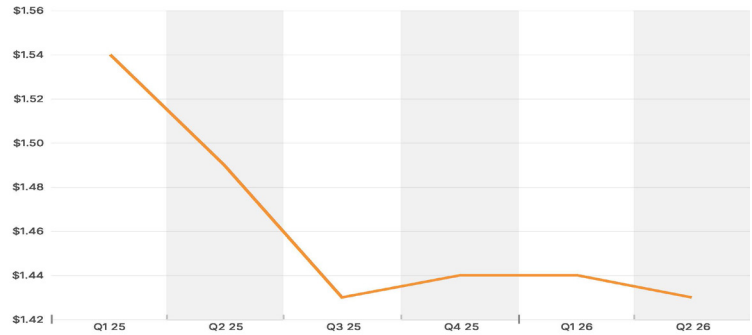
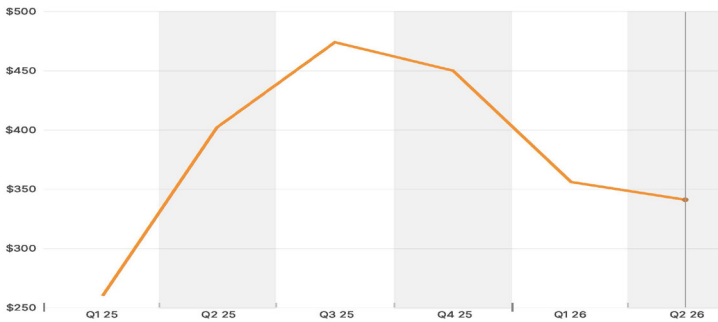


ESCONDIDO MARKET REPORTS AND COMPS

FIRST QUARTER 2026

INDUSTRIAL



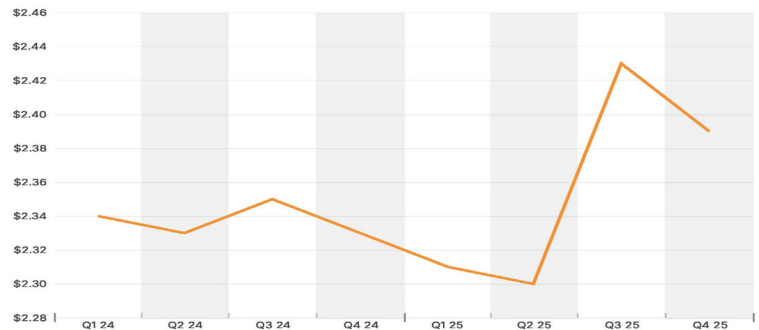
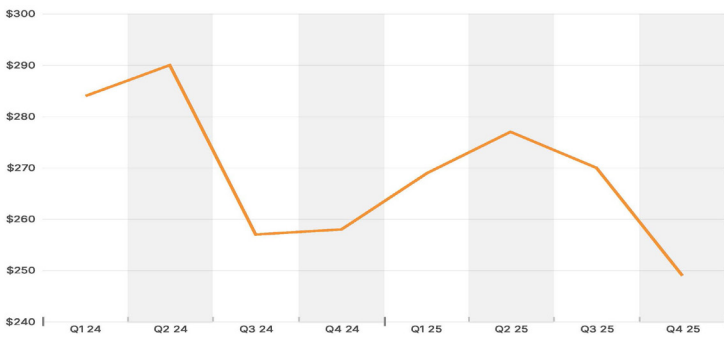
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2 %	YTD Net Absorption PSF	3,018
Average Asking Sales Price PSF	\$356	Available SF	368,386
Average Monthly Asking Rent PSF	\$1.44	Vacancy Rate	4.0%
Inventory Buildings	644	Inventory SF	7,828,326

OFFICE



GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOP

Average Market Cap Rate	8.3%	YTD Net Absorption PSF	(18,485)
Average Asking Sales Price PSF	\$262	Available SF	366,819
Average Monthly Asking Rent PSF	\$2.43	Vacancy Rate	7.2%
Inventory Buildings	306	Inventory SF	2,630,703

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.13.2026

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RECENTLY SOLD IN ESCONDIDO



1928 Don Lee Place
Sale Date: 01/06/2026
Sale Price: \$2,010,500 - (\$310.00/PSF)
6,484 SF - Warehouse
.30 Acre Parcel



707 N Andreasen Drive &
215 E Ivy Street, Fallbrook, CA
3 Property Portfolio Sale Totaling 47,217 SF
Sale Date: 01/23/2026
Sale Price: \$21,000,000 - (\$444.76/PSF)



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



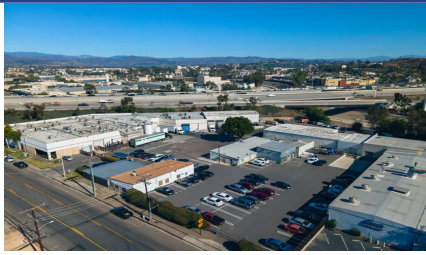
Sold by San Diego Commercial
704 Rock Springs Road
Sale Date: 10/01/2025
Sale Price: \$4,100,000 - (\$512.50/PSF)
8,000 SF - Service

FOR LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2026
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



802-812 W Washington Avenue
19,800 SF - Service
.91 Acre Parcel
Heavy Power
\$5,742,000 - (\$290.00/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 Avenue
2 Buildings Totaling 7,300 SF
3 Large Roll-Up Doors
1.30 Acre Parcel
\$4,300,000 - (\$599.04/PSF)



1318 -1322 Mission Road
4 Buildings totaling 16,567 SF - Service
M1 Zoning
Investment or Owner/User
\$3,900,000 (\$264.29/PSF) 5.18% Cap Rate

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2026
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ON THE MARKET FOR LEASE IN ESCONDIDO



955 S Andreasen Drive
13,000 SF - Manufacturing
1 Acre Parcel
\$.99 NNN/PSF



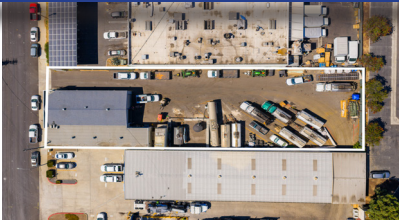
1215 Pacific Oaks Place
17,503 SF - Manufacturing
1.07 Acre Parcel
\$1.75 PSF/+Utilities



2121 Chablis Court
3,748 - 14,047 SF - Manufacturing
1 Acre Parcel
\$1.69 - \$1.77/PSF



2057 Aldergrove Avenue
42,333 SF - Industrial
2.49 Acre Parcel
Call For Pricing



710 Rock Springs Road
5,000 SF - Light Mfg.
.5 Acre Parcel
\$2.20 NNN/PSF



530 Opper 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



945 W Mission Avenue
2 Buildings Totaling 7,300 SF
1.30 Acre Parcel with M1 Zoning
\$25,000 NNN/Month

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2026

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