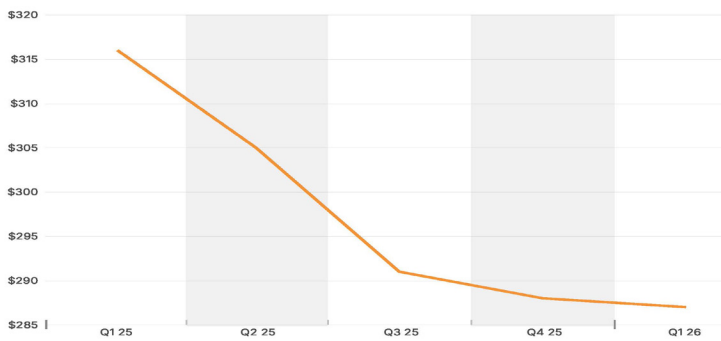


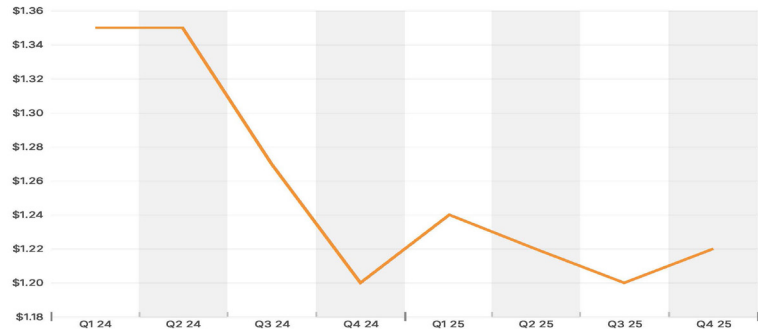
# VISTA MARKET REPORTS AND COMPS

## FIRST QUARTER 2026

### INDUSTRIAL



**GROSS ASKING SALES PRICE**

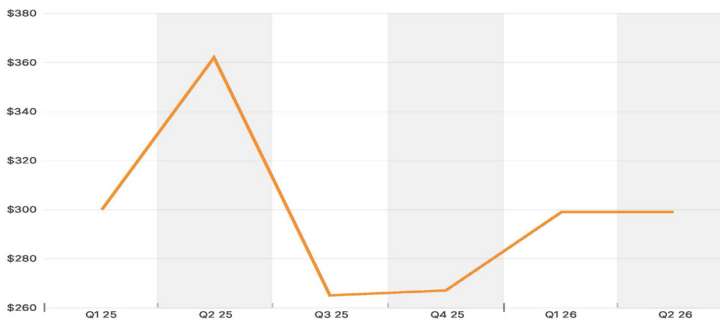


**GROSS ASKING RENT PSF**

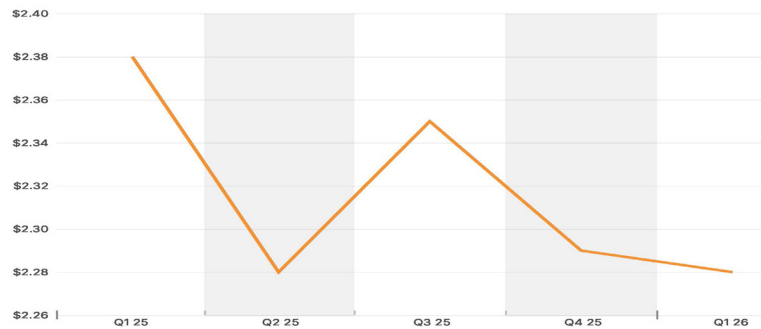
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.2%	YTD Net Absorption PSF	(62,961)
Average Asking Sales Price PSF	\$285	Available SF	1,871,170
Average Monthly Asking Rent PSF	\$1.22	Vacancy Rate	9.6%
Inventory Buildings	538	Inventory SF	13,836,017

### OFFICE



**GROSS ASKING SALES PRICE**



**GROSS ASKING RENT PSF**

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.1%	YTD Net Absorption PSF	13,799
Average Asking Sales Price PSF	\$299	Available SF	205,902
Average Monthly Asking Rent PSF	\$2.26	Vacancy Rate	8.8%
Inventory Buildings	176	Inventory SF	1,627,911

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  
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 CA DRE BROKER #: 01354303  
 C: 760.402.4846

## RECENTLY SOLD IN VISTA



3280 Corporate View  
Sale Date: 03/27/2026  
Sale Price: \$16,000,000 (\$267.43/PSF)  
59,828 SF - Manufacturing  
3.75 Acre Parcel



2355 La Mirada Drive  
Sale Date: 01/30/2026  
5,288 SF - Warehouse  
\$1,830,000 - (\$346.07/PSF)  
12.65 Acre Parcel



2540 Fortune Way  
Sale Date: 01/26/2026  
Sale Price: \$2,682,000 - (\$315.05/PSF)  
8,513 SF - Manufacturing  
.59 Acre Parcel



1220 Keystone Way  
Sale Date: 01/21/2026  
Sale Price: \$2,130,000 - (\$351.49/PSF)  
6,060 SF - Warehouse  
.42 Acre Parcel



1210 Distribution Way  
Sale Date: 01/07/2026  
Sale Price: \$3,100,000 - (\$333.55/PSF)  
9,294 SF - Flex  
.68 Acre Parcel



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

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

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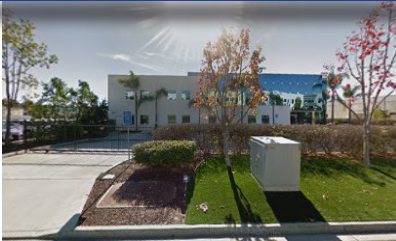
# ON THE MARKET FOR SALE IN VISTA



2651 La Mirada Drive  
37,766 SF - Light Manufacturing  
1.56 Acre Parcel  
\$11,140,970 (\$295.00/PSF)



1385 Park Center Drive  
46,031 SF - Light Manufacturing  
3.64 Acre Parcel  
Call For Pricing



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)



2520 Pioneer Avenue  
11,732 SF - Manufacturing  
.7 Acre Parcel  
\$3,730,000 - (\$318.31/PSF)



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. 04.10.2026

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# ON THE MARKET FOR LEASE IN VISTA



2630 Business Park Drive  
26,320 SF - Manufacturing  
\$1.25 NNN/PSF



1230 Avenida Chelsea  
38,802 SF - Warehouse  
Sublease: \$1.05 NNN/PSF



3270 Corporate View  
25,042 SF - Manufacturing  
\$1.35 NNN/PSF



2425 La Mirada Drive  
29,475 SF - Manufacturing  
\$1.30 NNN/PSF



2459 Dogwood Way  
25,815 SF - Manufacturing  
\$1.25 NNN/PSF



2651 La Mirada Drive  
37,766 SF - Light Manufacturing  
\$1.30 NNN/PSF



2633 Progress Street  
60,000 - 103,000 SF - Warehouse  
\$1.25 NNN/PSF



1365 Park Center Drive  
80,000 - 204,776 SF - Warehouse  
Call For Pricing

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

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