

FOR SALE



SUBJECT
PROPERTY

Dutch Bros

Wendy's

HYATT
PLACE

S MELROSE DR

FARADAY AVE

HOTEL SITE *CITY-APPROVED* 128 ROOM HILTON GARDEN INN

SOUTH MELROSE DR & FARADAY AVE, VISTA, CA 92081

km Kidder
Mathews

HILTON GARDEN INN DEVELOPMENT SITE

MCCLELLAN-PALOMAR AIRPORT

Bressi Ranch

workwell
TECHNOLOGIES

Nordson

Carlsbad
Oaks North

OnTrac

NIXON

Titleist

康老化成
PHARMARON

Glanbia
Nutritionals

TWIST
A RESOURCES

AIRSPACE

Public Storage

SPY+

MILLIPORE SIGMA

IONIS

PALOMAR AIRPORT RD

EL FUERTE ST

FARADAY AVE

SAN DIEGO HAT

HME

MED ED LAE

ZD ZEST DENTAL
SOLUTIONS

ARGONAUT
MANUFACTURING SYSTEMS

enovis

ShipCalms

FLUIDRA

UNITE

AMS
Fireplace Inc.

14,650+ VEHICLES
Average Daily Traffic

36,011+ VEHICLES
Average Daily Traffic

CARLSBAD

VISTA

S MELROSE DR

SUBJECT
PROPERTY

Dutch Bros

Wendy's

HYATT PLACE

KIDDER MATHEWS

AVAILABLE FOR SALE 2

HILTON GARDEN INN DEVELOPMENT SITE



MCCLELLAN-PALOMAR AIRPORT

OnTrac

NIXON

Carlsbad
Oaks North

Public Storage

SPY+

IONIS

HME

SAN DIEGO HAT

Wendy's

FLUIDRA

CARLSBAD

SUBJECT
PROPERTY

Dutch Bros

ShipCalm

HYATT
PLACE

DISCOUNT
TIRE

UNITE

AMS
Fireplace inc.

