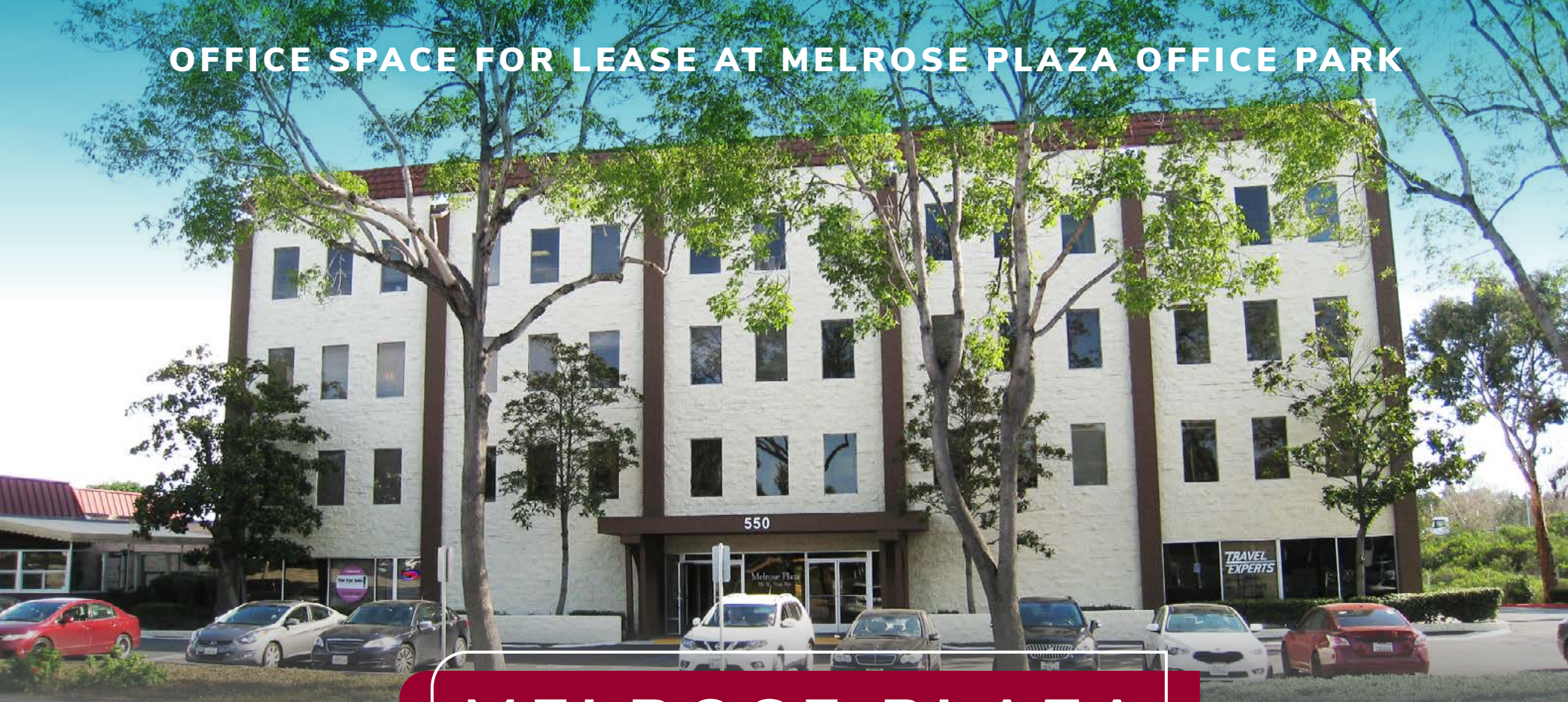


OFFICE SPACE FOR LEASE AT MELROSE PLAZA OFFICE PARK



# MELROSE PLAZA

550 W VISTA WAY, VISTA CA 92083



COMMERCIAL REAL ESTATE SERVICES

1902 Wright Place, Suite 180, Carlsbad, CA 92008 | 760.929.9700 | [www.lee-associates.com](http://www.lee-associates.com)

