

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

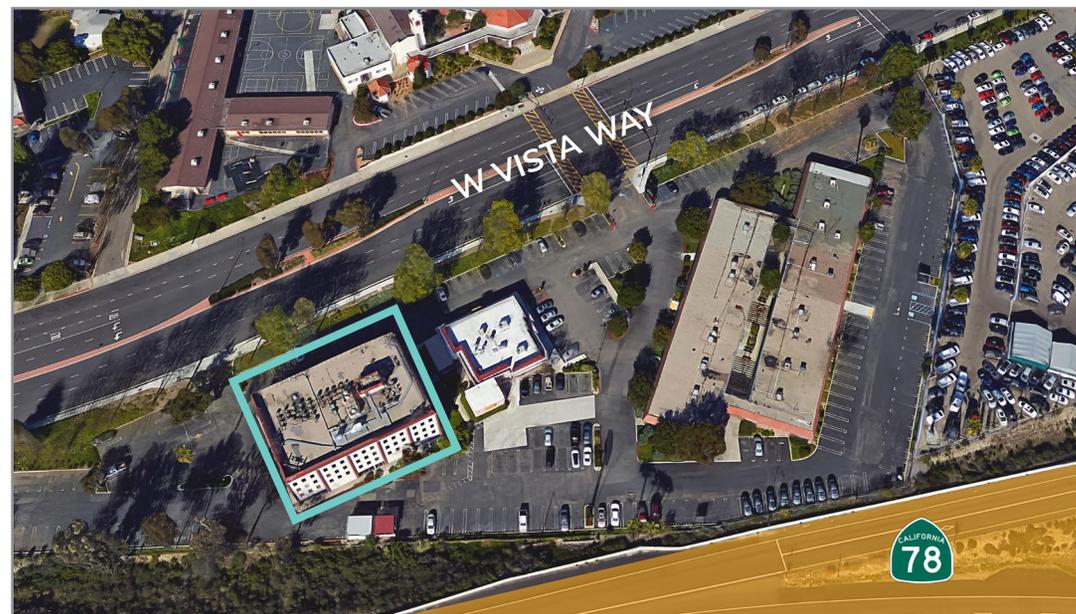
- Central Location in North County
- Visible to Hwy 78
- Flexible Floor plans
- Elevator Served
- Revitalized Common Areas
- Immediate Proximity to North County Courthouse
- On the North County Transit Bus Route System
- Restaurant within Plaza Area
- Signalized Main Entrance to Plaza
- Immediate Suite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



Lease Rate

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

Single Story Building:
Leased



Availability

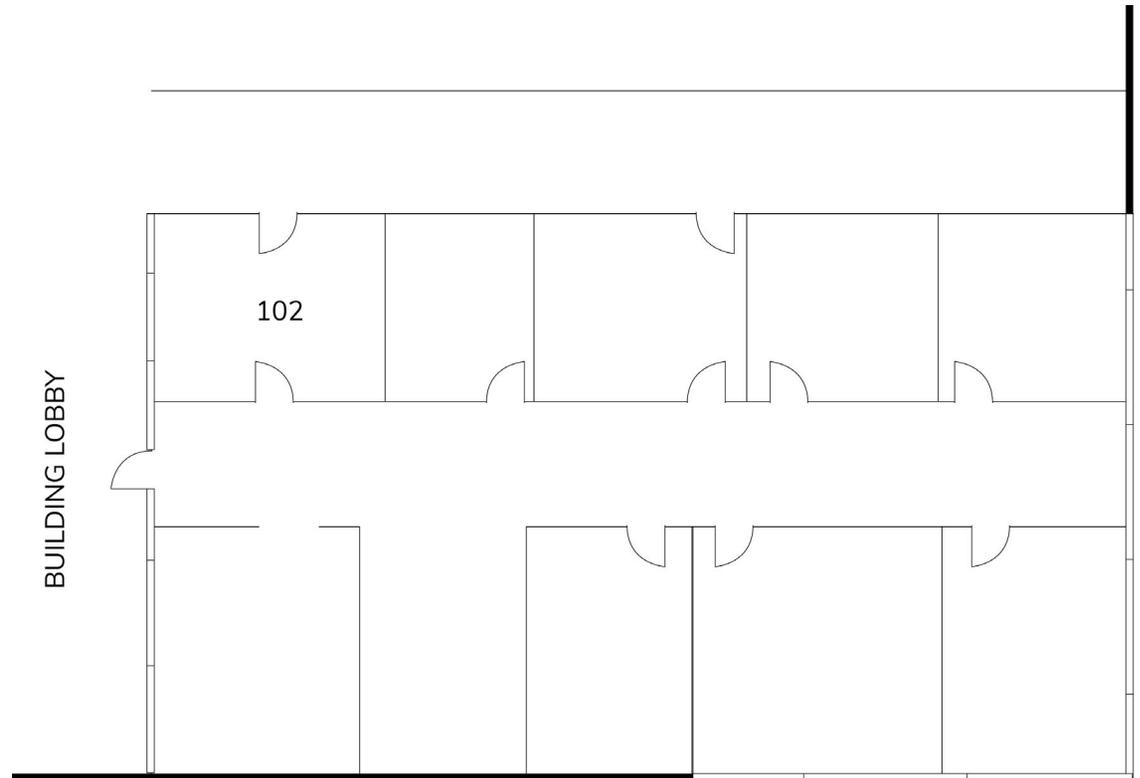
550 W. Vista Way (4 Story Office Building)

