

## FEATURED PROPERTIES LISTED BY CHRIS DUNCAN & RANDY LACHANCE



**AVAILABLE**

### 8535 Commerce Avenue • Miramar

- ±4,941 SF Industrial PID Building
- End Unit
- 10% Office
- 2 Grade Level Doors
- Outstanding Miramar Location
- Asking Price: \$2,000,000



**SOLD**

### 10717 Sorrento Valley Rd • Sorrento Mesa

- ±16,126 SF Office/Lab Building
- Owner/User Opportunity with Income
- Elevator Served
- 8 Meters plus House Meter
- Sale Price: \$7,300,000
- Close Date: 04/14/2023

## MARKET SUMMARY

On the heels of only 2 sales in the 1st Quarter in Central County, once again there was limited owner/user sales in Central County in the 2nd quarter with only 1 owner/user sale in Miramar. There has historically been a lack of available buildings for sale, however, there were 5 new buildings that have come to market for sale in the 2nd quarter. The inventory seems to be loosening just a bit as we enter the 3rd quarter. We will continue to monitor the amount of inventory and whether we may see a slight shift towards a Buyer's market for buildings over 15,000 SF since this is where the majority of the availability is at present. Buildings in the 7,000 – 15,000 SF will continue to be in very high demand.

## SELLER REPRESENTED BY CHRIS DUNCAN & RANDY LACHANCE

### 7742 Arjons Drive Miramar

- ±5,875 SF
- Two-Story Flex Building
- 24' Clear Height
- Grade Level Loading
- Sale Price: \$2,600,000
- Close Date: 04/04/2023

### Kearny Mesa Landing Kearny Mesa

- ±156,079 SF
- 8 Building Industrial Business Park
- 9.46 Acres Lot
- Grade Level Loading
- 3.17/1,000 Parking
- 11' - 14' Clear Height
- Sale Price: \$46,500,000
- Close Date: 04/06/2023



## YOUR CENTRAL COUNTY OWNER/USER EXPERTS



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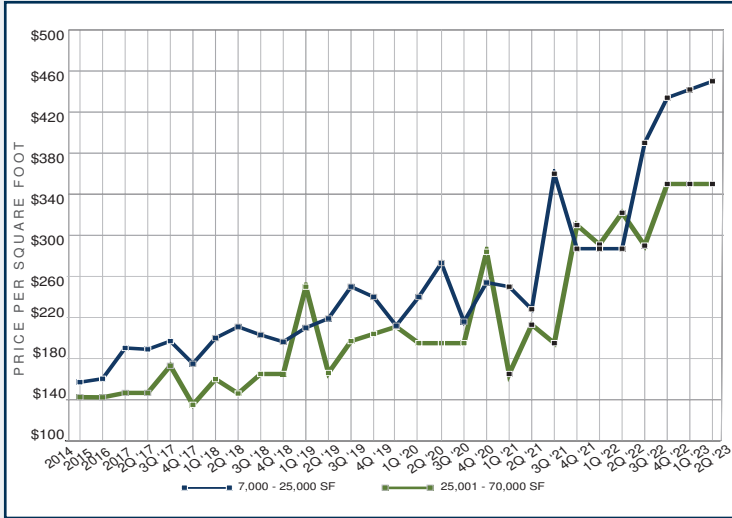


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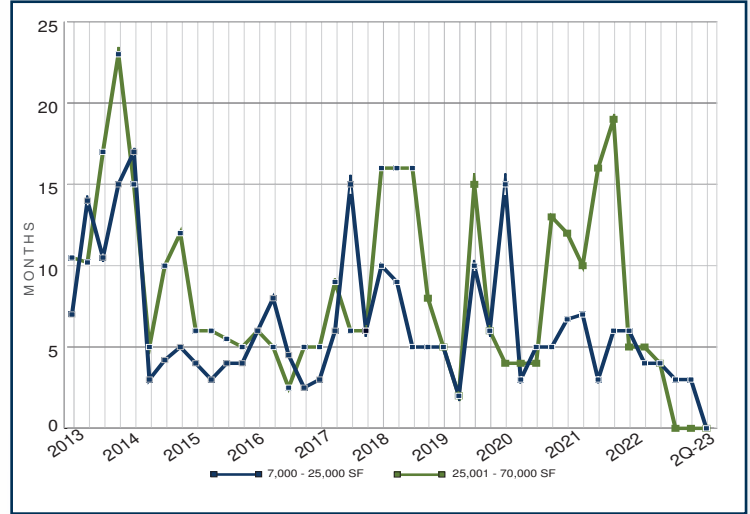
# CENTRAL SAN DIEGO INDUSTRIAL/FLEX STATISTICS

