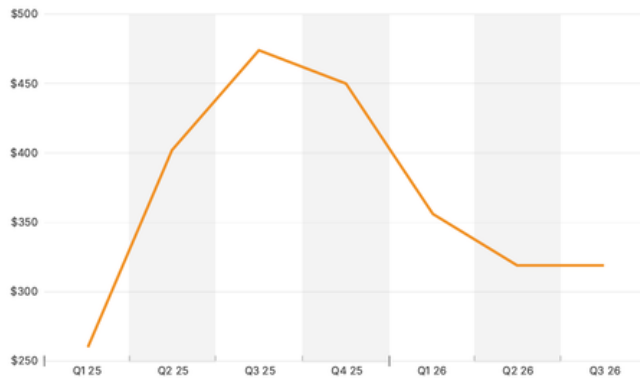
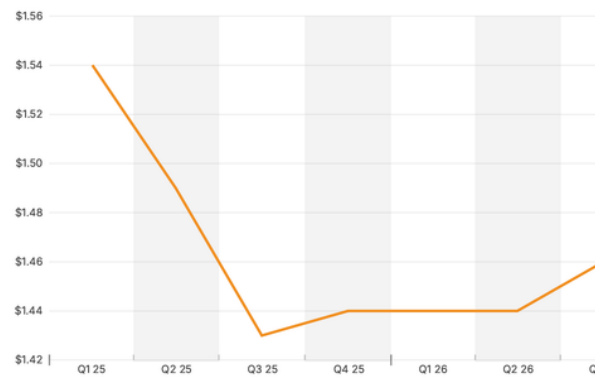


Escondido Industrial Market Report

Second Quarter 2026



Gross Asking Sales Price



Gross Asking Rent PSF

Second Quarter Sale and Leasing Snap Shot

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	(47,167)
Average Asking Sales Price PSF	\$319	Available SF	713,348
Average Monthly Asking Rent PSF	\$1.44	Vacancy Rate	4.3%
Inventory Buildings	644	Inventory SF	7,793,091

Statistics and graphs adopted from and based on information provided by CoStar Realty Information Inc. 07.20.2026



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Escondido Sale Comps Q2 2026



450 Corporate Dr

Sale Date: 06/02/2026

Sale Price: \$4,300,000 (\$354.11/PSF)

12,143 SF - Manufacturing

1.15 Acre Parcel



1844 Mission Rd

Sale Date: 5/29/2026

Sale Price: \$1,126,000 (\$818.31/PSF)

1,376 SF - Showroom

.30 Acre Parcel



621 S Andreasen Dr

Sale Date: 5/11/2026

Sale Price: \$3,200,000 (\$304.88/PSF)

10,496 SF - Manufacturing

.67 Acre Parcel



148 Woodward Ave

Sale Date: 07/15/2026

Sale Price: \$700,000 (\$388.89/PSF)

1,769 SF - Office

Sold By San Diego Commercial

Comps based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

SAN DIEGO COMMERCIAL

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Escondido For Sale Q2 2026



1220 Industrial Avenue

Sale Price: \$4,500,000 (\$346.15/PSF)

13,000 SF - Warehouse

.63 Acre Parcel

Clear Height: 18'



8530 Nelson Way

Sale Price: \$2,850,000 (\$1,256.06/PSF)

2,269 SF - Industrial/Retail

2.5 Acre Parcel



802-812 W Washington Avenue

Sale Price: \$5,742,000 (\$277.23/PSF)

20,712 SF - Service

.90 Acre Parcel

Clear Height: 20'



2110 Enterprise Street

Sale Price: \$3,775,000 (\$325.00/PSF)

11,616 SF - Manufacturing

.98 Acre Parcel

Clear Height: 18'

Sale Information based on information provided by CoStar Realty Information Inc. 07.13.2026
Photos adapted from CoStar Flyers and website

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Escondido For Lease Q2 2026



1916 Commercial Street

Lease Rate: \$10,982/Month

(\$1.43/PSF) NNN

7,680 SF - Manufacturing

2 Grade Doors



955 S Andreasen Drive

Lease Rate: \$18,711/Month

(\$0.99/PSF) NNN

18,900 SF - Manufacturing

Clear Height: 20'



120 Engel Street

Lease Rate: \$9,614/Month

(\$1.97/PSF) Gross

4,880 SF - Service

Clear Height: 18'



1991 Don Lee Place

Lease Rate: \$3,045-\$5013/Month

(\$1.45/PSF) NNN

2,100-5,557 SF - Warehouse

Clear Height: 20'

Lease Information based on information provided by CoStar Realty Information Inc. 07.13.2026

Photos adapted from CoStar Flyers and website

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