

1 240 N Andreasen Dr - Collisions Plus Auto Body SOLD

Escondido, CA 92029

Recorded Buyer **Yousef1991 LLC**
2433 Pine Valley Gln
Escondido, CA 92026

True Buyer **BAM Auto Collision**
2433 Pine Valley Glen
Escondido, CA 92026
(442) 248-8640 (p)

San Diego

Recorded Seller **Fletcher Living Trust**
27187 Latigo Rd
Valley Center, CA 92082

True Seller **Fletcher Living Trust**
27187 Latigo Rd
Valley Center, CA 92082



Thomas Bros. Guide 1129-F3

Sale Date **Jul 29, 2022**
Sale Price **\$1,325,000**
Price/SF **\$381.30**
Actual Cap Rate **5.26%**

Parcels **232-430-05**
Comp ID **6106447**
Comp Status **Research Complete**

Type **2 Star Industrial Service**
Year Built **1994**
RBA **3,475 SF**
Land Acres **0.30 AC**
Land SF **13,164 SF**
Zoning **M-1**

2 1250 Avenida Chelsea - Oak Ridge Business Center II SOLD

Vista, CA 92081

Recorded Buyer **Milmont Group LLC**
True Buyer **Greenleaf Distribution Inc**
16610 E Chestnut St
City Of Industry, CA 91748

San Diego

Recorded Seller **Weldon Bulb Inc.**
1250 Avenida Chelsea
Vista, CA 92081
(760) 734-1033 (p)

True Seller **Flamingo Holland Inc**
1250 Avenida Chelsea
Vista, CA 92081
(760) 734-1033 (p)



Thomas Bros. Guide

Sale Date **Jul 4, 2022**
Sale Price **\$7,200,000**
Price/SF **\$359.55**

Parcels **219-010-71**
Comp ID **6076811**
Comp Status **Research Complete**

Type **2 Star Industrial Warehouse**
Year Built **1996**
RBA **20,025 SF**
Land Acres **1.92 AC**
Land SF **83,635 SF**
Zoning **SP-1, Vista**
Sale Condition **Sale Leaseback**

3 946 S Andreasen Dr SOLD

Escondido, CA 92029

Recorded Buyer **TA Realty Value-Add Fund XIII**
REIT L...
1301 Dove St
Newport Beach, CA 92660

True Buyer **Mitsubishi Estate Co., Ltd.**
1-1 Otemachi 1-chome
Chiyoda-ku, Tokyo, TKY
100-8133
011 81 3-3287-5100 (p)

San Diego

Recorded Seller **SHL LLC**
2458 Canyon Creek Rd
Escondido, CA 92025

True Seller **Heinz & Susan Lorenzen**
244 La Moree Rd
Escondido, CA 92029
(619) 675-1452 (p)



Sale Date **Jun 24, 2022**
Sale Price **\$6,586,000**
Price/SF **\$346.91**

Parcels **232-051-30-00**
Comp ID **6063914**
Comp Status **Research Complete**

Type **2 Star Industrial Manufacturing**
Year Built **2000**
RBA **18,985 SF**
Land Acres **1.00 AC**
Land SF **43,560 SF**
Zoning **I-7**

4 1130 Simpson Way		SOLD
Escondido, CA 92029 Recorded Buyer Quince LLC 7920 Doug Hill San Diego, CA 92127 True Buyer Stephen Ablahad 3431 Camino Santa Fe Downs Del Mar, CA 92014 (858) 792-0399 (p)	San Diego Recorded Seller Premium West Properties LLC 3525 Del Mar Heights Rd San Diego, CA 92130 True Seller Premium Concrete West 1130 Simpson Way Escondido, CA 92029 (619) 376-6550 (p)	 Thomas Bros. Guide 1129-F3
Sale Date Sep 27, 2022 Sale Price \$4,268,333 Price/SF \$286.48 Parcels 232-061-36 Comp ID 6161619 Comp Status In Progress	Type 2 Star Industrial Manufacturing Year Built 1961; Renov 2021 RBA 12,560 SF Land Acres 0.69 AC Land SF 30,056 SF Zoning M-2	
5 2321 Auto Park Way		SOLD
Escondido, CA 92029 Recorded Buyer San Pasqual Investments Llc True Buyer Arturo M. and Sandra L. Gonzalez 13930 San Pasqual Valley Rd Escondido, CA 92027	San Diego Recorded Seller Robert & Joan C. McCullough 2321 Vineyard Ave Escondido, CA 92029 (619) 745-0975 (p) True Seller Robert & Joan C. McCullough 2321 Vineyard Ave Escondido, CA 92029 (619) 745-0975 (p)	 Thomas Bros. Guide 1129-E3
Sale Date Jul 29, 2022 Sale Price \$1,225,000 Price/SF \$320.35 Parcels 232-410-31 Comp ID 6106446 Comp Status Research Complete	Type 2 Star Industrial Warehouse Year Built 1979 RBA 3,824 SF Land Acres 0.29 AC Land SF 12,641 SF Zoning M-1	
6 730 Opper St		SOLD
Escondido, CA 92029 Recorded Buyer Maria G Fragoso-Oseguera 992 E 7th St Upland, CA 91786 True Buyer Maria G Fragoso-Oseguera 992 E 7th St Upland, CA 91786	San Diego Recorded Seller Blaschke Living Trust 822 Settlers Ct San Marcos, CA 92069 True Seller Blaschke Living Trust 822 Settlers Ct San Marcos, CA 92069	 Thomas Bros. Guide 1129-D1
Sale Date Dec 23, 2021 Sale Price \$1,250,000 Price/SF \$308.64 Parcels 228-470-24 Comp ID 5825860 Comp Status Research Complete	Type 2 Star Industrial Manufacturing Year Built 1979 RBA 4,050 SF Land Acres 0.29 AC Land SF 12,632 SF Zoning M Sale Condition High Vacancy Property	