FLUX

S MELROSE DR

THE
HOME
DEPOT

swarcos

TEMPO
COMMUNICATIONS

VISTA

Greco
Sons

ASTRO
LABOR ENVELOPES

AMRON
INTERNATIONAL

WINNERS
GRUPP

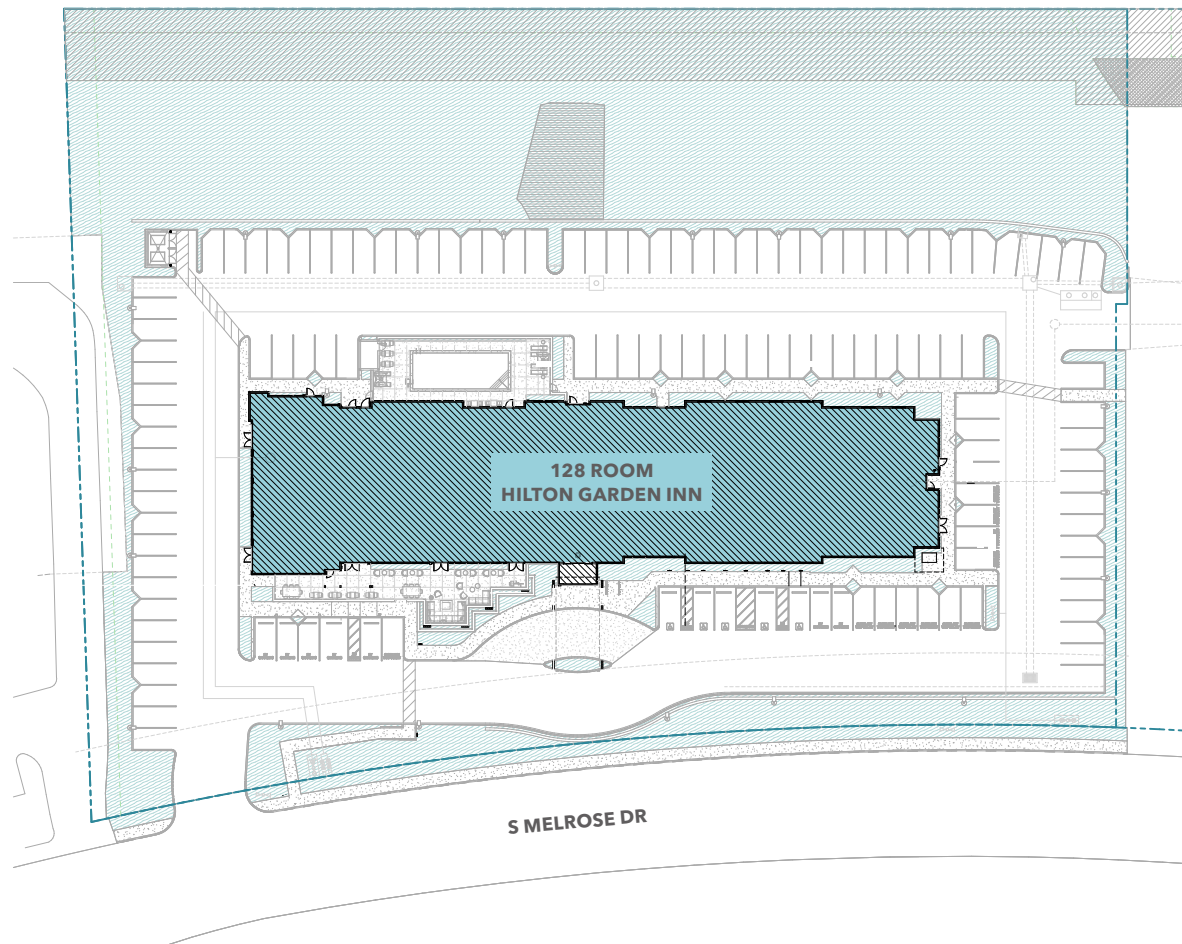
Leica
BIOSYSTEMS

OVATION

FARADAY AVE

APPROVED SITE PLAN

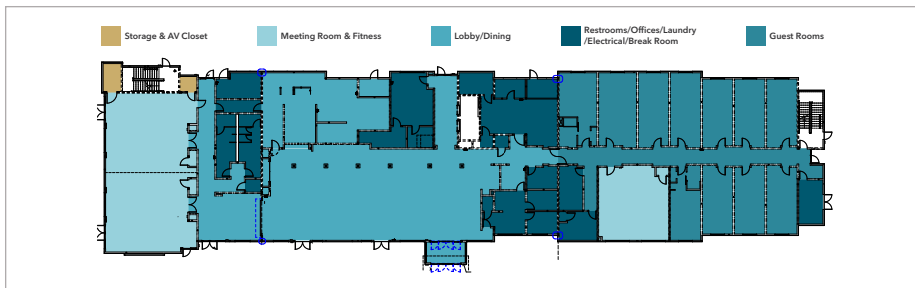
Fully Entitled Hotel Site



APPROVED HOTEL RENDERINGS



Approved Hilton Garden Inn Floor Plans



1ST FLOOR



2ND-4TH FLOORS

HILTON GARDEN INN DEVELOPMENT SITE


3.12
ACRES

ENTITLED
HOTEL

UNPRICED
SALE PRICE

COMMERCIAL
ZONING FOR HOTEL, RETAIL OR MEDICAL

**SUBJECT
PROPERTY**

 **14,650+ VEHICLES**
Average Daily Traffic



 **36,011+ VEHICLES**
Average Daily Traffic

S MELROSE DR

FARADAY AVE

WESTERLY VIEW OVER PERMANENT OPEN SPACE



HILTON GARDEN INN DEVELOPMENT SITE

↑ OCEANSIDE

CANNON RD



CARLSBAD



S. MELORES DR

VISTA

SUBJECT PROPERTY

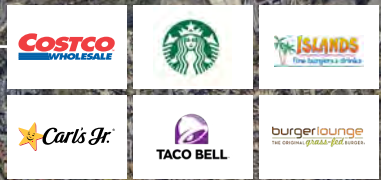


✈️ MCCLELLAN-PALOMAR AIRPORT

COLLEGE BLVD



PALOMAR AIRPORT RD



POINSETTIA LN



SAN MARCOS →

LOCAL AMENITIES MAP AND DEMOGRAPHICS



LOCATION

EXCELLENT VISIBILITY

South Melrose Dr (36,011 ADT) and Faraday Ave (14,650 ADT)

CENTRALLY LOCATED

Convenient access to Hwy 78 (3 miles), I-5 (7 miles) and McClellan- Palomar Airport (2 miles)

BUSINESS

	1 Mile	3 Miles	5 Miles
POPULATION	2,679	75,606	266,527
HOUSEHOLDS	932	29,072	95,306
MEDIAN AGE	38.5	43.0	39.8
AVG HH INCOME	\$182,534	\$155,650	\$164,449
EMPLOYEES	17,345	95,380	155,530

3, 5 & 7 MILE RADIUS DEMOGRAPHIC AND INCOME PROFILE

SUMMARY

	3 Miles	5 Miles	7 Miles
Population	75,606	266,527	440,581
Households	29,072	95,306	159,798
Families	53,481	205,946	339,378
Average Household Size	2.6	2.8	2.7
Owner Occupied Housing Units	18,980	59,654	98,243
Renter Occupied Housing Units	10,092	35,652	61,555
Median Age	43.0	39.8	39.8

HOUSEHOLDS BY INCOME

	3 Miles	5 Miles	7 Miles
<\$15,000	1,747	5,303	9,004
\$15,000 - \$24,999	1,168	3,477	5,713
\$25,000 - \$34,999	1,500	4,511	7,610
\$35,000 - \$49,999	2,019	6,274	10,851
\$50,000 - \$74,999	3,782	11,099	18,705
\$75,000 - \$99,999	2,955	9,913	17,612
\$100,000 - \$149,999	5,349	17,534	29,213
\$150,000 - \$199,999	3,725	12,808	21,440
\$200,000+	6,827	24,388	39,651
Median Household Income	\$123,163	\$130,658	\$127,435
Average Household Income	\$155,650	\$164,449	\$162,647
Per Capita Income	\$60,062	\$58,950	\$59,128

POPULATION BY AGE

	3 Miles	5 Miles	7 Miles
0-14	12,743	48,793	78,532
15-24	8,281	32,731	53,229
25-34	9,022	33,851	58,500
35-44	10,036	37,473	61,697
45-54	9,214	34,168	55,198
55-64	9,323	31,917	54,004
65-74	8,949	26,741	45,311
75-84	5,581	14,798	24,072
85+	2,459	6,145	10,039

RACE AND ETHNICITY

	3 Miles	5 Miles	7 Miles
White	46,530	156,630	261,411
African American	2,016	7,406	12,868
American Indian	668	2,802	4,714
Asian	7,520	26,066	40,963
Pacific Islander	175	946	1,796
Other Race	8,397	35,035	56,303
Two or More Races	10,301	37,641	62,525
Hispanic or Latino	21,923	85,947	140,296

Data Source: ©2024, Sites USA

Exclusively listed by

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