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

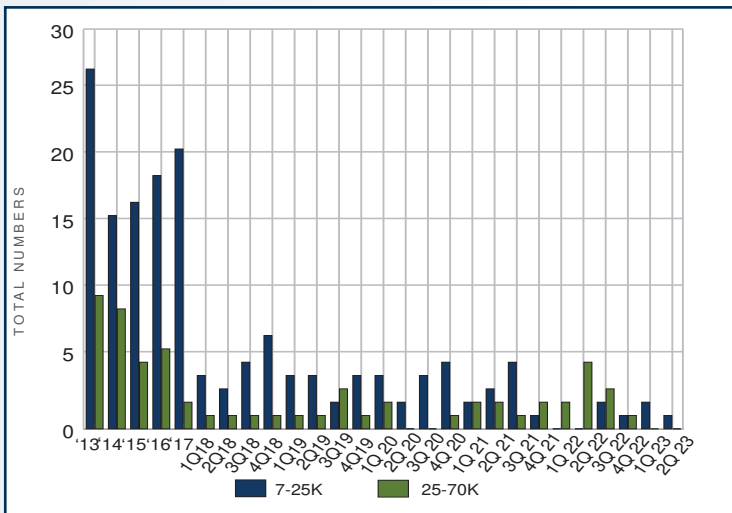
### MEDIAN PRICE PER BUILDING SF SOLD



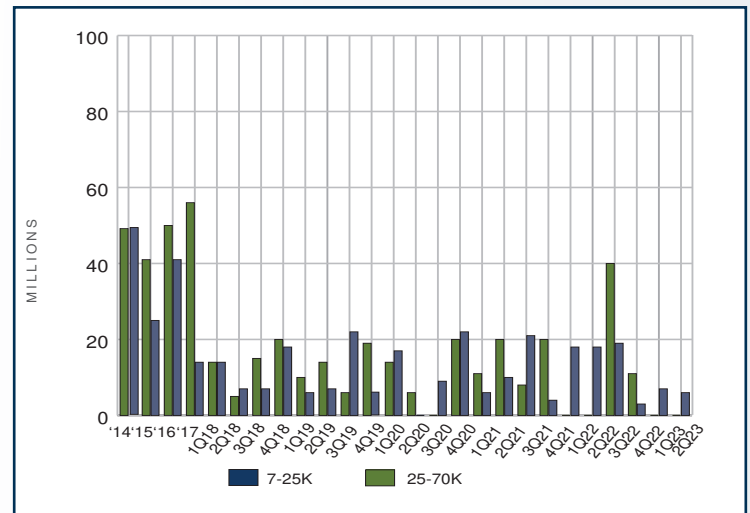
### MEDIAN MONTHS TO BUILDING SALE



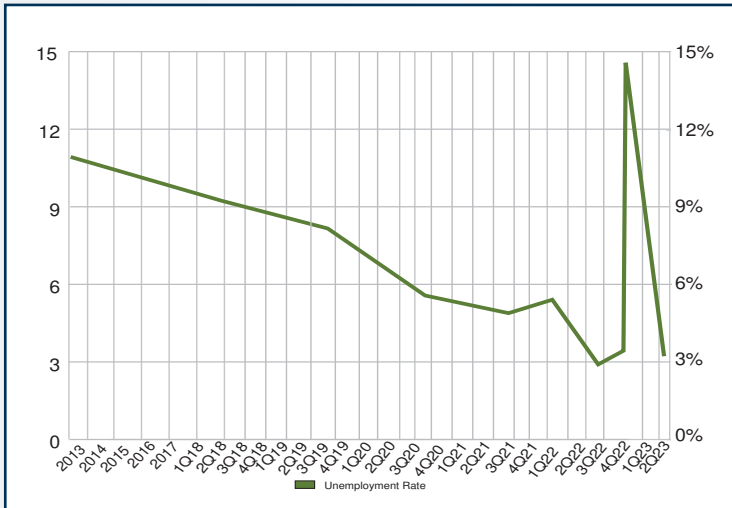
### NUMBER OF BUILDINGS SOLD



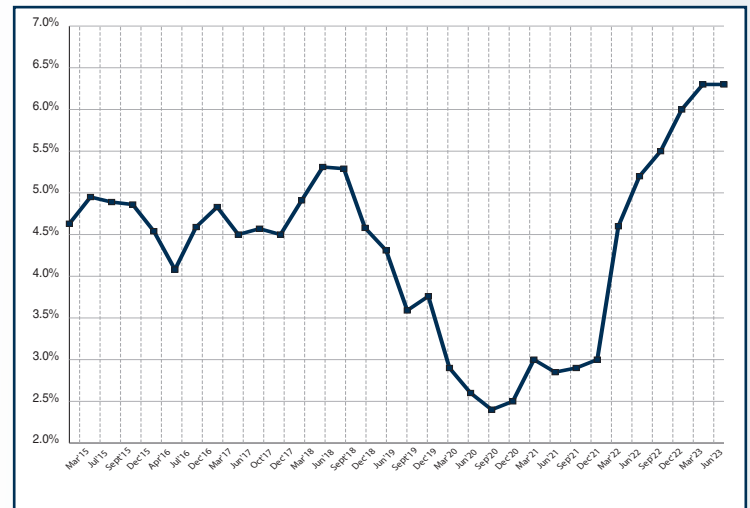
### SALES DOLLAR VOLUME



### 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	9575 Aero Drive	48,635 SF	Undisclosed	Undisclosed	172 Days	Available
Kearny Mesa	9590 Chesapeake Drive	22,934 SF	Undisclosed	Undisclosed	270 Days	In Escrow
Kearny Mesa	7717 Ostrow Street	17,972 SF	\$8,100,000	\$450.00	74 Days	Available
Miramar	7545 Carroll Road	90,000 SF	Undisclosed	Undisclosed	10 Days	Available
Miramar	6695 Rasha Street	37,737 SF	Undisclosed	Undisclosed	81 Days	Available
Miramar	7992 Miramar Road	34,000 SF	Undisclosed	Undisclosed	180 Days	Available
Miramar	8255 Camino Santa Fe	24,376 SF	Undisclosed	Undisclosed	24 Days	Available
Miramar	9180 Brown Deer Road	13,509 SF	Undisclosed	Undisclosed	22 Days	Available
Miramar	6142 Nancy Ridge Drive	17,759 SF	Undisclosed	Undisclosed	99 Days	Available
Miramar	9690-9694 Black Mountain Rd.	3,100 SF	Undisclosed	Undisclosed	307 Days	Available