7 2361 La Mirada Dr

SOLD

Vista, CA 92081

Recorded Buyer **Fabalus LLC**
3416 NE Seagate Way
Oceanside, CA 92056

True Buyer **Precision Electric Group**
2361 La Mirada Dr
Vista, CA 92081
(760) 231-7755 (p)

San Diego

Recorded Seller **New Man LLC**
2544 Muirfields Dr
Carlsbad, CA 92009

True Seller **Michael May**
2544 Muirfields Dr
Carlsbad, CA 92009
(626) 437-2795 (p)



Thomas Bros. Guide

Sale Date **Nov 10, 2021**
Sale Price **\$1,600,000**
Price/SF **\$308.05**

Parcels **217-251-50-17**
Comp ID **5769434**
Comp Status **Research Complete**

Type **3 Star Industrial Warehouse**
Year Built **2006**
RBA **5,194 SF**
Land Acres **0.12 AC**
Land SF **5,194 SF**
Zoning **RLI**

8 2776 Loker Ave W

SOLD

Carlsbad, CA 92010

Recorded Buyer **Loker Axis West LLC**
7140 Engineer Rd
San Diego, CA 92111

True Buyer **5th Axis**
2839 Loker Ave E
Carlsbad, CA 92010
(858) 505-0432 (p)

San Diego

Recorded Seller **Lhr Investments LLC**
2776 Loker Ave W
Carlsbad, CA 92010

True Seller **Hay House, Inc.**
2776 Loker Ave W
Carlsbad, CA 92010
(760) 431-7695 (p)



Thomas Bros. Guide 1127-G2

Sale Date **Jul 1, 2022**
Sale Price **\$5,915,500**
Price/SF **\$306.71**

Parcels **209-100-14**
Comp ID **6074571**
Comp Status **Research Complete**

Type **2 Star Industrial Warehouse**
Year Built **1987**
RBA **19,287 SF**
Land Acres **0.59 AC**
Land SF **25,700 SF**
Zoning **M, Carlsbad**
Sale Condition **High Vacancy Property**

9 2225 Barham Dr

SOLD

Escondido, CA 92029

Recorded Buyer **The Paul & Debra Marx Family Lp**
345 W 9th Ave
Escondido, CA 92025

True Buyer **Sierra Linda Investments**
345 W 9th Ave
Escondido, CA 92025
(760) 522-3169 (p)

San Diego

Recorded Seller **Ames Family Trust**
163 S Mercedes Rd
Fallbrook, CA 92028
(760) 295-0907 (p)

True Seller **Ames Family Trust**
163 S Mercedes Rd
Fallbrook, CA 92028
(760) 295-0907 (p)



Thomas Bros. Guide 1129-D1

Sale Date **Jun 7, 2022**
Sale Price **\$2,560,000**
Price/SF **\$303.89**
Actual Cap Rate **3.00%**

Parcels **228-470-05**
Comp ID **6043999**
Comp Status **Research Complete**

Type **2 Star Industrial Manufacturing**
Year Built **1978**
RBA **8,424 SF**
Land Acres **0.43 AC**
Land SF **18,731 SF**
Zoning **M-2**
Sale Condition **1031 Exchange**

10

2441 Cades Way - Bldg A 100

SOLD

Vista, CA 92081

Recorded Buyer **14401 Franklin Ave LLC**
2 Technology Dr
Irvine, CA 92618
(949) 727-0800 (p)

True Buyer **Daniel Whang**
2 Technology Dr
Irvine, CA 92618
(949) 727-0800 (p)

San Diego

Recorded Seller **Walking D Enterprises LLC**
2225 Camino Vida Roble
Carlsbad, CA 92011
(760) 931-6970 (p)

True Seller **Vintage Storage Inc.**
2225 Camino Vida Roble
Carlsbad, CA 92011
(760) 931-6970 (p)

Sale Date **Apr 29, 2022**

Sale Price **\$2,845,000**

Price/SF **\$300.04**

Parcels **217-252-33**

Comp ID **5988714**

Comp Status **Research Complete**

Type **2 Star Industrial Warehouse**

Year Built **2003**

RBA **9,482 SF**

Land Acres **1.96 AC**

Land SF **85,378 SF**

Zoning **M**



Thomas Bros. Guide 1108-A6

11

432 Venture St

SOLD

Escondido, CA 92029

Recorded Buyer **Allen Family Revocable Trust**
13238 Pageant Ave
San Diego, CA 92129
(858) 484-4963 (p)

True Buyer **Allen Family Revocable Trust**
13238 Pageant Ave
San Diego, CA 92129
(858) 484-4963 (p)

San Diego

Recorded Seller **Cummings 1987 Trust**
Escondido, CA 92030
(760) 917-8497 (p)

True Seller **Cummings 1987 Trust**
Escondido, CA 92030
(760) 917-8497 (p)