JEFF ABRAMSON  
760.929.7835  
[jabramson@lee-associates.com](mailto:jabramson@lee-associates.com)  
CA Lic#00956805

## 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



## Lease Rate

Four Story Building:  
\$1.80/SF plus Utilities & Janitorial

Single Story Building:  
Leased



# Availability

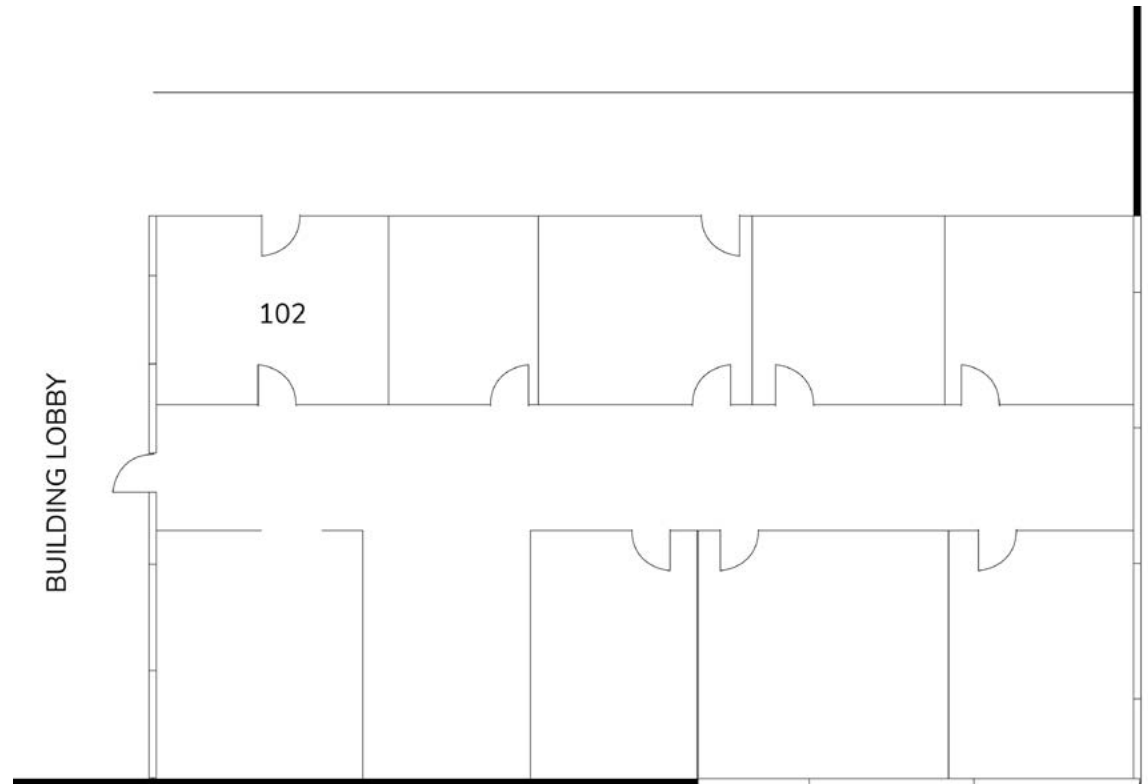
## 550 W. Vista Way (4 Story Office Building)

Suite	Square Footage	Monthly Gross Rent	Availability
102	1,440 SF	\$2,592 / month + utilities & janitorial	January 2025
106	400 SF	\$720 / month + utilities & janitorial	Now
206	1,490 SF	\$2,495 / month + utilities & janitorial	Now
210	570 SF	\$1,026 / month + utilities & janitorial	Now
308	512 SF	\$922 / month + utilities & janitorial	Now



