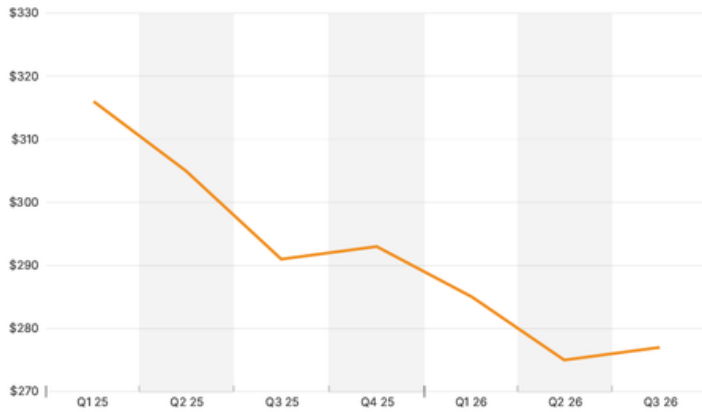
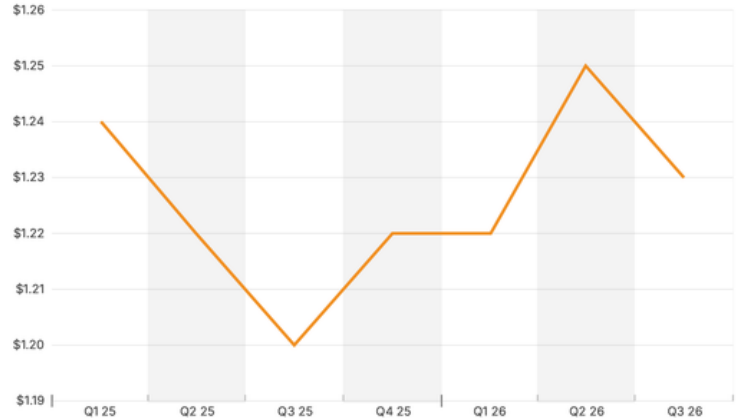


Vista Industrial Market Report

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	(65,355)
Average Asking Sales Price PSF	\$275	Available SF	1,988,214
Average Monthly Asking Rent PSF	\$1.25	Vacancy Rate	10.1%
Inventory Buildings	539	Inventory SF	13,824,875

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



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Vista Sale Comps Q2 2026



1251 Avenida Chelsea

Sale Date: 06/23/2026

Sale Price: \$6,072,000 (\$360.01/PSF)

16,866 SF - Warehouse

2 Acre Parcel



1234 Keystone Way

Sale Date: 05/05/2026

Sale Price: \$1,900,000 (\$337.36/PSF)

5,632 SF - Manufacturing

.70 Acre Parcel



2365 Oak Ridge Way

Sale Date: 04/08/2026

Sale Price: \$21,700,000 (\$308.88/PSF)

70,253 SF - Manufacturing

5.57 Acre Parcel



2355 La Mirada Drive

Sale Date: 01/30/2026

Sale Price: \$1,830,000 (\$346.07/PSF)

5,288 SF - Warehouse



1220 Keystone Way

Sale Date: 01/21/2026

Sale Price: \$2,130,000 (\$351.49/PSF)

6060 SF - Warehouse

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

Photos adapted from CoStar Flyers and website

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Vista For Sale Q2 2026



1201 Activity Drive

Sale Price: \$4,685,625 (\$314.98/PSF)

14,876 SF - Manufacturing

.34 Acre Parcel

Clear Height: 22'



2630 Business Park Drive

Sale Price: \$6,975,000 (\$265.01/PSF)

26,320 SF - Manufacturing

1.87 Acre Parcel

Clear Height: 18'



2465 Ash Street

Sale Price: \$15,000,000 (\$315.39/PSF)

47,560 SF - Manufacturing

3 Acre Parcel

Clear Height: 26'



2575 Fortune Way

Sale Price: \$1,295,000 (\$354.70/PSF)

33,608 SF - Warehouse

1.98 Acre Parcel

Clear Height: 22'

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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Vista For Lease Q2 2026



1230 Avenida Chelsea

Lease Rate: \$36,861.90/Month

(\$0.95/PSF) NNN

38,802 SF - Warehouse



2630 Business Park Drive

Lease Rate: \$32,900/Month

(\$1.25/PSF) NNN

26,320 SF - Manufacturing

Clear Height: 18'



3270 Corporate View

Lease Rate: \$33,806.70/Month

(\$1.35/PSF) NNN

25,042 SF - Manufacturing

Clear Height: 24'



2465 Dogwood Way

Lease Rate: \$16,081.25/Month

(\$1.25/PSF) NNN

12,685 SF - Warehouse



515 Olive Avenue

Lease Rate: \$8,002.80/Month

(\$0.81/PSF) Plus Utilities

9,880 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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