Sale Date **Jan 26, 2022**

Sale Price **\$1,025,000**

Price/SF **\$299.01**

Parcels **232-440-22**

Comp ID **5859547**

Comp Status **Research Complete**

Type **2 Star Industrial Warehouse**

Year Built **1978**

RBA **3,428 SF**

Land Acres **0.29 AC**

Land SF **12,628 SF**

Zoning **M-1**








LEASE COMPS

Escondido/San Marcos/Vista

Industrial Lease Comparables 1,500 to 10,000 SF

Date: October 19, 2022

	Property Name Address City/State/Zip Submarket Use/Class	Tenant Lessor	SF Leased Lease Term Execution Date Commencement Date Expiration Date	Initial Rent Effective Rent Lease Type Deal Type Total Consideration	TI Allowance (/SF) Concessions Escalations Office SF NNN/CAM (/SF)	Clear Height #GL/DH Amps Volts	Parking Ratio Yard Bldg SF Acreage
	Vista Technology Center 1485 Poinsettia Avenue, Ste 118 Vista, CA 92081 Vista Manufacturing	Amai Earth BKM Vista Tech 256, LLC	2,093 SF 62 months 9/15/2022 10/15/2022 11/30/2027	\$1.45 \$1.59 Triple Net New -	\$0.00 0 months free 5% per annum \$0.41	18' 13 200 120-208	3.0/1,000 22,463 19.68
Comments:							# 72890
	La Costa Meadows Business Center 1615 S Rancho Santa Fe Rd, Ste A San Marcos, CA 92078 San Marcos Warehouse	Property Cellars, LLC & Sierra Padre Doors and Window, LLC KP La Costa Meadows, LLC	4,909 SF 36 months 7/29/2022 10/1/2022 9/30/2025	\$1.50 \$1.51 Modified Gross Renewal \$265,086	\$0.00 1 month free 4% per annum \$0.15		2.31 11,702 1.00
Comments:							# 72620
	3050 S Santa Fe Ave San Marcos, CA 92069 San Marcos Manufacturing	GL Pools, LLC Victor Family Trust	8,600 SF 60 months 6/22/2022 7/1/2022 6/30/2027	\$1.50 \$1.62 Modified Gross New \$774,000	- 0 months free 4% per annum		1.03 8,540 0.69
Comments: TI Allowance: \$5,000							# 72412
	2441 Cades Way Vista, CA 92081 Vista Warehouse/Distribution	AJ CRAFT & INTERIORS 14401 FRANKLIN AVE, LLC	9,482 SF 60 months 5/17/2022 7/1/2022 6/30/2027	\$1.30 \$1.39 Triple Net New \$790,799	\$0.00 1 month free 3.5% per annum \$0.35	18' 2	2 9,482 1.96
Comments: TI's included removing and demising wall. Rest of space was given in as-is condition.							# 72455
	2332-2336 La Mirada Dr, Ste 800 Vista, CA 92081 Vista Warehouse	Real Property MD, LLC La Mirada Drive, LLC	1,824 SF 25 months 6/2/2022 6/15/2022 6/30/2024	\$1.50 \$1.52 Modified Gross New \$69,312	\$0.00 0 months free 3% per annum 450 \$0.28		1,824
Comments:							# 72405




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LEASE COMPS

Escondido/San Marcos/Vista

Industrial Lease Comparables 1,500 to 10,000 SF

Date: October 19, 2022

	Property Name Address City/State/Zip Submarket Use/Class	Tenant Lessor	SF Leased Lease Term Execution Date Commencement Date Expiration Date	Initial Rent Effective Rent Lease Type Deal Type Total Consideration	TI Allowance (/SF) Concessions Escalations Office SF NNN/CAM (/SF)	Clear Height #GL/DH Amps Volts	Parking Ratio Yard Bldg SF Acreage
	La Costa Meadows Business Center 1645 S Rancho Santa Fe Rd, Ste F San Marcos, CA 92078 San Marcos	Dudek KP La Costa Meadows, LLC	3,208 SF 25 months 4/27/2022 6/1/2022 6/30/2024	\$1.52 \$1.56 Modified Gross Extension \$121,904	\$0.00 1 month free 4% per annum \$0.15		2.74 36,252 2.18
Comments:							# 72185
	Lionshead Landing 1497 Poinsettia Ave, Ste 155 Vista, CA 92083 Vista Industrial	Hawaii Kai Corporation BKM Vista Tech 256, LLC	5,240 SF 62 months 2/25/2022 5/1/2022 6/30/2027	\$1.29 \$1.43 Triple Net New \$442,275	\$0.00 2 months free 4% per annum \$0.41		33,532
Comments: Free rent in months 2 and 3.							# 71999
	Santa Fe Hills Business Center 2890 S Santa Fe Ave, Ste 105 San Marcos, CA 92069 San Marcos Industrial	Rustic Homes Robert Satchell and Judy Satchel	2,983 SF 60 months 2/2/2022 2/1/2022 1/31/2027	\$1.39 \$1.51 Modified Gross New \$248,782	\$0.00 0 months free 3% per annum		2,983 1.03
Comments:							# 71892

LEASE COMPS

Escondido/San Marcos/Vista

Industrial Lease Comparables 1,500 to 10,000 SF

Date: October 19, 2022

Summary of Lease Comps	
Total Records: 8	Actual Price/SF Minimum: \$1.29
Minimum SF Leased: 1,824	Actual Price/SF Maximum: \$1.52
Maximum SF Leased: 9,482	Actual Price/SF Average: \$1.43
Average SF Leased: 4,792	
Total Leased SF: 38,339	

COMPETITIVE SET

1 2221 Las Palmas Drive

Portfolio of 2 Warehouse properties in Carlsbad, CA, having total size of 6,902 SF, and for sale at \$2,300,000 (\$333.24/SF)

