

FOR SALE OR LEASE

440

S. MELROSE DR.
VISTA, CALIFORNIA 92081

MELROSE CORPORATE CENTER I

24,722 SF TWO-STORY OFFICE BUILDING

SALE: \$4,820,790 | \$195 PSF | LEASE: \$1.90/RSF + E

FORMER VOCATIONAL SCHOOL



CUSHMAN &
WAKEFIELD

FOR SALE OR LEASE

440

S. MELROSE DR.
VISTA, CALIFORNIA 92081

MELROSE CORPORATE CENTER I

24,722 SF TWO-STORY OFFICE BUILDING

SALE: \$4,820,790 | \$195 PSF | LEASE: \$1.90/RSF + E

PROPERTY FEATURES

- 24,722 SF two-story office building
- Up to approximately 16,000 square feet available for occupancy
- Former vocational school build out
- Beautiful stone and glass exterior
- Located just off Highway 78 across the street from the Vista Courthouse
- Over 150,000 SF of retail development across the street
- Located across the freeway from "Vista Village" which is the downtown redevelopment area totaling 270,000 SF of commercial uses including a 70,000 SF theatre, restaurants, and services



SBA financing is available up to 90% with 10 year fixed rates in the 4.85% range. Conventional financing up to 75%-80% is available also with rates dependent on the fixed-rate period of the loan. Please contact us for further information.

For more information, please contact:

Joe Anderson +1 760 431 4209 joe.anderson@cushwake.com LIC #01280854
Matty Sundberg +1 760 431 4232 matty.sundberg@cushwake.com LIC #01257446



FOR SALE OR LEASE

440

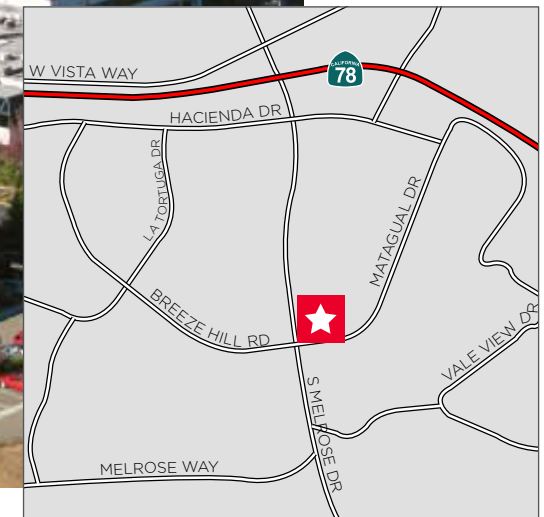
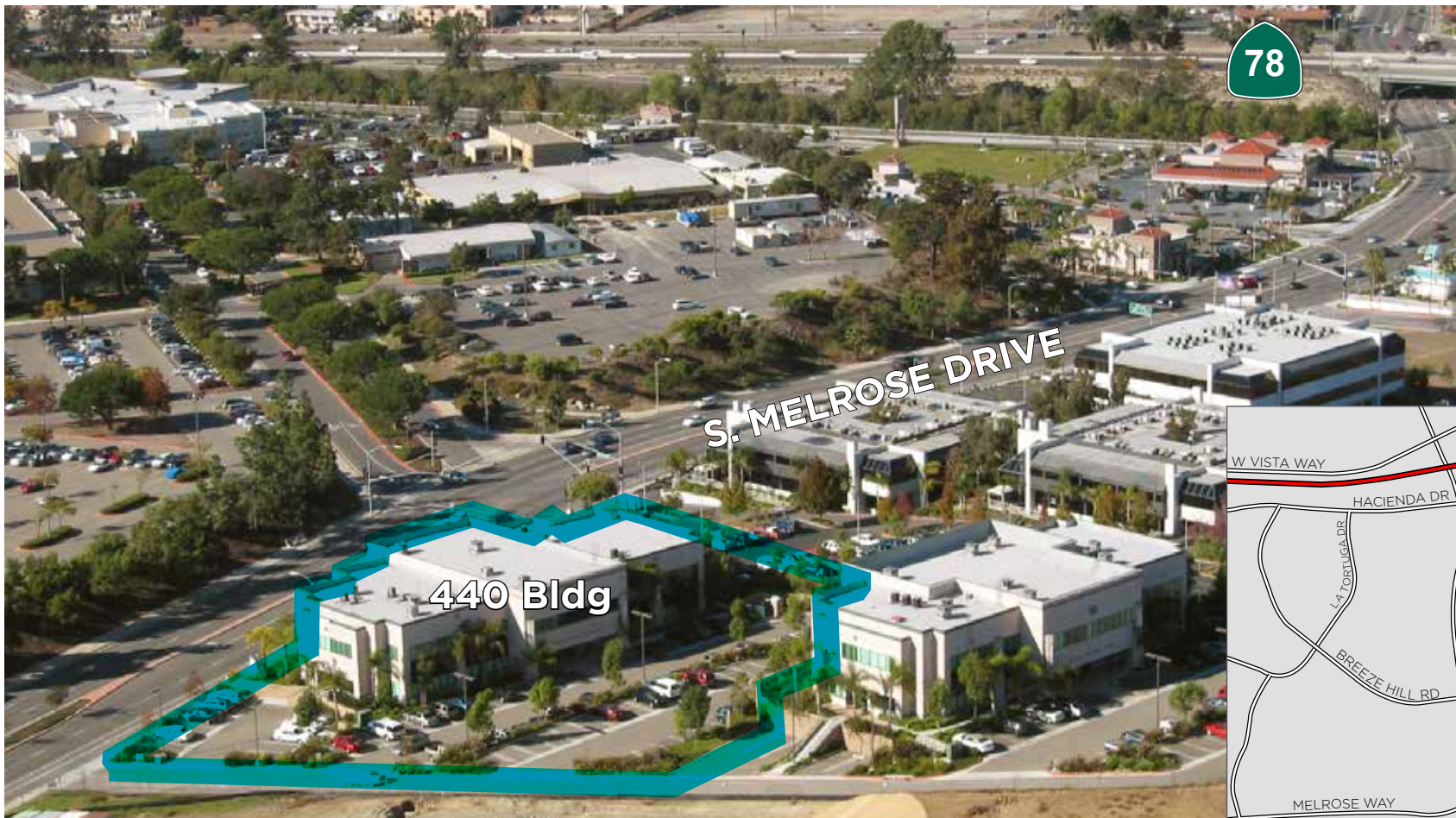
S. MELROSE DR.
VISTA, CALIFORNIA 92081

