

FEATURED PROPERTIES LISTED BY RANDY LACHANCE & CHRIS DUNCAN



IN ESCROW

6455 Weathers Place • Sorrento Mesa

- ±14,272 SF
- Free Standing Industrial Building
- 18' Clear Height
- Grade Loading
- 30% Office



AVAILABLE

5820 Oberlin Drive • Sorrento Mesa

- ±12,569 SF (divisible)
- High image lab/office building
- 18'-20' Clear height
- Two grade level doors
- Approximately 95% office / lab

MARKET SUMMARY

There were five industrial/flex buildings sold during the 2nd Quarter of 2019 compared to six sales in the 1st Quarter.

Inventory in Miramar has increased while Kearny Mesa remains very tight. Sorrento Mesa has seen increased demand from lab and biotech companies with all four available buildings in escrow.

The five buildings that sold this quarter were all in escrow within 45 days proving strong demand for quality buildings priced right.

RECENTLY SOLD BY RANDY LACHANCE & CHRIS DUNCAN

5760 Chesapeake Court Kearny Mesa

This ±8,775 SF freestanding industrial building was sold on April 17, 2019. The building was sold by RSI Roofing for \$2.34 million. The buyer is an owner/user and will eventually operate out of the building.



7902-7926 Raytheon Road Kearny Mesa In Escrow

- ±9,768 SF
- Freestanding multi-tenant industrial building
- Grade loading
- ±50% office

YOUR CENTRAL COUNTY OWNER/USER EXPERTS



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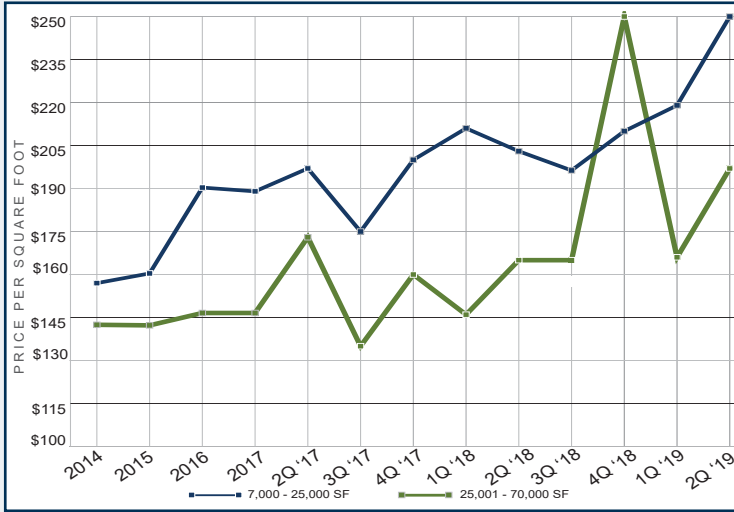


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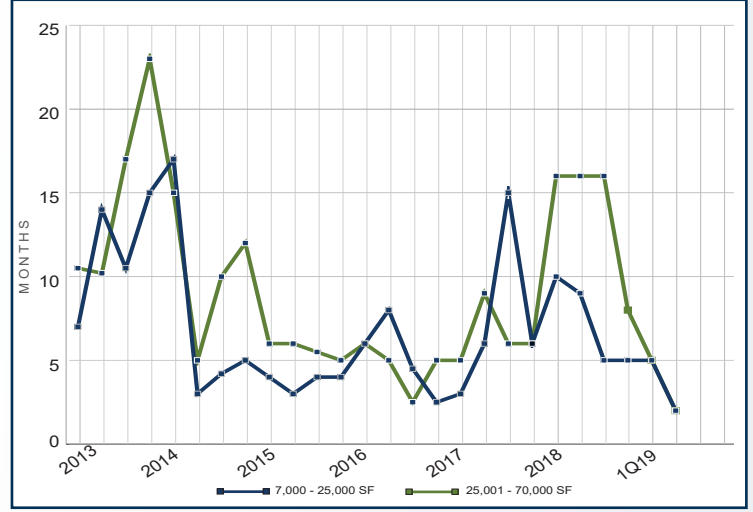
CENTRAL SAN DIEGO INDUSTRIAL/FLEX STATISTICS