Portfolio Information

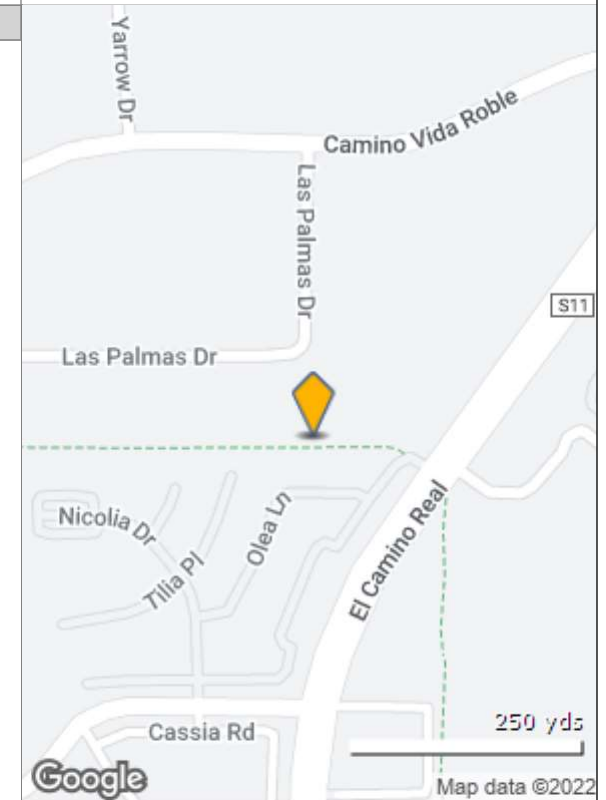
Sale Price: \$2,300,000
Price/SF: \$333.24
Cap Rate: -
Sale Conditions: -
Sale Type: Owner User

RBA: 6,902 SF
Days On Market: 93
Sale Status: Active

2 Properties in portfolio
Properties cannot be sold individually

Investment Notes

±6,569 SF Industrial/R&D Condo. Corner unit reception, 9 offices, conference room, 3 restrooms, kitchen. Two grade level roll-up doors (10' x 12').



COMPETITIVE SET

2 2366 Auto Park Way

Escondido, CA 92029 - Escondido Ind Submarket
4,800 SF Class C Manufacturing Building Built in 1971
Property is for sale at \$1,500,000 (\$312.50/SF)

Investment Information

Sale Price: \$1,500,000
Price/SF: \$312.50
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Investment Or Owner User

Days On Market: 43

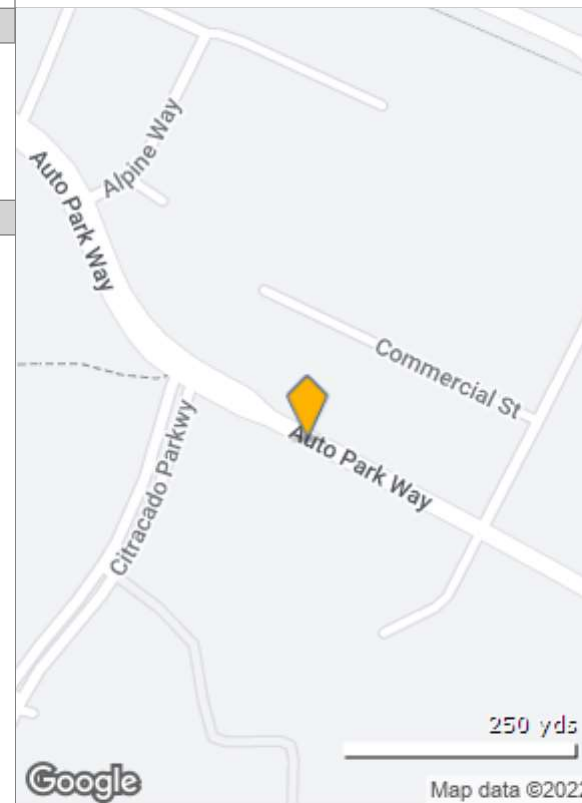


Investment Notes

2366 Auto Park Way is an approximate 4,800 square foot industrial building centrally located two blocks away from Escondido's auto mall. This building is in a great location with a functional building layout including a secured fence yard area and Auto Park Way frontage. Escondido's auto mall is within a block of the subject property, making this a prime location for any auto related uses, or any business servicing the Interstate 15 & Highway 78.

Building Information

Bldg Type: Manufacturing	RBA: 4,800 SF
Bldg Status: Built 1971	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: M1
Bldg Vacant: 0 SF	Owner Type: -
Warehouse Avail: 4,800 SF	Owner Occupied: Yes
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 4,800 SF	Lot Dimensions: 75x158
Ceiling Height: 14'0"	Crane: -
Column Spacing: -	Loading Docks: None
Const Mat: Metal	Drive Ins: 2 tot./12'0" w x 12'0" h
Rail Spots: None	Rail Line: None
Features: Fenced Lot, Signage, Skylights	Cross Docks: -
Parcel Number: 232-410-17	Levelators: None
Parking: 4 Surface Spaces are available; Ratio of 0.83/1,000 SF	Sprinklers: -



COMPETITIVE SET

3 1220 Avenida Chelsea - Vista Business Park, Kendall Vista Business Park-Bldg E

Vista, CA 92081 - Vista Ind Submarket
5,060 SF Class B Warehouse Building Built in 1986
Property is for sale at \$1,644,500 (\$325.00/SF)

Investment Information

Sale Price: \$1,644,500
Price/SF: \$325.00
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Investment Or Owner User

