

OFFICE SPACE FOR LEASE AT MELROSE PLAZA OFFICE PARK



MELROSE PLAZA

550 W VISTA WAY, VISTA CA 92083



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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Property Features

- Central Location in North County
- Visible to Hwy 78
- Flexible Floor Plans
- Elevator Served
- Revitalized Common Areas
- Immediate Proximity to North County Courthouse
- On the North County Transit Bus Route System
- Restaurant within Plaza Area
- Signalized Main Entrance to Plaza
- Immediate Suite Availability
- Recently Improved Interiors



Lease Rate

Four Story Building:
\$1.80/SF plus Utilities & Janitorial (est \$0.50/SF)

Single Story Building:
Available



Recently Improved Interiors



Recently Improved Interiors



Availability

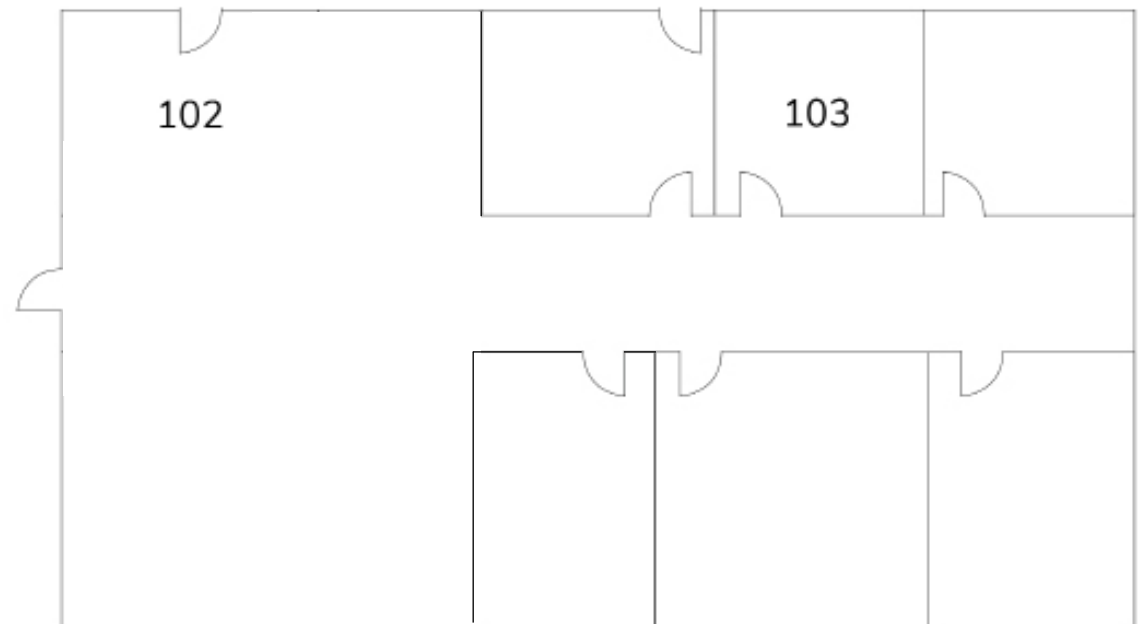
550 W. Vista Way (4 Story Office Building)

Suite	Square Footage	Monthly Gross Rent	Availability
102/103	1,440 SF	\$2,592 / month + utilities & janitorial	Now
106	400 SF	\$720 / month + utilities & janitorial	Now