Poway	12115 Paine Street	15,129 SF	Undisclosed	Undisclosed	113 Days	Available
Poway	12690 Danielson Ct.	9,050 SF	Undisclosed	Undisclosed	190 Days	Available

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

## 2ND QUARTER 2023 INDUSTRIAL/FLEX SALES

SUBMARKET	ADDRESS	BLDG SIZE	SALE PRICE	PRICE PSF	DATE SOLD	TYPE
Miramar	9770 Candida Street	13,768 SF	\$6,250,000	\$453.95	06/22/23	Industrial

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

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

# CENTRAL SAN DIEGO

## OWNER / USER OVERVIEW

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**Voit**  
REAL ESTATE SERVICES

# ASK US HOW WE CAN HELP YOU WITH...

- ▶ OWNER/USER INVESTMENT & ACQUISITIONS/  
DISPOSITIONS
- ▶ SALE LEASEBACK CONSULTATIONS
- ▶ BROKER OPINION OF VALUE

With over 40 years of experience working with owners in the Central County market and over 200 buildings sold, we are ready to put our experience and knowledge to work for you.

**PLEASE GIVE US A CALL TO SEE HOW WE CAN ASSIST  
YOU WITH YOUR REAL ESTATE NEEDS.**

In an effort to save paper, If you would like to receive this report electronically,  
please email your email address to [cduncan@voitco.com](mailto:cduncan@voitco.com)

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