Days On Market: 9

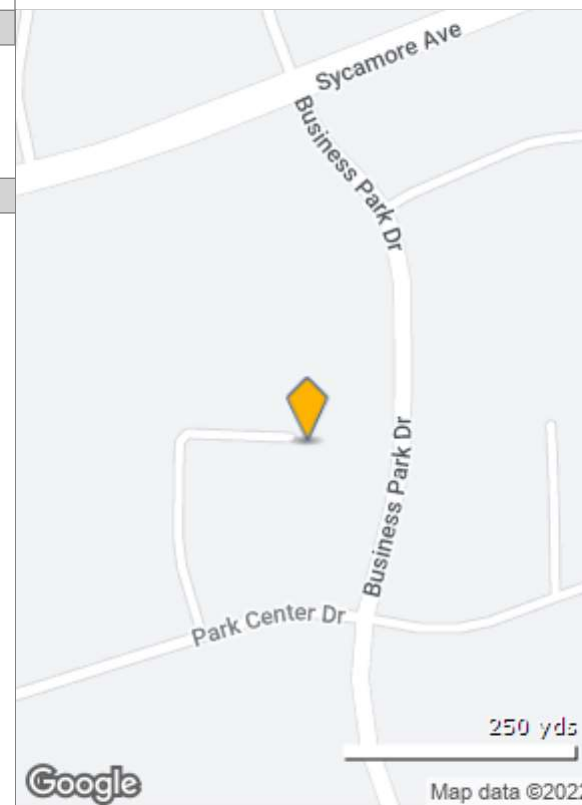


Investment Notes

- Rare offering of this size range in Vista submarket
- Current owner intends to vacate the property at close of escrow
- Minimal single-story office, ample parking, and drive around access
- Centrally located in highly desirable Vista Business Park and nearby HWY 78

Building Information

Bldg Type: Warehouse		RBA: 5,060 SF
Bldg Status: Built 1986		% Leased: 0.0%
Rent/SF/mo: For Sale	Stories: 1	Zoning: RLI, Vista
Bldg Vacant: 5,060 SF	Building 0.29	Owner Type: No
Warehouse Avail: 5,060 SF	CAM: -	Owner Occupied: Yes
Office Avail: 0 SF	Land Area: 17,424 SF	Tenancy: Single Tenant
Max Contig: 5,060 SF	Smallest Space: 5,060 SF	Lot Dimensions: -
Ceiling Height: 21'0"	Crane: None	Cross Docks: -
Column Spacing: -	Loading Docks: None	Levelators: None
Const Mat: -	Drive Ins: 1 tot./12'0" w x 12'0" h	Sprinklers: -
Rail Spots: None	Rail Line: None	
Power: 800a/110-208v 3p 3w		
Utilities: Sewer - City, Water - City		
Parcel Number: 219-011-72		
Parking: Ratio of 2.42/1,000 SF		



COMPETITIVE SET

4 120 Engel St

Escondido, CA 92029 - Escondido Ind Submarket
4,880 SF Class C Service Building Built in 1975
Property is for sale at \$1,895,000 (\$388.32/SF)

Investment Information

Sale Price: \$1,895,000
Price/SF: \$388.32
Cap Rate: 3.32%

Sale Status: Active
Sale Conditions: -
Sale Type: Investment Or Owner User

Days On Market: 28

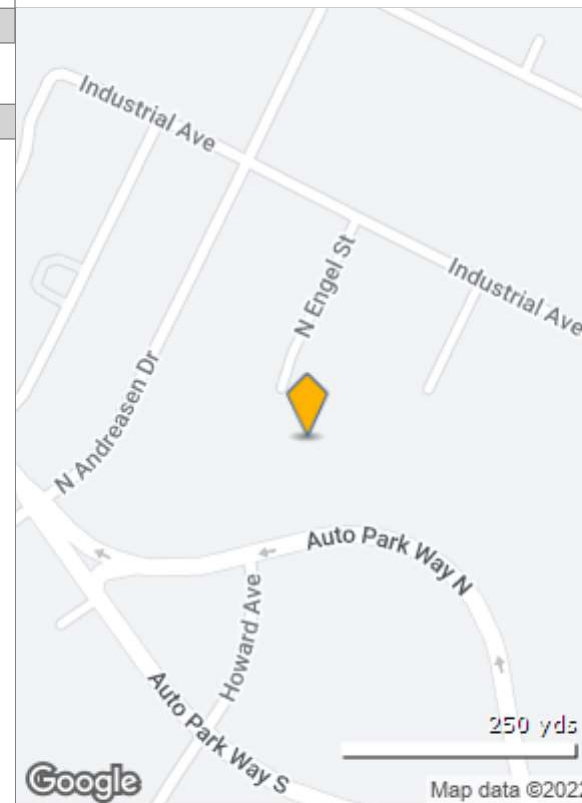


Investment Notes

Investment or owner/user; current tenant willing to relocate after close of escrow; approx 12 months to complete relocation.

Building Information

Bldg Type: Service		RBA: 4,880 SF
Bldg Status: Built 1975		% Leased: 100.0%
Rent/SF/mo: For Sale	Stories: 1	Zoning: M-2
Bldg Vacant: 0 SF	Building: 0.25	Owner Type: -
Warehouse Avail: 4,880 SF	CAM: -	Owner Occupied: No
Office Avail: 0 SF	Land Area: 19,166 SF	Tenancy: Single Tenant
Max Contig: 4,880 SF	Smallest Space: 4,880 SF	Lot Dimensions: -
Ceiling Height: 18'0"	Crane: -	Cross Docks: -
Column Spacing: -	Loading Docks: None	Levelators: None
Const Mat: Metal	Drive Ins: 3 tot./10'0"w x 14'0"h	Sprinklers: -
Rail Spots: None	Rail Line: None	
Power: 200a/120-208v		
Utilities: Gas		
Features: Fenced Lot, Security System, Signage		
Parcel Number: 232-430-23		
Parking: 12 Surface Spaces are available; Ratio of 1.00/1,000 SF		



