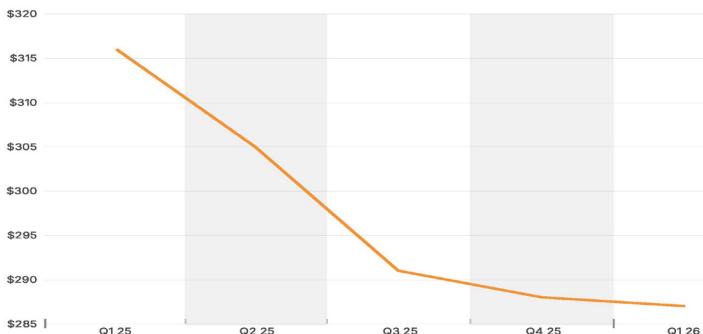


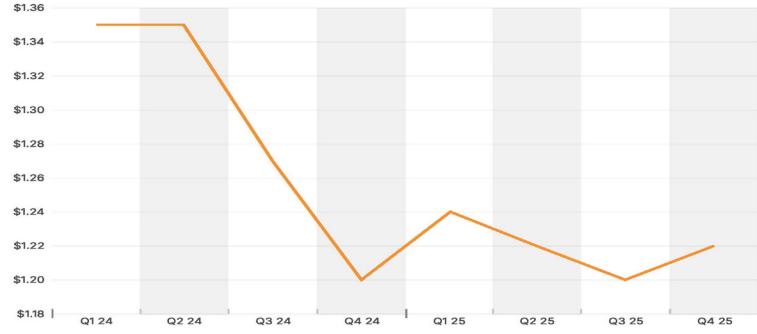
VISTA MARKET REPORTS AND COMPS

YEAR-END 2025

INDUSTRIAL



GROSS ASKING SALES PRICE

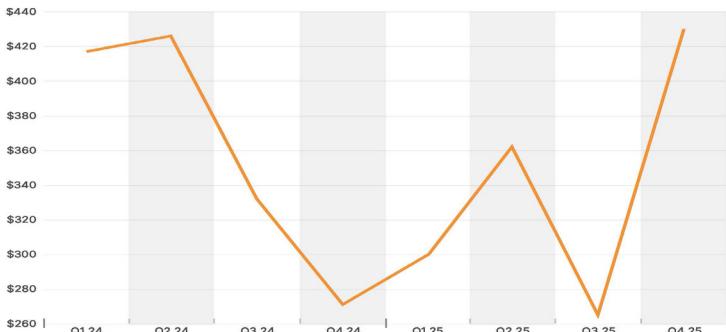


GROSS ASKING RENT PSF

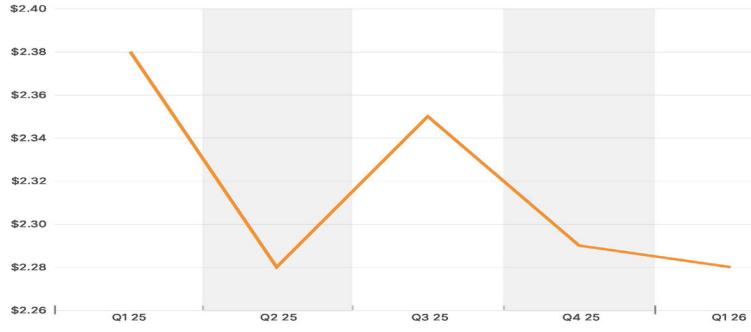
YTD SALES AND LEASING SNAP SHOT

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

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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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SAN DIEGO COMMERCIAL

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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