Suite	Square Footage	Monthly Gross Rent	Availability
102	1,440 SF	\$2,592 / month + utilities & janitorial	Now
106	400 SF	\$720 / month + utilities & janitorial	Now
210	570 SF	\$1,026 / month + utilities & janitorial	Now



Floor plan

102

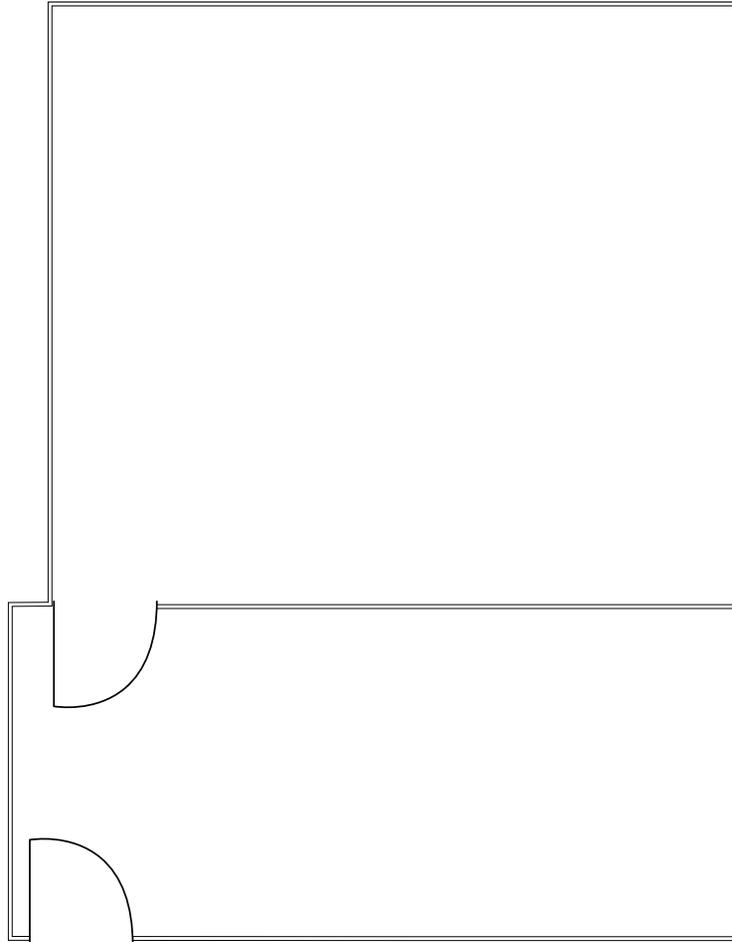


Suite	102
Square Footage	1,440 RSF
Monthly Gross Rent	\$2,592 (plus utilities and janitorial)
Availability	Now