COMPETITIVE SET

5 2560 Fortune Way

Vista, CA 92081 - Vista Ind Submarket
6,888 SF Class B Warehouse Building Built in 1998
Property is for sale at \$2,400,000 (\$348.43/SF)

Investment Information

Sale Price: \$2,400,000
Price/SF: \$348.43
Cap Rate: -

Sale Status: Active
Sale Conditions: Sale Leaseback
Sale Type: Investment

Days On Market: 37

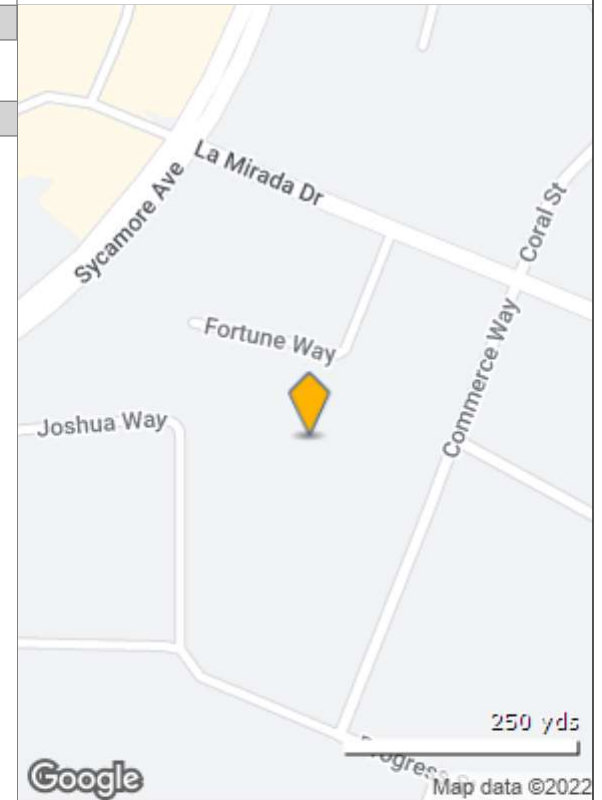


Investment Notes

Sale-Leaseback Investment Opportunity (Call Listing Agent for Details). Call Listing Agent for Tours.

Building Information

Bldg Type: Warehouse	RBA: 6,888 SF
Bldg Status: Built 1998	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: RL-I, Vista
Stories: 1	Owner Type: No
Bldg Vacant: 0 SF	Owner Occupied: No
Warehouse Avail: 0 SF	Tenancy: Single Tenant
Office Avail: 0 SF	Lot Dimensions: -
Max Contig: 0 SF	
Ceiling Height: 22'0"	Crane: -
Column Spacing: -	Loading Docks: None
Const Mat: Masonry	Drive Ins: 3 tot./10'0"w x 10'0"h
Rail Spots: None	Rail Line: None
Power: 600a/480v	Cross Docks: -
Parcel Number: 219-031-28	Levelators: None
Parking: 13 Surface Spaces are available; Ratio of 1.89/1,000 SF	Sprinklers: Yes



6 2135 Industrial Ct - Vista Business Park, Sycamore Centre

Vista, CA 92081 - Vista Ind Submarket
11,278 SF Class B Industrial Building Built in 1978
Property is for sale at \$3,900,000 (\$345.81/SF)

Investment Information

Sale Price: \$3,900,000
Price/SF: \$345.81
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Owner User

Days On Market: 5

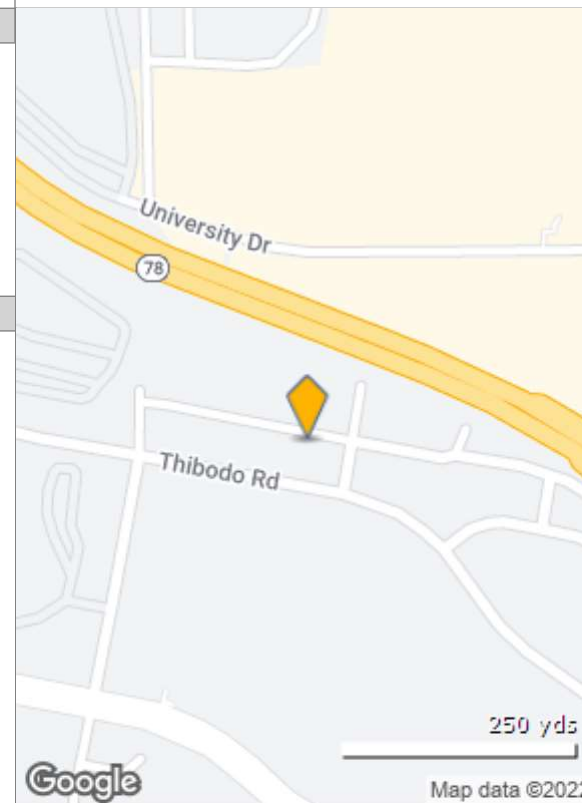


Investment Notes

- Available For Sale or Lease
- An Approximate 11,278 SF Industrial Building
 - Approximate 3,947 SF Office
 - 20' Clear Height
 - Grade Loading to Warehouse
 - Heavy Power
 - Terrific Signage & Visibility
 - Current Lease Expires June 30, 2023
 - Tour by Appointment Only