# Floor plan

# 102

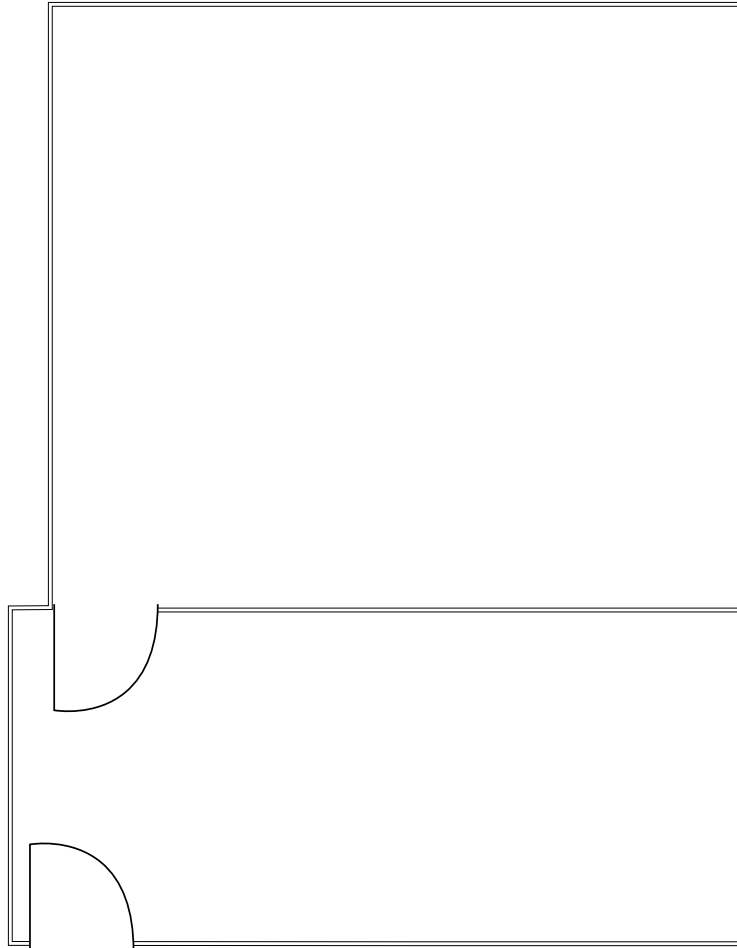


Suite	102
Square Footage	1,440 RSF
Monthly Gross Rent	\$2,592 (plus utilities and janitorial)
Availability	January 2025

