

YOUR LEASING & SALES RESOURCE

HERE TO HELP YOU THRIVE

Q3 2024

CSUSM

CALIFORNIA
78

SPRINTER LINE

SPRINTER LINE



SOLD!

**340 Rancheros Dr. #292
San Marcos, CA 92069**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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RETAIL



MARKET INDICATORS	Q2 2023	Q2 2024	Q3 2024
 12 Mo. Net Absorption SF	(166,758)	(40,260)	(134,081)
 Vacancy Rate	4.4%	4.3%	4.2%
 Avg NNN Asking Rate PSF	\$2.90	\$3.01	\$3.02
 Price/SF	\$398	\$410	\$410

OFFICE



MARKET INDICATORS	Q2 2023	Q2 2024	Q3 2024
 12 Mo. Net Absorption SF	2,051,731	(44,200)	(23,424)
 Vacancy Rate	10.4%	11.6%	11.9%
 Avg NNN Asking Rate PSF	\$3.10	\$3.15	\$3.17
 Price/SF	\$354	\$306	\$297

INDUSTRIAL / FLEX



MARKET INDICATORS	Q2 2023	Q2 2024	Q3 2024
 12 Mo. Net Absorption SF	(1,174,252)	(2,318,721)	(1,735,982)
 Vacancy Rate	4.5%	6.9%	7.3%
 Avg NNN Asking Rate PSF	\$1.81	\$1.88	\$1.89
 Price/SF	\$327	\$323	\$323

MULTIFAMILY



MARKET INDICATORS	Q2 2023	Q2 2024	Q3 2024
 Vacancy Rate	3.9%	5.5%	5.2%
 Asking Rent/Unit (\$)	\$2,504	\$2,507	\$2,496
 Inventory Units	275,357	280,434	280,998
 Price/Unit	\$407,000	\$386,000	\$388,000

Arrow Legend: Red = Negative, Green = Positive, Yellow = Caution