MELROSE CORPORATE CENTER I

24,722 SF TWO-STORY OFFICE BUILDING

SALE: \$4,820,790 | \$195 PSF | LEASE: \$1.90/RSF + E

LOCATION



FOR SALE OR LEASE

440

S. MELROSE DR.
VISTA, CALIFORNIA 92081

MELROSE CORPORATE CENTER I

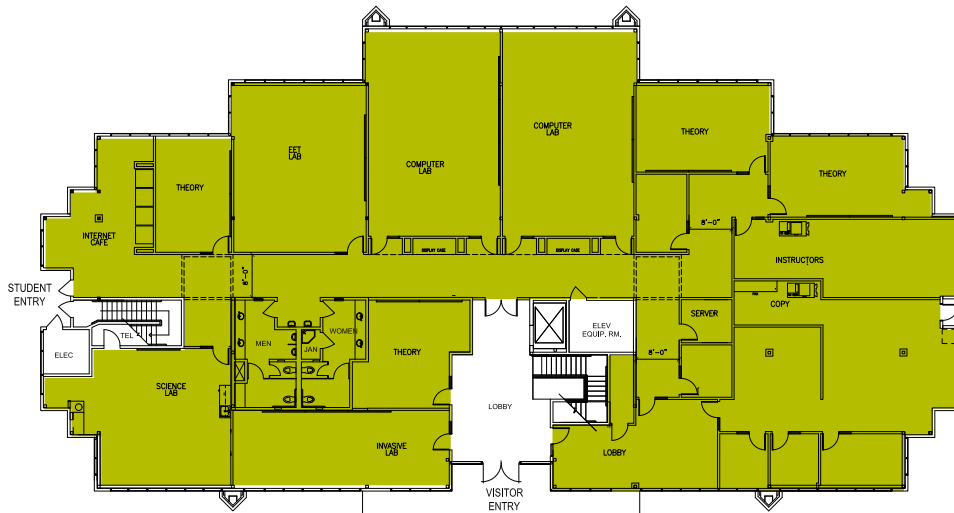
24,722 SF TWO-STORY OFFICE BUILDING

SALE: \$4,820,790 | \$195 PSF | LEASE: \$1.90/RSF + E

FLOOR PLANS

Up to approximately 16,000 square feet available for occupancy

FIRST FLOOR



SECOND FLOOR



For more information, please contact:

Joe Anderson +1 760 431 4209 joe.anderson@cushwake.com LIC #01280854
Matty Sundberg +1 760 431 4232 matty.sundberg@cushwake.com LIC #01257446



FOR SALE OR LEASE

440

S. MELROSE DR.
VISTA, CALIFORNIA 92081

MELROSE CORPORATE CENTER I

24,722 SF TWO-STORY OFFICE BUILDING

SALE: \$4,820,790 | \$195 PSF | LEASE: \$1.90/RSF + E

RETAIL SERVICES



FOR SALE OR LEASE

440

S. MELROSE DR.
VISTA, CALIFORNIA 92081

For more information, please contact:

Joe Anderson

+1 760 431 4209

joe.anderson@cushwake.com

LIC #01280854

Matty Sundberg

+1 760 431 4232

matty.sundberg@cushwake.com

LIC #01257446

1000 Aviara Parkway, Suite 100
Carlsbad, CA 92011

T: +1 760 431 4200

F: +1 760 454 3869

cushmanwakefield.com



Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.