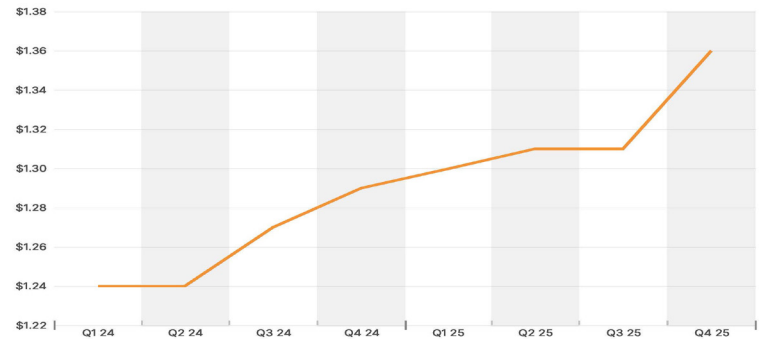
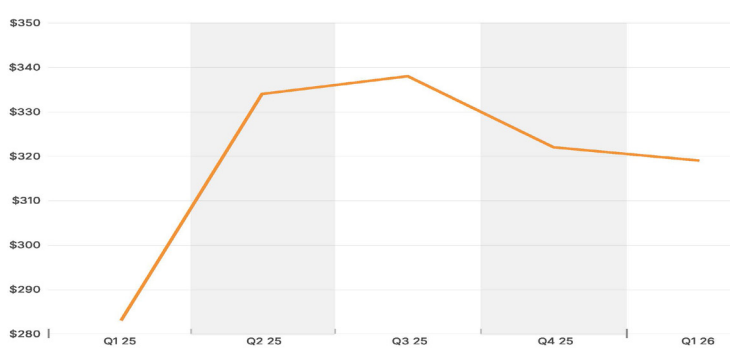


# SAN MARCOS MARKET REPORTS AND COMPS

## FIRST QUARTER 2026

### INDUSTRIAL



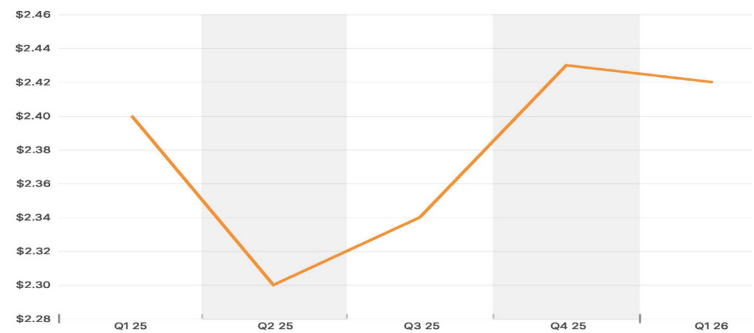
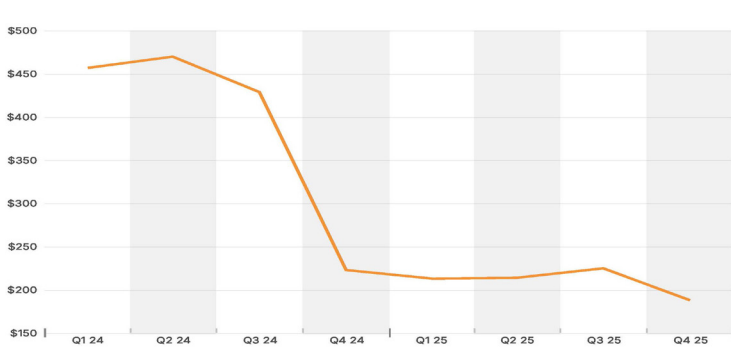
**GROSS ASKING SALES PRICE**

**GROSS ASKING RENT PSF**

### YTD SALES AND LEASING SNAP SHOT

|                                 |        |                        |           |
|---------------------------------|--------|------------------------|-----------|
| Average Market Cap Rate         | 6.4%   | YTD Net Absorption PSF | (13,601)  |
| Average Asking Sales Price PSF  | \$316  | Available SF           | 872,597   |
| Average Monthly Asking Rent PSF | \$1.39 | Vacancy Rate           | 9.6%      |
| Inventory Buildings             | 488    | Inventory SF           | 8,348,494 |