Building Information

Bldg Type: Industrial	RBA: 11,278 SF
Bldg Status: Built 1978	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: LM, Vista
Stories: 2	Owner Type: No
Bldg Vacant: 0 SF	Owner Occupied: No
Warehouse Avail: 11,278 SF	Tenancy: Single Tenant
Office Avail: 0 SF	Lot Dimensions: -
Max Contig: 11,278 SF	
Land Area: 24,394 SF	
Smallest Space: 11,278 SF	
Ceiling Height: 20'0"	Crane: -
Column Spacing: -	Loading Docks: -
Const Mat: Reinforced Concrete	Drive Ins: 1 (total)
Rail Spots: None	Rail Line: None
Power: Heavy	Cross Docks: -
Features: Signage	Levelators: -
Parcel Number: 183-260-56	Sprinklers: Wet
Parking: Ratio of 2.93/1,000 SF	



7 2350 Oak Ridge Way - Vista Business Park, Oak Ridge Business Center

Vista, CA 92081 - Vista Ind Submarket
 35,469 SF Class B Manufacturing Building Renovated in 2012 Built in 1999
 Property is for sale at \$11,988,000 (\$337.99/SF)

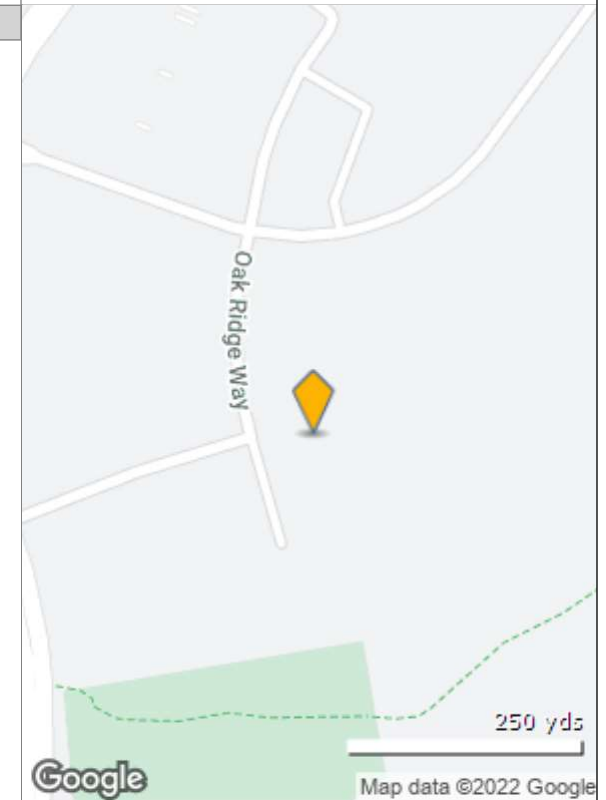
Investment Information

Sale Price: \$11,988,000
 Price/SF: \$337.99
 Cap Rate: -
 Sale Status: Active
 Sale Conditions: -
 Sale Type: Owner User
 Days On Market: 35



Building Information

Bldg Type: Manufacturing	RBA: 35,469 SF
Bldg Status: Built 1999, Renov 2012	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: SP-VBP
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 35,469 SF	Owner Occupied: Yes
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 35,469 SF	Lot Dimensions: -
Ceiling Height: 24'0"	Crane: -
Column Spacing: -	Loading Docks: 1 ext (bldg. total)
Const Mat: -	Drive Ins: 2 tot./14'0" w x 14'0" h
Rail Spots: None	Rail Line: None
Power: 1200a/277-480v	Cross Docks: No
Utilities: Heating	Levelators: None
Parcel Number: 219-541-13	Sprinklers: -
Parking: 66 Surface Spaces are available; Ratio of 1.86/1,000 SF	



COMPETITIVE SET

8 340 Rancheros Dr - San Marcos Plaza, Bldg B, Unit 168

San Marcos, CA 92069 - San Marcos Ind Submarket
90,000 SF Class B Warehouse Condominium Renovated in 1999 Built in 1979
Condominium for sale at \$1,200,000 (\$315.29/SF)

Condo Information

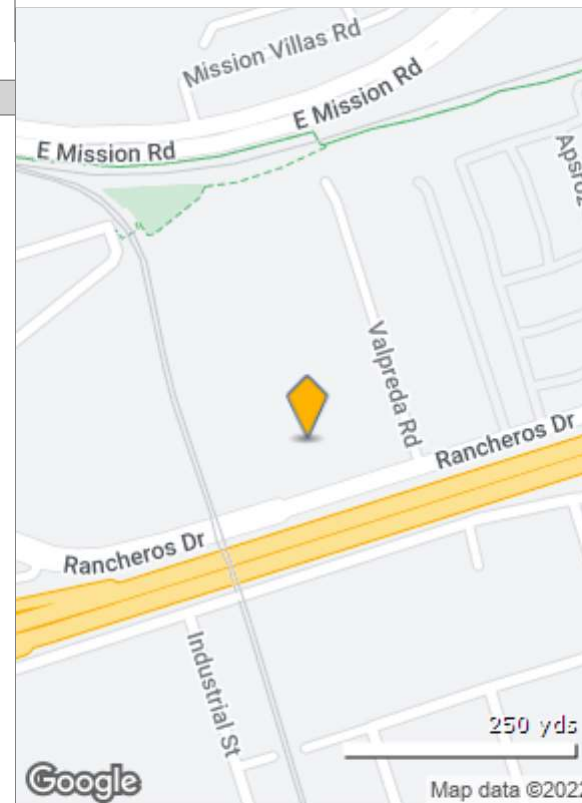
Sale Price: \$1,200,000
Unit SF: 3,806 SF
Price/SF: \$315.29
Cap Rate: -

