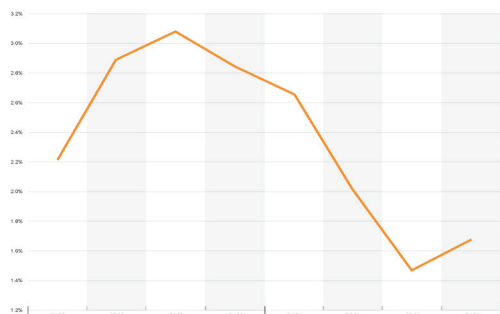
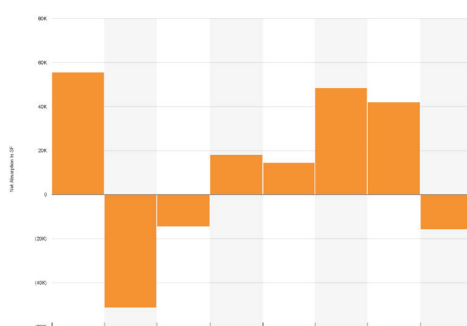


# ESCONDIDO MARKET REPORTS AND COMPS 2021 THIRD QUARTER

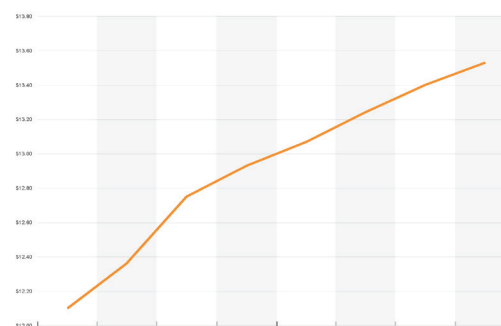
## INDUSTRIAL



VACANCY RATES



NET ABSORPTION IN SF

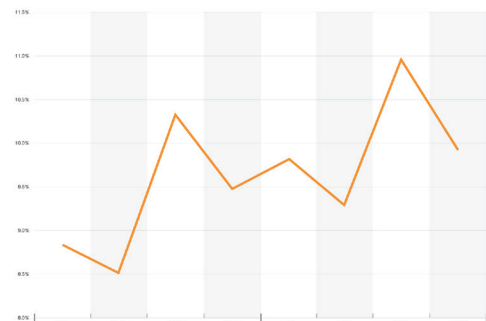


GROSS ASKING RENT PSF

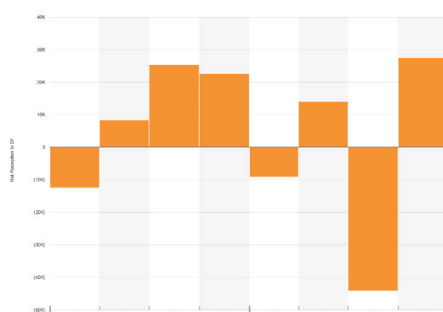
### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	5.2%	YTD Net Absorption PSF	41,872
Average Asking Sales Price PSF	\$219	Available SF	138,530
Average Monthly Asking Rent PSF	\$1.12	Vacancy Rate	1.47%
Inventory Buildings	635	Inventory SF	7,608,362

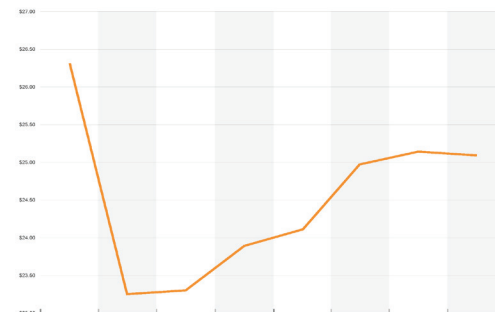
## OFFICE



VACANCY RATES



NET ABSORPTION IN SF



GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.6%	YTD Net Absorption PSF	(44,079)
Average Asking Sales Price PSF	\$259	Available SF	329,943
Average Monthly Asking Rent PSF	\$2.10	Vacancy Rate	10.96%
Inventory Buildings	313	Inventory SF	2,647,728

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.25.2021

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
**380 S. MELROSE DR., SUITE 367, VISTA, CA 92081**  
**TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO**  
**CA BROKER #: 01354303**  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

## RECENTLY SOLD IN ESCONDIDO



622 Aero Way  
Sale Date: 09/28/2021  
Sale Price: \$2,016,000 (\$266.14/PSF)  
7,575 SF - Manufacturing



235 Engel Street  
Sale Date: 08/31/2021  
Sale Price: \$1,050,000 (\$198.11/PSF)  
5,300 SF - Manufacturing



2255 Meyers Avenue  
Sale Date: 09/30/2021  
Sale Price: \$2,500,000 (\$239.23/PSF)  
10,450 SF - Service



2280 Micro Place  
Sale Date: 05/20/2021  
Sale Price: \$1,850,000 (\$185.00/PSF)  
10,000 SF - Manufacturing



530 Opper Street  
Sale Date: 08/04/2021  
Sale Price: \$4,797,456 (\$230.56/PSF)  
20,808 SF - Manufacturing



1855 Commercial Street  
Sale Date: 08/31/2021  
Sale Price: \$900,000 (\$240.00/PSF)  
3,750 SF - Manufacturing



2071 Wineridge Place  
Sale Date: 10/15/2021  
Sale Price: \$7,500,000 (\$192.27/PSF)  
39,007 SF - Manufacturing



1848 Commercial Street  
Sale Date: 08/12/2021  
Sale Price: \$1,080,000 (\$270.00/PSF)  
4,000 SF - Retail (Sale Leaseback)

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC.10.27.2021  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO  
CA BROKER #: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344

# ON THE MARKET FOR SALE IN ESCONDIDO



1433,1435 and 1437 Simpson Way  
16,978 SF - Investment/Owner User  
\$3,700,000 (\$217.93/PSF)



1291 Pacific Oaks Place  
36,534 SF - Warehouse  
\$8,586,000 (\$235.01/PSF)



1250 Pacific Oaks Place #104  
17,037 SF - Flex R&D  
\$1,295,000 (\$252.88/PSF)



2066 Aldergrove Avenue  
24,972 SF - R&D  
\$5,495,000 (\$220.05/PSF)



745 S. Vinewood Street  
5,984 SF - Warehouse  
\$1,664,000 (\$278.07/PSF)



1916 Mission Road  
21,208 SF - Warehouse  
\$5,644,000 (\$266.13/PSF)



245 N Andreasen Drive.  
4,150 SF - Service  
Call For Pricing

Can be Sold Together  
8,300 SF Total



325 N Andreasen Drive  
4,150 SF - Warehouse  
Call For Pricing

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.27.2021  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO  
CA BROKER #: 01354303  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## ON THE MARKET FOR LEASE IN ESCONDIDO



525 N Andreasen Drive  
4,800 SF - Warehouse  
\$1.05/PSF + \$0.08/SF Cam  
M2 Zoning



2357 Auto Park Way  
12,384 SF - Manufacturing  
\$1.37/FS



475 Corporate Drive  
8,593 SF - Warehouse  
\$1.50/IG



541 N Quince Street  
6,000 SF - Service  
\$1.35/MG



118 State Place  
11,229 SF - Flex  
Call For Pricing



2180 Chablis Court  
8,334 SF - Manufacturing  
\$1.37/IG

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 10.27.2021

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO WWW.SANDIEGOCOMMERCIAL.INFO  
CA BROKER #: 01354303  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**