### OFFICE



**GROSS ASKING SALES PRICE**

**GROSS ASKING RENT PSF**

### YTD SALES AND LEASING SNAP SHOT

|                                 |        |                        |           |
|---------------------------------|--------|------------------------|-----------|
| Average Market Cap Rate         | 8.0%   | YTD Net Absorption PSF | (4,850)   |
| Average Asking Sales Price PSF  | \$188  | Available SF           | 110,334   |
| Average Monthly Asking Rent PSF | \$2.43 | Vacancy Rate           | 6.2%      |
| Inventory Buildings             | 92     | Inventory SF           | 1,693,454 |

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 SAN MARCOS



920 Armorlite Drive  
Sale Date: In Escrow  
Asking Price: \$2,573,120 - (\$340/PSF)  
7,568 SF - Warehouse



340 Rancheros Drive  
Units 172 & 174  
Sale Date: 01/04/2026  
\$2,132,522 - (\$266/PSF)  
8,017 SF - Condo/Warehouse



933 Rancheros Drive  
Sale Date: 11/04/2025  
\$2,465,000 - (\$287.03/PSF)  
8,588 SF - Manufacturing  
.48 Acre Parcel



850 Armorlite Drive  
Sale Date: 10/22/2025  
\$2,400,000 - (\$320/PSF)  
7,500 SF - warehouse  
.57 Acre Parcel



920 Rancheros Drive  
Sale Date: 10/6/2025  
\$5,096,000 - (\$273.88/PSF)  
18,607 SF - Manufacturing  
1.10 Acre Parcel



445 Twin Oaks Valley Road  
Sale Date: 10/3/2025  
\$2,365,000 - (\$450.38/PSF)  
5,250 SF - Warehouse  
.69 Acre Parcel

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 04.10.2026

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# ON THE MARKET FOR SALE IN SAN MARCOS



1849 Diamond Street  
15,576 SF - Warehouse  
.7 Acre Parcel  
Clear Height: 22'  
\$4,283,400 (\$275.00/PSF)



1370 Armorlite Drive  
17,280 SF - Manufacturing  
.80 Acre Parcel  
Heavy Power  
\$4,579,000 - (\$264.99/PSF)



1377 Armorlite Drive  
14,976 SF - Manufacturing  
.75 Acre Parcel  
10 Grade Doors  
\$4,119,000 - (\$275.04/PSF)



244 La Moree Road  
15,500 SF - Service  
.61 Acre Parcel  
Clear Height: 15.4'  
\$4,420,000 - (\$285.16/PSF)



177 Vallecitos de Oro  
24,660 SF - Manufacturing  
1.3 Acre Parcel  
2 Grade Doors  
\$4,403,000 (\$178.55/PSF)



1755 La Costa Meadows Drive  
66,976 SF - Light Manufacturing  
9.78 Acre Parcel  
Heavy Power  
\$14,441,000 (\$215.62/PSF)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 04.10.2026  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

**SAN DIEGO COMMERCIAL**

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# ON THE MARKET FOR LEASE IN SAN MARCOS



1849 Diamond Street  
15,576 SF - Warehouse  
\$1.35 NNN/PSF



220 Bingham Drive  
6,264 - 12,528 SF - Warehouse  
\$1.40 NNN/PSF



188 Newport Drive  
24,639 SF - Warehouse  
\$1.20 NNN/PSF



435 Carmel Street  
11,316 SF - Warehouse  
\$1.50 MG/PSF



980 Rancheros Drive  
48,878 SF - Warehouse  
\$.93 NNN/PSF



1015 Linda Vista Drive Bldg. C  
17,000 SF - Warehouse  
\$1.35 NNN/PSF



664 N Twin Oaks Valley Road  
15,000 - 47,966 SF - Warehouse  
\$0.90 NNN/PSF



1152 Armorlite Drive  
44,052 SF - Warehouse  
Call For Pricing

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

**SAN DIEGO COMMERCIAL**

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