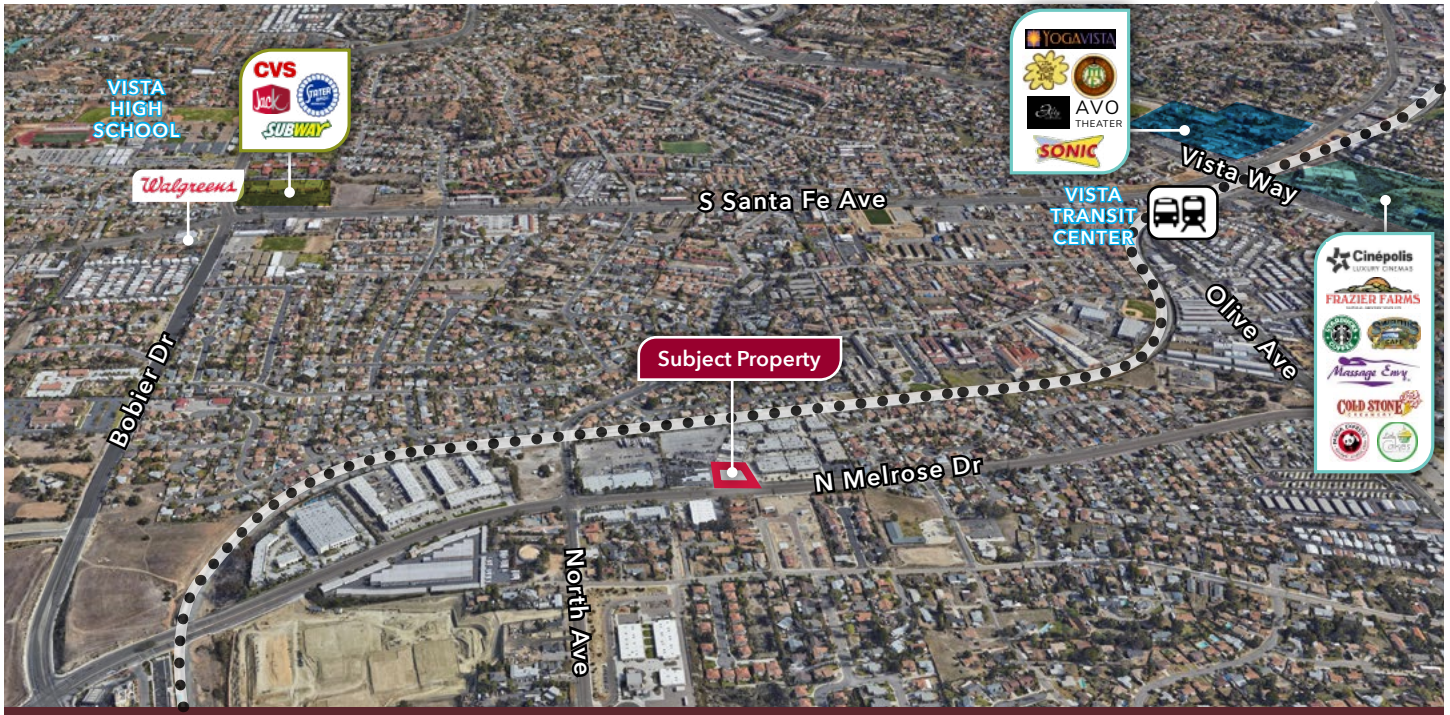


YARD SPACE FOR LEASE

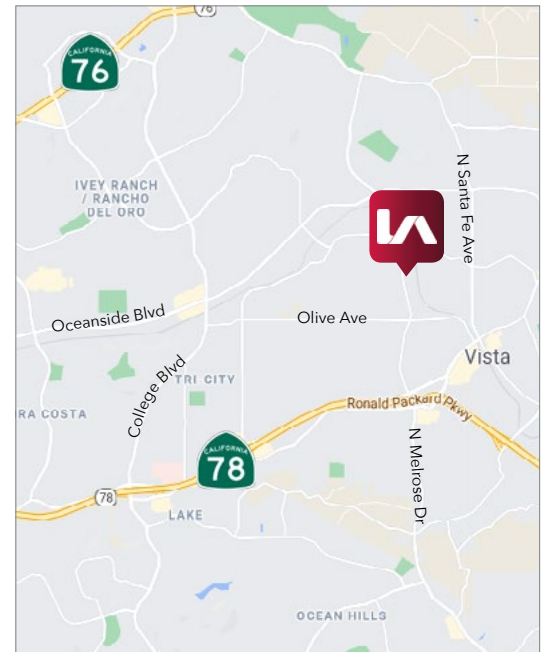
21,780 SF VACANT LAND

N Melrose Drive, Vista, CA 92083



PROPERTY HIGHLIGHTS:

