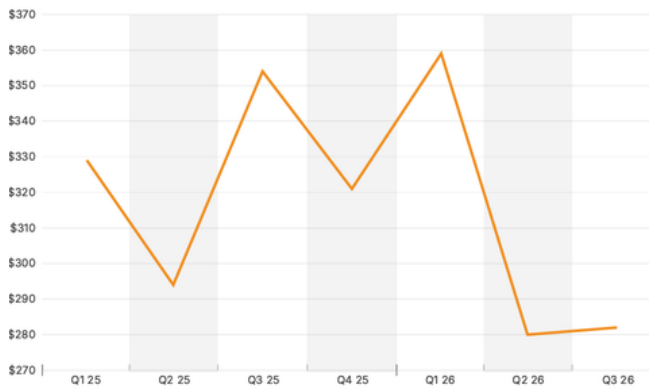
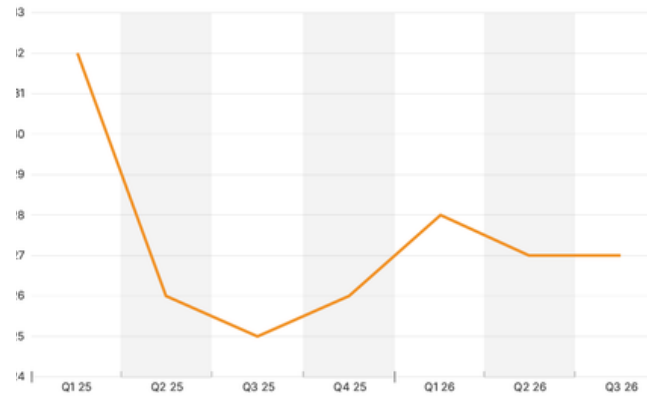


Oceanside Industrial Market Report

Second Quarter 2026



Gross Asking Sales Price



Gross Asking Rent PSF

Second Quarter Sale and Leasing Snap Shot

Average Market Cap Rate	6.5%	YTD Net Absorption PSF	(32,995)
Average Asking Sales Price PSF	\$280	Available SF	433,009
Average Monthly Asking Rent PSF	\$1.27	Vacancy Rate	3.6%
Inventory Buildings	396	Inventory SF	9,181,250

Statistics and graphs adopted from and based on information provided by CoStar Realty Information Inc. 07.15.2026



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Oceanside Sale Comps Q2 2026



3528 Seagate Way

Sale Date: 04/30/2026

Sale Price: \$2,000,000 (\$260.93/PSF)

7,665 SF - Industrial Condo



4100 Avenida De La Plata

Sale Date: 04/21/2026

Sale Price: \$4,500,000 (\$309.64/PSF)

14,533 SF - R&D

.70 Acre Parcel



4056 Calle Platino

Sale Date: 04/1/2026

Sale Price: \$11,452,000 (\$194.18/PSF)

58,977 SF - Warehouse

4.57 Acre Parcel

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

Photos adapted from CoStar Flyers and website

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Oceanside For Sale Q2 2026



3532 Seagate Way

Sale Price: \$1,950,000 (\$331.46/PSF)

10,521 SF - Warehouse

1.41 Acre Parcel

Clear Height: 24'



2620 Temple Heights Drive

Sale Price: \$6,290,000 (\$184.09/PSF)

34,168 SF - Manufacturing

2.08 Acre Parcel

Clear Height: 16'



1361 Rocky Point Drive

Sale Price: \$1,985,000 (\$382.75/PSF)

5,186 SF - Warehouse

Clear Height: 18'



1621 Ord Way

Sale Price: \$2,735,700 (\$330.00/PSF)

8,290 SF - Warehouse

.44 Acre Parcel

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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Oceanside For Lease Q2 2026



4015 Avenida del la Plata

Lease Rate: \$7,698/Month

(\$1.15/PSF) NNN

6,694 SF - Manufacturing

Clear Height: 22'



614 Airport Road

Lease Rate: \$13,393/Month

(\$1.65/PSF) MG

8,117 SF - Manufacturing

Clear Height: 16'



2555 Jason Court

Lease Rate: \$20,812/Month

(\$1.10/PSF) NNN

18,920 SF - Manufacturing

Clear Height: 20'



302-304 Via Del Norte

Lease Rate: \$9,425/Month

(\$1.45/PSF) NNN

6,500 SF - Warehouse

Clear Height: 28'



3242 Production Avenue

Lease Rate: \$10,096/Month

(\$1.20/PSF) NNN

6,489 SF - Manufacturing

Clear Height: 18'

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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