concrete Warehouse Floor
 \$8,485,550 (\$298/PSF)



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)



1621 Ord Way
 8,290 SF - Warehouse
 .44 Acre Parcel
 Power: 400a/277 - 480v 3p
 Clear Height: 22'
 One Dock
 Approximately 2,294 SF Office
 \$2,735,700 (\$330/PSF)



2620 Temple Heights Drive
 34,168 SF - Manufacturing
 2.08 Acre Parcel
 Power: 200a/125 - 480v 3p 3w
 Clear Height: 16'
 4 Grade Level Doors
 30% Office
 Call For Pricing

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ON THE MARKET FOR LEASE IN OCEANSIDE



2625 Temple Heights Drive
21,676 SF - Manufacturing
\$.95 NNN/PSF



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



1621 Ord Way
8,290 SF - Warehouse
\$1.45 NNN/PSF



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



2550 Jason Court
12,945 SF - Manufacturing
Call For Pricing

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

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