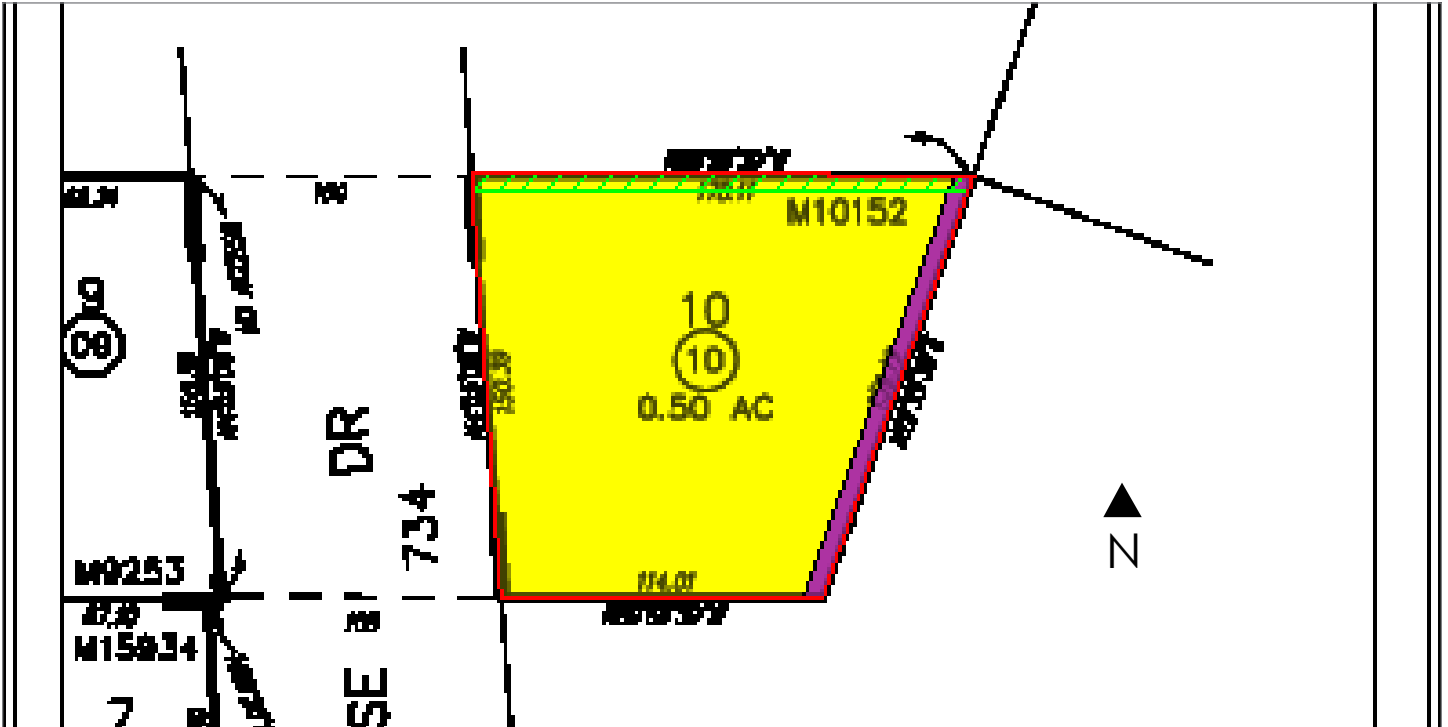
- Close proximity to State Hwy 78
- APN: 161-081-10-00
- Traffic Counts: 28,000 ADT @ N Melrose Dr.
- Zoning: [Specific Plan No. 8 - Area "B"](#)
- Some accepted uses Contractor Storage yard, RV Storage, Auto Motive Storage
- ***For Leasing Rates Call Agent**



Michael Golden
mgolden@lee-associates.com
D 760.448.2447

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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N Melrose Dr Vista, CA 92083		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	27,505	148,309	274,971
	2025 Projected Population	27,674	148,860	276,309
	2010 Census Population	25,857	139,190	255,813
	2000 Census Population	24,845	133,752	237,815
	Projected Annual Growth 2020 to 2025	0.1%	-	-
	Historical Annual Growth 2000 to 2020	0.5%	0.5%	0.8%
	2020 Median Age	30.4	35.4	36.7
HOUSEHOLDS	2020 Estimated Households	6,948	47,883	93,155
	2025 Projected Households	7,225	49,599	96,708
	2010 Census Households	6,482	44,448	85,810
	2000 Census Households	6,396	43,372	80,543
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	0.4%	0.5%	0.8%
RACE AND ETHNICITY	2020 Estimated White	57.9%	62.5%	62.9%
	2020 Estimated Black or African American	2.9%	4.1%	4.4%
	2020 Estimated Asian or Pacific Islander	4.1%	7.1%	8.3%
	2020 Estimated American Indian or Native Alaskan	1.6%	1.0%	0.9%
	2020 Estimated Other Races	33.5%	25.2%	23.5%
	2020 Estimated Hispanic	71.8%	45.3%	40.6%
INCOME	2020 Estimated Average Household Income	\$83,561	\$99,543	\$102,277
	2020 Estimated Median Household Income	\$71,742	\$82,810	\$84,828
	2020 Estimated Per Capita Income	\$21,215	\$32,216	\$34,732
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	21.6%	9.5%	7.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.5%	6.4%	5.8%
	2020 Estimated High School Graduate	27.5%	24.0%	22.1%
	2020 Estimated Some College	18.4%	23.1%	23.3%
	2020 Estimated Associates Degree Only	7.3%	9.6%	9.7%
	2020 Estimated Bachelors Degree Only	11.5%	18.3%	20.6%
	2020 Estimated Graduate Degree	5.1%	9.1%	10.6%
BUSINESS	2020 Estimated Total Businesses	811	4,464	9,564
	2020 Estimated Total Employees	8,022	47,220	108,161
	2020 Estimated Employee Population per Business	9.9	10.6	11.3
	2020 Estimated Residential Population per Business	33.9	33.2	28.7