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

# Floor plan

106

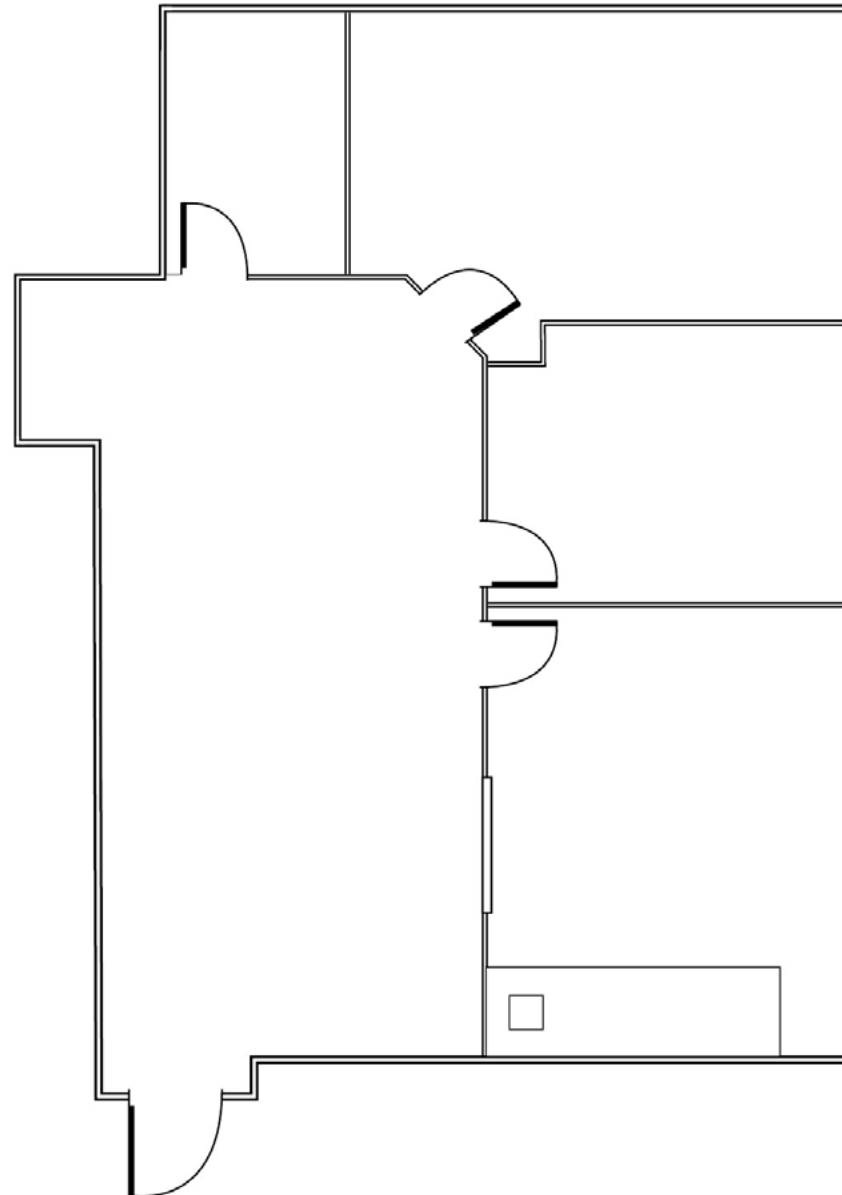


<b>Suite</b>	106
<b>Square Footage</b>	400 RSF
<b>Monthly Gross Rent</b>	\$720 (plus utilities and janitorial)
<b>Availability</b>	Now

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

# Floor plan

# 206

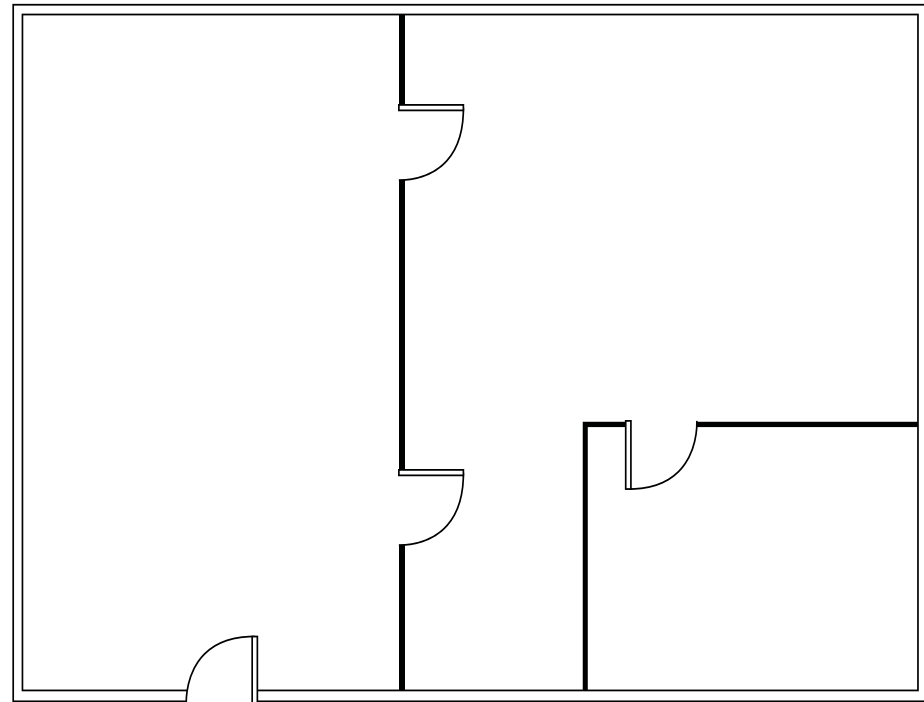


Suite	206
Square Footage	1,490 RSF
Monthly Gross Rent	\$2,495 (plus utilities and janitorial)
Availability	Now