Sale Status: Active
Days On Market: 355
Sale Type: Owner User
Sale Conditions: -

Floor #: 1
Unit #: 168

Building Information

Bldg Type: Warehouse	RBA: 3,806 SF
Bldg Status: Built 1979, Renov Aug 1999	% Leased: 78.7%
Rent/SF/mo: Withheld	Zoning: M
Bldg Vacant: 19,155 SF	Owner Type: No
Warehouse Avail: 19,155 SF	Owner Occupied: No
Office Avail: 0 SF	Lot Dimensions: -
Max Contig: 7,593 SF	Ownership: Condo
Ceiling Height: 20'0"	Tenancy: Multiple Tenant
Column Spacing: -	Cross Docks: -
Const Mat: Steel	Levelators: None
Rail Spots: None	Sprinklers: -
Power: 200a 3p	
Utilities: Sewer - City, Water - City	
Features: Signage	
Parcel Number: 220-311-07	
Parking: 180 Surface Spaces are available; Ratio of 2.00/1,000 SF	



COMPETITIVE SET

9 1449 Simpson Way

Escondido, CA 92029 - Escondido Ind Submarket
14,000 SF Class C Warehouse Building Built in 1971
Property is for sale at \$5,150,000 (\$367.86/SF)

Investment Information

Sale Price: \$5,150,000
Price/SF: \$367.86
Cap Rate: -

Sale Status: Active
Sale Conditions: -
Sale Type: Owner User

Days On Market: 35

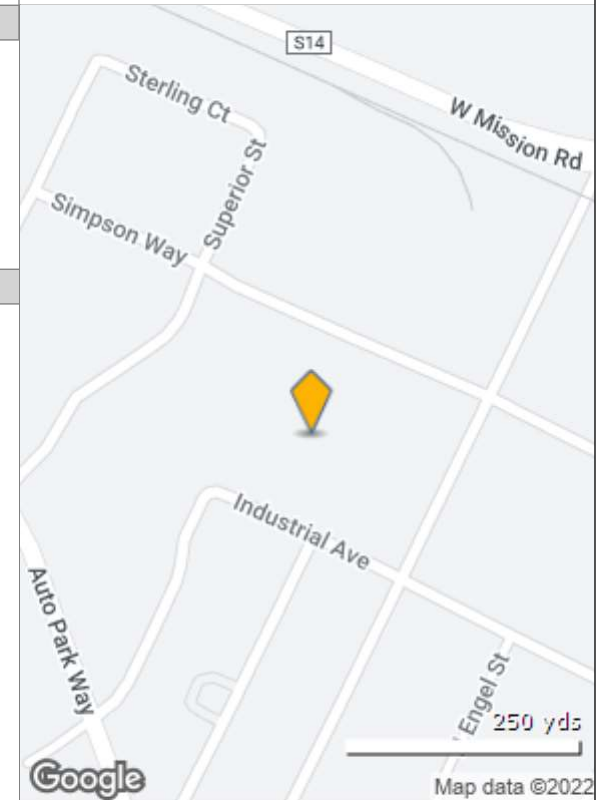


Investment Notes

- Approximate 14,000 SF Freestanding Building
- Approximately 1,800 SF Office
- Fenced Yard For Secure Parking & Storage
- Heavy Power: 400 Amps 277/480v, 3 Phase
- Gas Service at Building
- Loading - Two 10'x10' Dock Doors and One 14'x16' Grade Door
- 17' Clear Height in Warehouse
- M-2 Zoning Allows for Heavier Industrial Uses & Outside Storage

Building Information

Bldg Type: Warehouse	RBA: 14,000 SF
Bldg Status: Built 1971	% Leased: 100.0%
Rent/SF/mo: For Sale	Zoning: M-2
Bldg Vacant: 0 SF	Owner Type: No
Warehouse Avail: 14,000 SF	Owner Occupied: Yes
Office Avail: 0 SF	Tenancy: Single Tenant
Max Contig: 14,000 SF	Lot Dimensions: -
Ceiling Height: 16'0" - 17'0"	Crane: -
Column Spacing: -	Loading Docks: 2 ext (bldg. total)
Const Mat: Reinforced Concrete	Drive Ins: 1 (total)
Rail Spots: None	Rail Line: None
Power: 400a/277-480v	Cross Docks: No
Features: Yard	Levelators: -
Parcel Number: 232-450-11	Sprinklers: Wet



COMPETITIVE SET

10 521 State Pl, Unit 521

Escondido, CA 92029 - Escondido Ind Submarket
2,368 SF Class C Warehouse Condominium Built in 1982
Condominium for sale at \$745,920 (\$315.00/SF)

Condo Information

Sale Price: \$745,920
Unit SF: 2,368 SF
Price/SF: \$315.00
Cap Rate: -

Current Owner: Jay W Hegemann

Sale Status: Active
Days On Market: 119
Sale Type: Investment
Sale Conditions: -

Floor #: 1
Unit #: 521

Building Information

Bldg Type: Warehouse	RBA: 2,368 SF
Bldg Status: Built 1982	% Leased: 100.0%
Rent/SF/mo: Withheld	Zoning: M-2
Bldg Vacant: 0 SF	Owner Type: -
Warehouse Avail: 0 SF	Owner Occupied: No
Office Avail: 0 SF	Lot Dimensions: -
Max Contig: 0 SF	Ownership: Condo
Ceiling Height: 16'0"	Tenancy: Single Tenant
Column Spacing: -	Cross Docks: -
Const Mat: Reinforced Concrete	Levelators: None
Rail Spots: None	Sprinklers: None
Parcel Number: 232-440-48	
Parking: 12 Surface Spaces are available; Ratio of 5.29/1,000 SF	