KEARNY MESA | MIRAMAR | SORRENTO MESA | SORRENTO VALLEY | SCRIPPS RANCH | POWAY

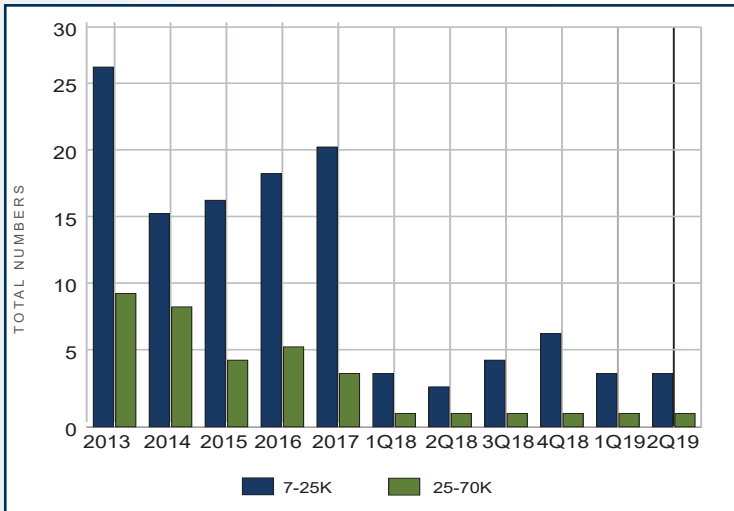
MEDIAN PRICE PER BUILDING SF SOLD



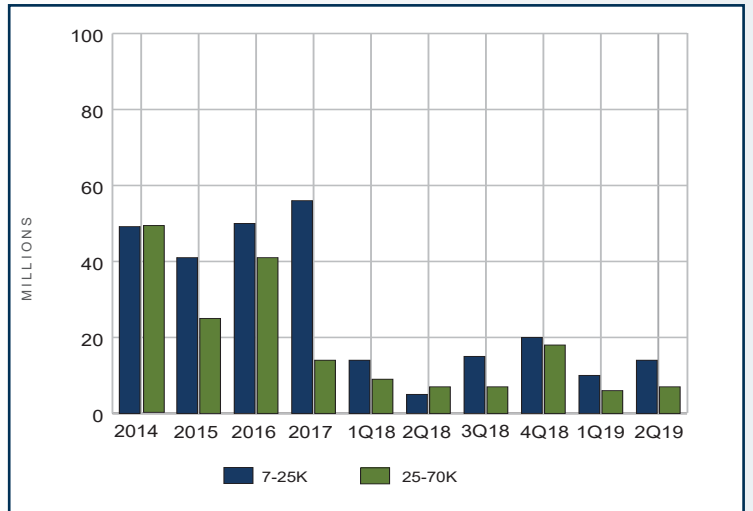
MEDIAN MONTHS TO BUILDING SALE



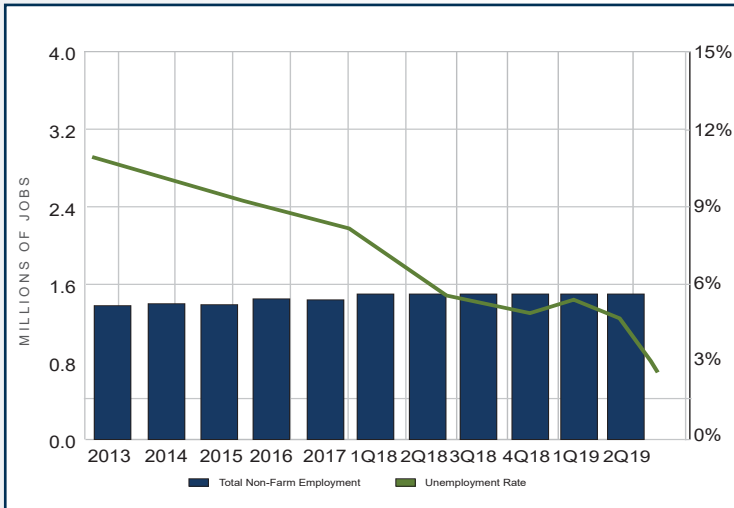
NUMBER OF BUILDINGS SOLD



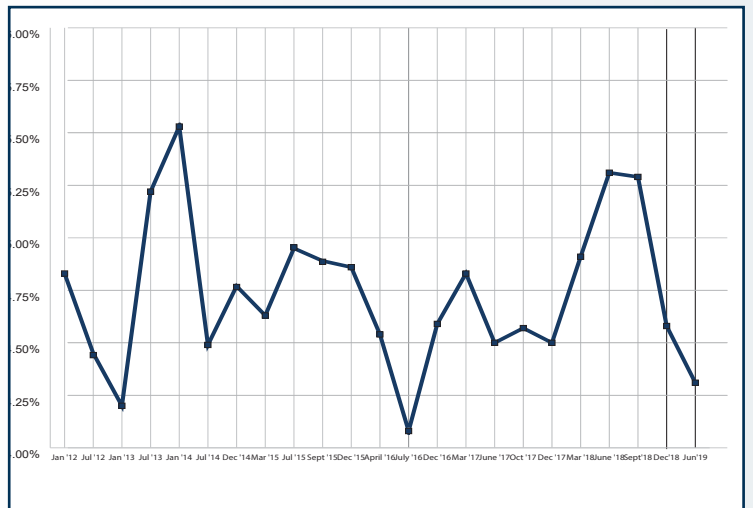
SALES DOLLAR VOLUME



SAN DIEGO COUNTY EMPLOYMENT



SBA 504 LOAN | HISTORICAL RATES



CENTRAL SAN DIEGO INDUSTRIAL/FLEX MARKET ACTIVITY

CURRENT INDUSTRIAL/FLEX PROPERTIES FOR SALE IN CENTRAL SAN DIEGO

SUBMARKET	ADDRESS	BLDG SIZE	ASKING PRICE	PRICE PSF	TIME ON MARKET	AVAILABILITY STATUS
Kearny Mesa	7902-7926 Raytheon Road	9,768 SF	\$2,500,000	\$255.94	25 Days	In Escrow
Miramar	8470 Redwood Creek Lane	8,160 SF	\$2,203,200	\$270.00	255 Days	Available Now
Miramar	9755 Birch Canyon	12,515 SF	\$3,316,475	\$265.00	66 Days	Available Now
Miramar	9225 Brown Deer Road	15,677 SF	\$3,650,000	\$232.83	395 Days	Available Now
Miramar	8185 Camino Santa Fe	22,662 SF	\$6,100,000	\$269.17	16 Days	Available Now
Miramar	8444 Miralani Drive	27,466 SF	\$5,767,860	\$210.00	17 Days	Available Now
Miramar	8330 Arjons Drive	27,510 SF	Undisclosed	Undisclosed	630 Days	In Escrow
Miramar	8485 Production Avenue	28,973 SF	\$5,900,000	\$203.64	66 Days	Available Now
Miramar	6610 Nancy Ridge Drive	33,938 SF	\$5,940,000	\$175.00	787 Days	Available Now
Miramar	9600-9606 Kearny Villa Road	37,882 SF	\$8,712,860	\$230.00	110 Days	Available Now
Miramar	9955 Black Mountain Road	39,852 SF	Undisclosed	Undisclosed	162 Days	Available Now