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

# Floor plan

# 210

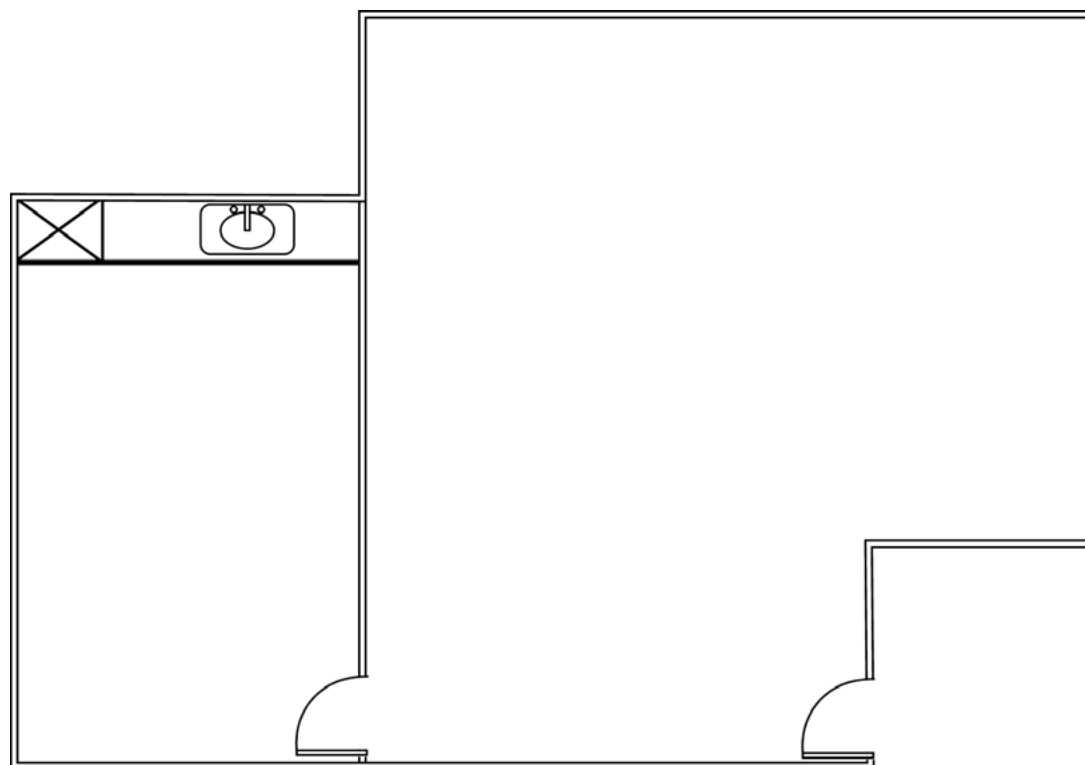


<b>Suite</b>	210
<b>Square Footage</b>	570 RSF
<b>Monthly Gross Rent</b>	\$1,026 (plus utilities and janitorial)
<b>Availability</b>	Now

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

# Floorplan

## 308



<b>Suite</b>	308
<b>Square Footage</b>	512 RSF
<b>Monthly Gross Rent</b>	\$922.00 (plus utilities and janitorial)
<b>Availability</b>	Now

