



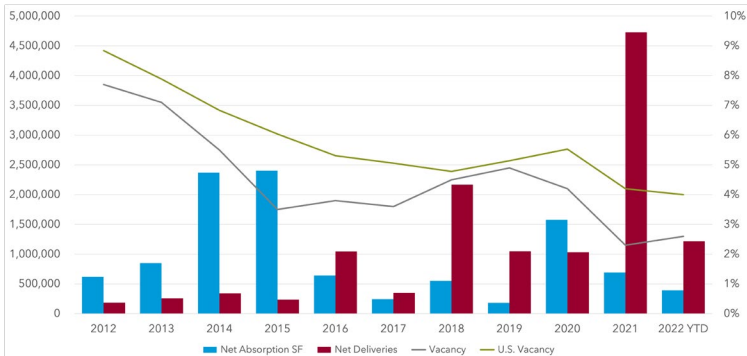
INDUSTRIAL MARKET OVERVIEW

TIM GOSSELIN, *Principal*

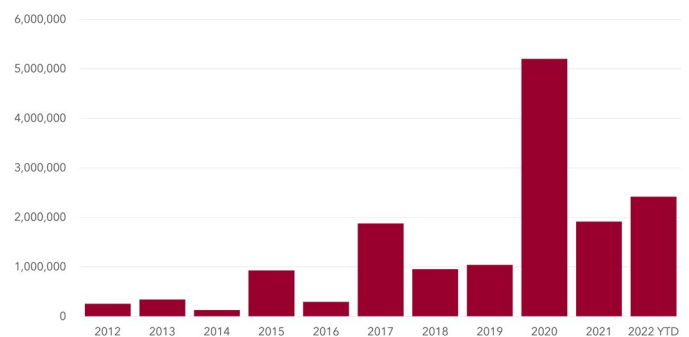
The San Diego Industrial market had a positive net absorption of 393,399 SF. Vacancy rates are still at all-time lows currently at 2.6%, beating the national average of 4%. The central San Diego area had the largest lease transaction. Due to continued low inventory levels, San Diego is seeing a rise in the average asking rental rate which is now \$1.27 per SF. This is a \$.07 cent [er SF increase from Q2 2022. The largest sale transaction was in north county which was 155,069 SF. Due to five interest rate increases YTD, Institutional Investment groups are now being less aggressive, and the deal velocity of investment purchases is slowing down.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▼ 12 Mo. Net Absorption SF	3,131,614	7,572,870	8,569,565	8,260,537	6,689,417
▲ Vacancy Rate	2.5%	2.1%	2.1%	2.3%	3.2%
▲ Avg NNN Asking Rate PSF	\$1.27	\$1.20	\$1.13	\$1.08	\$1.05
◀ ▶ SF Under Construction	3,300,000	3,300,000	2,800,000	2,700,000	2,500,000
◀ ▶ Inventory SF	204,000,000	204,000,000	204,000,000	203,000,000	203,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1395 Park Center Drive Vista, CA	155,069 SF	\$43,715,500 \$281.91 PSF	DWS Group Oxford Properties	Class B
7615 Siempre Viva Road San Diego, CA	86,680 SF	\$24,850,000 \$286.69 PSF	Dalfen Industrial Alcion Adventures	Class B
8055 St. Andrews Avenue San Diego, CA	29,990 SF	\$7,681,000 \$256.12 PSF	Steve Park HD Commercial Ventures, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Goldentop Road San Diego, CA	130,680 SF	Jeromes Furniture	Amazon	Online Retailer
3055 Enterprise Court, Ste 101 Vista, CA	86,465 SF	Vista Commerce Ctr	Peloton	Exercise Equipment
2858 Loker Avenue E Carlsbad, CA	85,511 SF	BLT Enterprises	Abzena	Bio Tech

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