Miramar	9431 Dowdy Drive	55,200 SF	\$11,000,000	\$199.28	411 Days	Available Now
Miramar	9125 Rehco Road	60,786 SF	\$10,900,000	\$179.32	92 Days	Available Now
Poway	12585 Kirkham Court	8,817 SF	\$2,149,000	\$244.98	148 Days	Available Now
Poway	13861 Danielson Street	10,080 SF	\$2,217,600	\$220.00	118 Days	Available Now
Poway	12300 Crosthwaite Circle	21,542 SF	\$4,850,000	\$225.14	273 Days	Available Now
Sorrento Mesa	6455 Weathers Place	14,272 SF	\$3,550,000	\$248.74	227 Days	In Escrow
Sorrento Mesa	10237-10239 Flanders Court	39,388 SF	Undisclosed	Undisclosed	491 Days	In Escrow
Sorrento Mesa	9955 Mesa Rim Road	39,644 SF	\$8,127,020	\$205.00	93 Days	In Escrow
Sorrento Mesa	9880 Mesa Rim Road	45,655 SF	\$9,587,550	\$210.00	412 Days	In Escrow
Sorrento Valley	11425 Sorrento Valley Road	30,000 SF	\$7,500,000	\$250.00	44 Days	Available Now

*Listed by Randy LaChance and Chris Duncan of Voit Real Estate Services

2ND QUARTER 2019 INDUSTRIAL/FLEX SALES

SUBMARKET	ADDRESS	BLDG SIZE	SALE PRICE	PRICE PSF	DATE SOLD	TYPE
Miramar	9444-9446 Miramar Road	10,500 SF	\$2,900,000	\$276.19	6/13/19	Industrial
Miramar	8980 Crestmar Point	24,228 SF	\$4,980,000	\$205.55	5/1/19	Industrial
Poway	11908 Community Road	35,915 SF	\$7,003,500	\$197.65	4/29/19	Industrial
Sorrento Mesa	6142 Nancy Ridge Drive	17,759 SF	\$4,100,000	\$230.87	4/19/19	Industrial
Kearny Mesa	5760 Chesapeake Court **	8,645 SF	\$2,340,000	\$270.68	4/17/19	Industrial

*Information based on Industrial/Flex properties between 7,000-70,000 SF

** Sold by Randy LaChance and Chris Duncan of Voit Real Estate Services