\*floorplan 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**

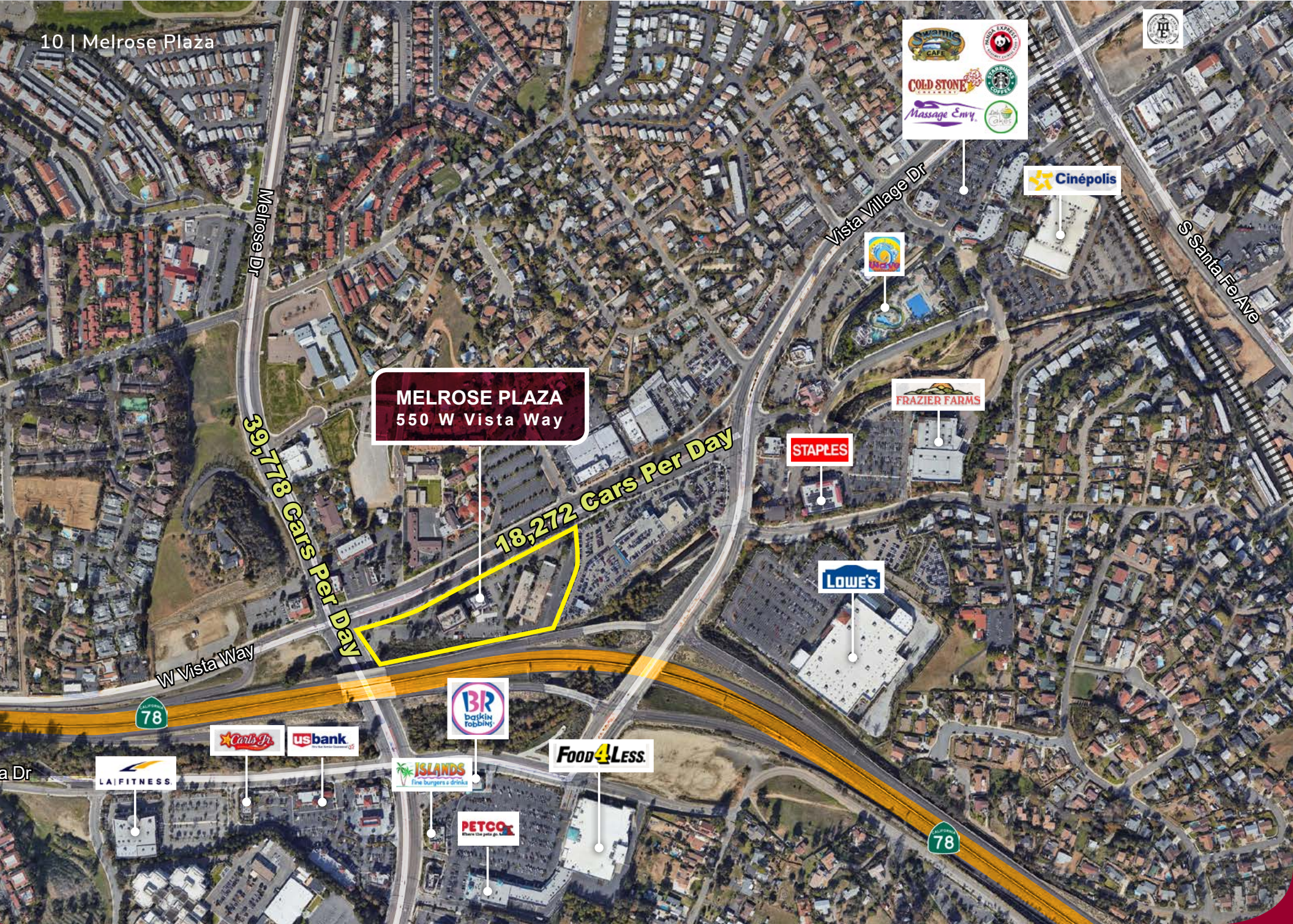
At 25.1% of its population, Vista is ranked #1 for the region with the largest proportion of median earnings of \$100,000 or more.



**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**



# CARLSBAD

Melrose Plaza | 11

**Westfield SHOPPING TOWNS**

Bath & Body Works, D&B, 24 HOUR FITNESS, H&M, The Cheesecake Factory, Foot Locker, EXPRESS HOLLISTER, ISLANDS fine burgers & drinks, K.A.Y., JCPenney, macy's, Panera BREAD, VICTORIA'S SECRET, REGAL

TARGET, ULTA, Walmart Save money. Live better, Barnes & Noble BOOKSELLERS, Michaels, ROSS DRESS FOR LESS



Tri-City Hospital



Hacienda Dr

Emerald Dr

College Blvd

College Blvd



Olive Dr

Breeze Hill Elementary



San Diego County Superior Court

S Melrose Dr



**MELROSE PLAZA**  
550 W Vista Way

Vista Village Dr

# MELROSE PLAZA

550 W VISTA WAY, VISTA CA 92083

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Principal  
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*Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place Suite 180 | Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977*

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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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