Floor plan

102/103

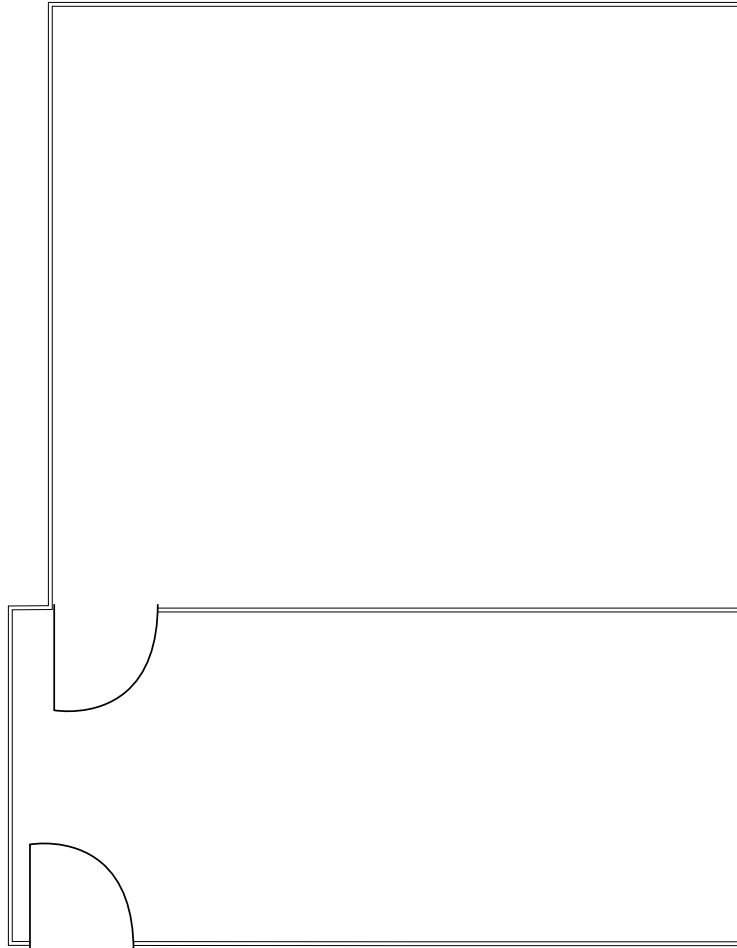


Suite	102/103
Square Footage	1,440 RSF
Monthly Gross Rent	\$2,592 (plus utilities and janitorial)
Availability	Now

*floor plan is an approximation. Not drawn to scale.

Floor plan

106



Suite	106
Square Footage	400 RSF
Monthly Gross Rent	\$720 (plus utilities and janitorial)
Availability	Now

*floor plan is an approximation. Not drawn to scale.



275,714 POPULATION - 5 MILES

EXCELLENT DEMOGRAPHICS

Approximately 275,714 people live within a five mile radius of the subject property.



94,296 HOUSEHOLDS - 5 MILES

DENSE RESIDENTIAL IN-FILL LOCATION

There are over 90,000 households within five miles of the subject property.



85% HIGH SCHOOL GRADUATE

11.2% GRADUATE DEGREE

19.7% 4-YEAR COLLEGE

9.6% 2-YEAR COLLEGE

STRONG WORK FORCE

Vista has a well-educated work force, with nearly half of its high school graduates achieving a college Degree.



\$100,743 AVG HH INCOME - 5 MILES

HIGH AVG HH INCOME

At 25.1% of its population, Vista is ranked #1 for the region with the largest proportion of median earnings of \$100,000 or more.



HOME TO GOVERNMENT AGENCIES

Government agencies dominate the large office-using tenants in Vista, although several office tenants have set up shop here to support neighboring manufacturing facilities.





MELROSE PLAZA
550 W Vista Way

18,272 Cars Per Day

39,778 Cars Per Day

- SWANIS CAFE
- TRAVIS EXPRESS
- COLD STONE CREAMERY
- STARBUCKS
- MASSAGE ENVY
- LOLLIPOP AKAIES

Cinépolis



FRAZIER FARMS

STAPLES

LOWE'S



FOOD 4 LESS

ISLANDS
fine burgers & drinks

PETCO
Where the pets go.

Carb Gr

us bank
The New Service Commercial

LA FITNESS

CARLSBAD

Melrose Plaza | 10

Westfield SHOPPING TOWNS

Bath & Body Works | DSB | 24 HOUR FITNESS | H&M

The Cheesecake Factory | Foot Locker

EXPRESS HOLLISTER | ISLANDS fine burgers & drinks

KAY | JCPenney | macy's

Panera BREAD | VICTORIA'S SECRET | REGAL

TARGET | ULTA

Walmart Save money. Live better. | Michaels

BARNES & NOBLE BOOKSELLERS | ROSS DRESS FOR LESS



Tri-City Hospital



Hacienda Dr



MELROSE PLAZA
550 W Vista Way

Breeze Hill Elementary

San Diego County Superior Court

S Melrose Dr



College Blvd

College Blvd

Emerald Dr



Olive Dr

Vista Village Dr

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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