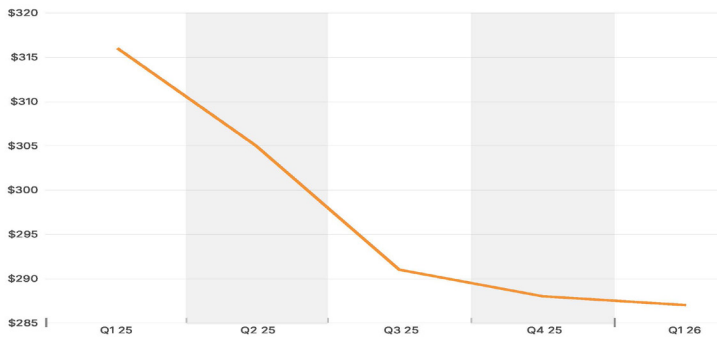


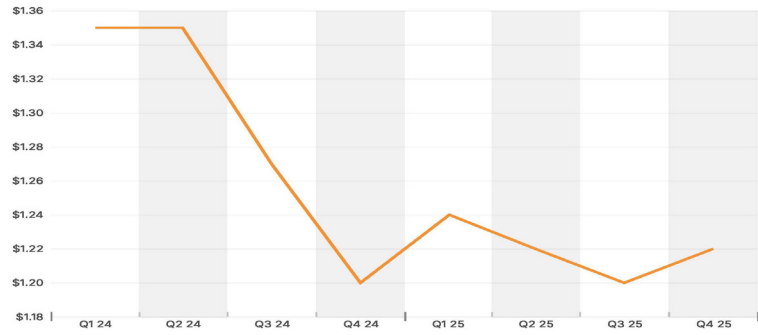
VISTA MARKET REPORTS AND COMPS

YEAR-END 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

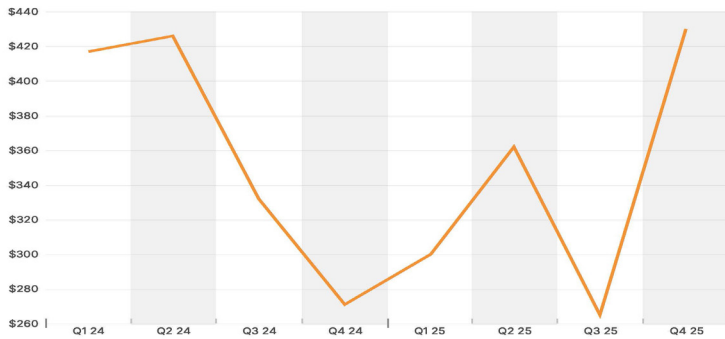


GROSS ASKING RENT PSF

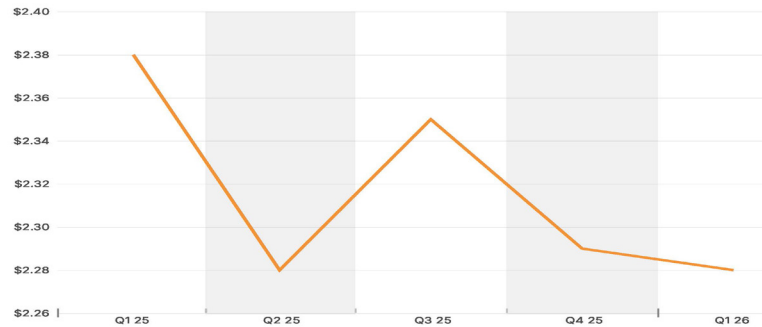
YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	167,965
Average Asking Sales Price PSF	\$288	Available SF	1,916,253
Average Monthly Asking Rent PSF	\$1.22	Vacancy Rate	7.8%
Inventory Buildings	538	Inventory SF	13,713,365

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	(4,181)
Average Asking Sales Price PSF	\$267	Available SF	212,370
Average Monthly Asking Rent PSF	\$2.29	Vacancy Rate	9.6%
Inventory Buildings	176	Inventory SF	1,627,911

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

SAN DIEGO COMMERCIAL

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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



1285 Distribution Way
 Sale Date: 12/09/2025
 Sale Price: \$2,850,000 (\$314.79/PSF)
 9,054 SF - Manufacturing
 .51 Acre Parcel



2 Property Portfolio Sale
 2515 and 2525 Pioneer Avenue
 Sale Date: 09/30/2025
 21,244 SF - Warehouse
 \$4,350,000 - (\$204.76/PSF)
 3.38 Acre Parcel



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



1068 La Mirada Court
 Sale Date: 09/29/2025
 Sale Price: \$1,485,000 - (\$380/PSF)
 3,908 SF - Service
 3.09 Acre Parcel



1230 Avenida Chelsea
 Sale Date: 09/15/2025
 Sale Price: \$8,918,000 - (\$229.85/PSF)
 38,802 SF - Warehouse
 2.39 Acre Parcel



3 Property Portfolio Sale
 1120, 1130 and 1140 Joshua Way
 Sale Date: 08/13/2025
 Sale Price: \$6,838,500 (\$305.55/PSF)
 22,381 SF - Manufacturing on 7.93 Acres

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 01.25.2026

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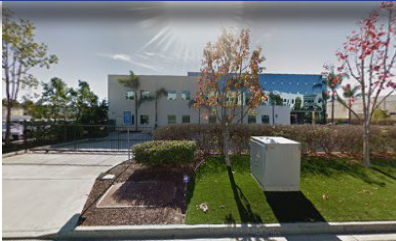
ON THE MARKET FOR SALE IN VISTA



970 Park Center Drive
76,954 SF - Manufacturing
4.18 Acre Parcel
Call For Pricing



3280 Corporate View
SF - Manufacturing
3.75 Acre Parcel
\$16,656,000 - (\$278.40/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



1120 N Melrose Drive
14,984 SF - Warehouse
1 Acre Parcel
\$4,050,000 - (\$270.29/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
Call For Pricing



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. 01.25.2026

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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
Call For Pricing



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



2750 Progress Street
50,000 - 219,904 SF - Manufacturing
\$.95 NNN/PSF



1391 Specialty Drive
27,264 SF - Manufacturing
\$1.35 NNN/PSF



1205 Park Center Drive
90,400 SF - Warehouse
Call For Pricing

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

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