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

Floor plan

106

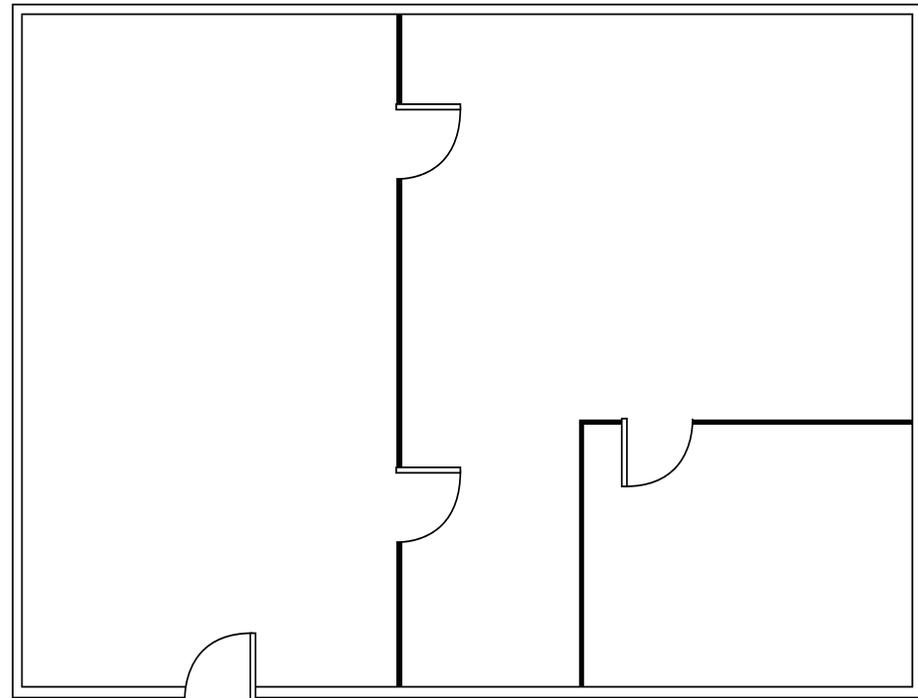


Suite	106
Square Footage	400 RSF
Monthly Gross Rent	\$720 (plus utilities and janitorial)
Availability	Now

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

Floor plan

210



Suite	210
Square Footage	570 RSF
Monthly Gross Rent	\$1,026 (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

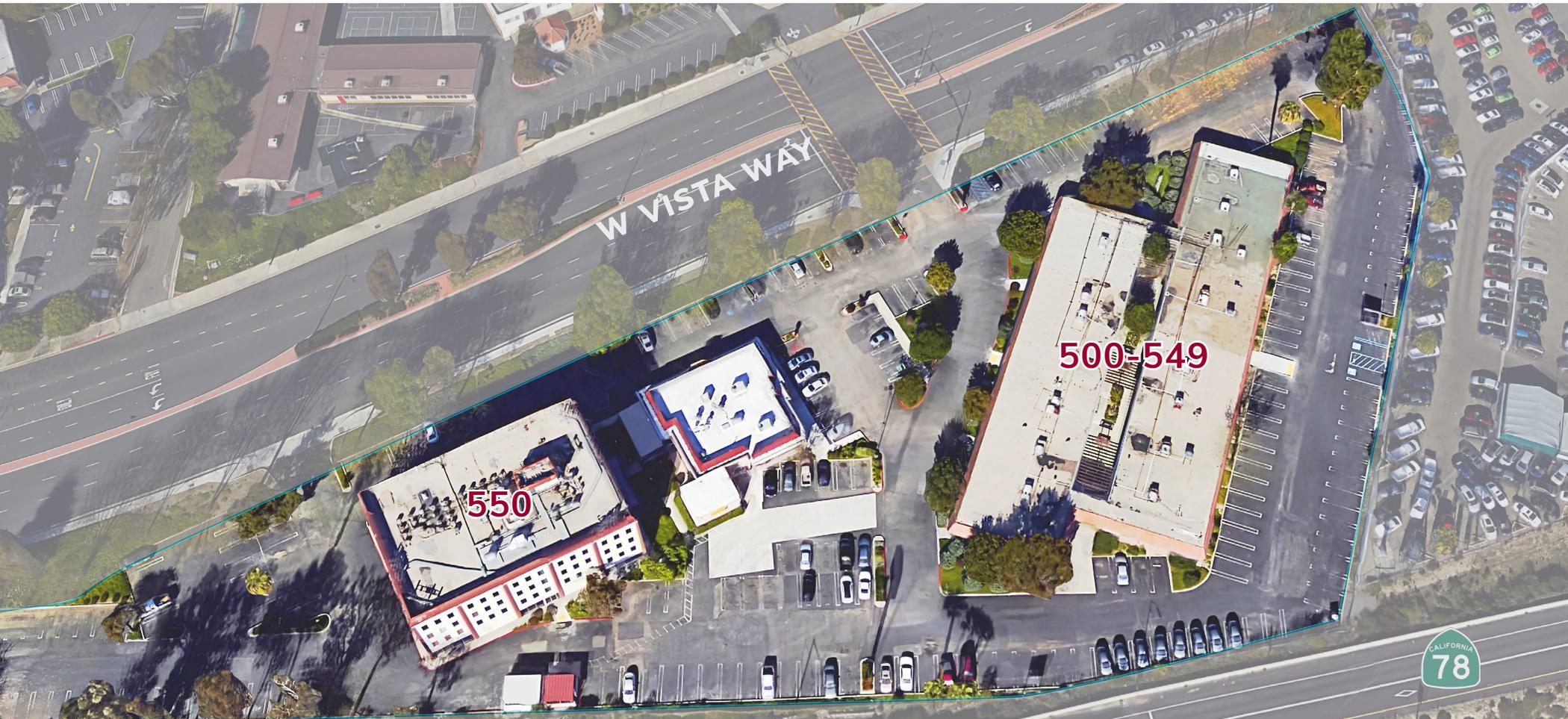
HIGH AVG HH INCOME

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



Westfield SHOPPING TOWNS

Bath & Body Works, D&B, 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, Walmart Save money. Live better., BARNES & NOBLE BOOKSELLERS, ULTA, Michaels, 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

MELROSE PLAZA

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