



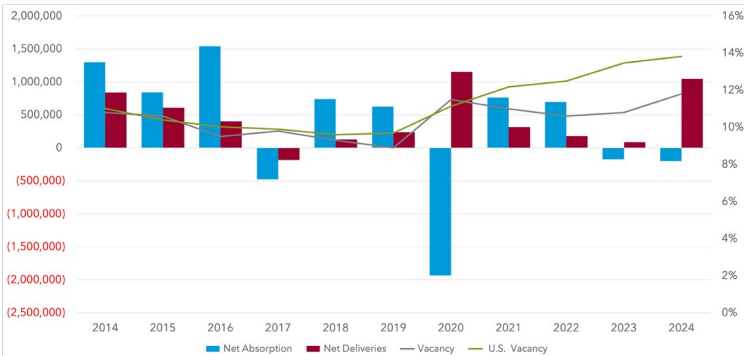
OFFICE MARKET OVERVIEW

JEFF ABRAMSON, *Principal*

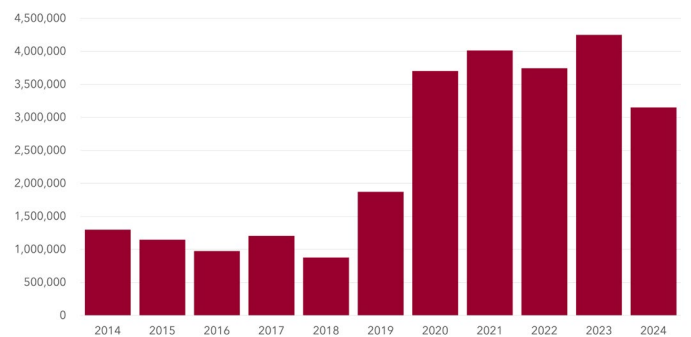
The North San Diego County office market exhibited stability throughout Q4, with minimal fluctuations in key metrics. Vacancy rates decreased slightly from 11.70% in Q3 to 11.50% in Q4, reflecting a relatively steady demand for office space. After a notable increase in sales price per square foot during Q3, prices stabilized at \$273. The largest lease transaction of the quarter occurred in Vista, where a 26,080 square foot space at 1225 Park Center Dr. was leased. This suggests that while the overall market remains steady, there are localized areas of continued activity, particularly in larger lease transactions.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▲ 12 Mo. Net Absorption SF	29,438	11,484	(54,748)	(124,937)	89,614
▼ Vacancy Rate	11.5%	11.7%	11.8%	11.4%	10.6%
▲ Avg NNN Asking Rent PSF					
▼ Sale Price PSF	\$273	\$383	\$209	\$191	\$220
◀▶ Cap Rate	6.5%	6.5%	10.3%		5.6%
◀▶ Under Construction	-	-	-	875	875
◀▶ Inventory	15,576,168	15,576,168	15,576,168	15,575,293	15,575,293

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
839 E. Grand Avenue Escondido, CA	11,400 SF	\$6,150,000	NC Oral & Facial Surgery Center Ian McDonald	Class B
2755 Jefferson Street Carlsbad, CA	10,150 SF	\$4,400,000 \$433.50 PSF	Rincon Homes Fleischer & Ravreby	Class B
2764 Gateway Road Carlsbad, CA	7,920 SF	\$2,000,000 \$252.53 PSF	Lawgistics, Inc. Fenghai International, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1225 Park Center Drive Vista, CA	26,080 SF	BGO	All in One Good Faith	Services
300 Rancheros Drive San Marcos, CA	9,366 SF	Brookwood Financial Partners	Undisclosed	Undisclosed
3220 Executive Ridge Vista, CA	7,008 SF	Galardo Family Trust	Undisclosed	Undisclosed

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