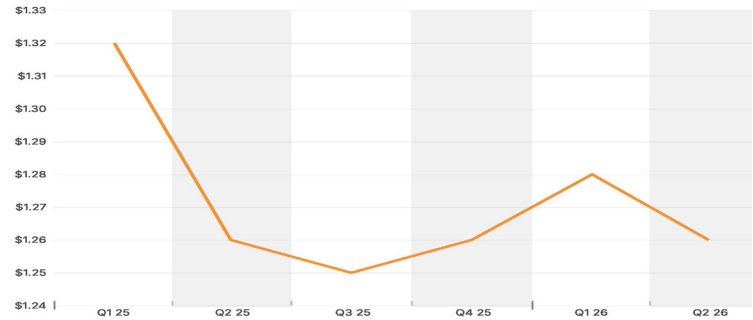
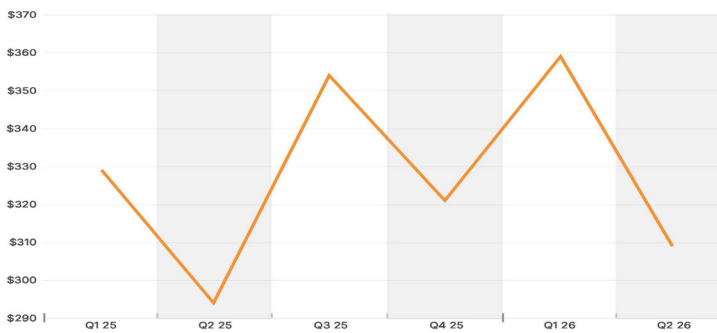


OCEANSIDE MARKET REPORTS AND COMPS

FIRST QUARTER 2026

INDUSTRIAL



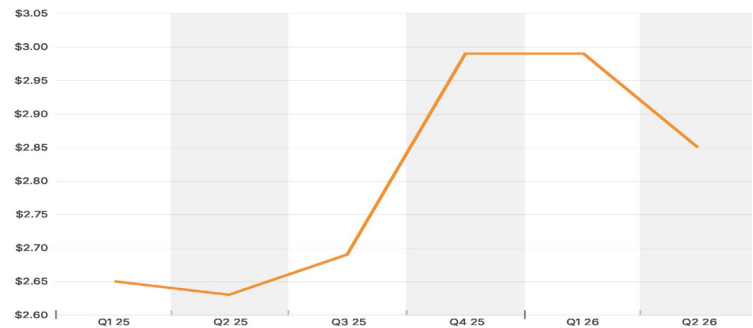
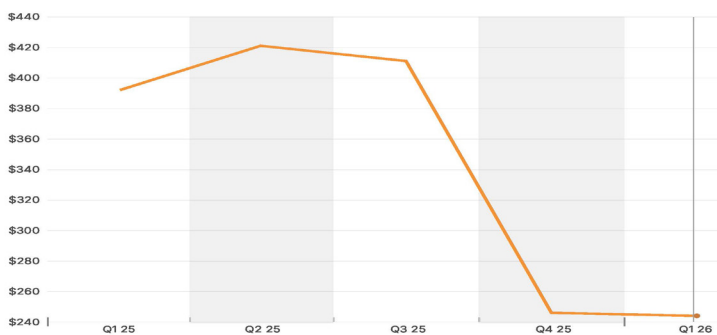
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.4%	YTD Net Absorption PSF	(15,558)
Average Asking Sales Price PSF	\$359	Available SF	451,599
Average Monthly Asking Rent PSF	\$1.28	Vacancy Rate	3.7%
Inventory Buildings	396	Inventory SF	9,164,361

OFFICE



GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.6%	YTD Net Absorption PSF	7,671
Average Asking Sales Price PSF	\$213	Available SF	142,436
Average Monthly Asking Rent PSF	\$2.99	Vacancy Rate	6.1%
Inventory Buildings	163	Inventory SF	1,967,938

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

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
CA DRE BROKER #: 01354303
C: 760.402.4846

RECENTLY SOLD IN OCEANSIDE



4056 Calle Platino
Sale Date: 04/01/2026
Sale Price: \$11,452,000 - (\$194.18/PSF)
58,977 SF - Warehouse
4.57 Acre Parcel
Heavy Power
I Grade Door



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



4675 North Avenue - Bldg. A
Sale Date: 10/31/2025
Sale Price: \$11,500,000 - (\$221.84/PSF)
51,840 SF - Manufacturing
3.10 Acre Parcel
Clear Height: 28'



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. 04.10.2026
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

SAN DIEGO COMMERCIAL

TIM CLEPPER - PRESIDENT
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO
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ON THE MARKET FOR SALE IN OCEANSIDE



302 Oceanside Blvd.
5,000 SF - Service
.23 Acre Parcel
Heavy Power
Clear Height: 16'
Mixed Use
2 Blocks From Beach
\$4,500,000 (\$900/PSF)



4011 Avenida De La Plata Unit 302
18,046 SF - Manufacturing
5.42 Acre Parcel
Heavy Power
Clear Height: 22'
Dock and Grade Loading
800 Amps 120/208v 3 Phase 4 Wire
\$2,255,000 (\$354.95/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)



3532 Seagate Way
5,883 SF - Warehouse
1.41 Acre Parcel
Power: 600a/277 - 480v 3p
Clear Height: 24'
2 Grade Level Doors
\$2,065,000 (\$351.01/PSF)

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 OCEANSIDE



4136 Avenida De La Plata
12,859 SF - Manufacturing
\$1.15 /PSF +UTIL



2555 Jason Court
18,920 SF - Manufacturing
\$1.25 NNN/PSF



4015 Avenida De La Plata
6,694 - 13,388 SF - Manufacturing
\$1.05 NNN/PSF



1026-1032 S Tremont Street
10,000 SF - Contractors Storage Yard
\$.25/NNN/PSF



1816 Ord Way
28,475 SF - Warehouse
\$1.10 NNN/PSF



3310 Via de la Valle
22,000 SF - Storage Yard
\$.23/PSF



2620 Temple Heights Drive
34,168 SF - Manufacturing
\$.89 NNN/PSF



3817 Ocean Ranch Blvd.
38,115 SF - Distribution
\$1.25/NNN/PSF

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

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