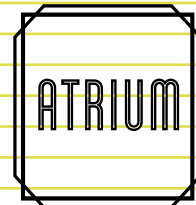


380  
400  
410

SOUTH MELROSE DRIVE  
VISTA, CA 92081

380

ATRIUM



**CBRE**



# PROPERTY HIGHLIGHTS



102,147 SF with flexible suite sizes



Strategic Central North County Location



Excellent freeway access and amenities



Brand New Project Renovations



Common Area Conference Rooms



4.05/1,000 USF Parking Ratio

## SUMMARY

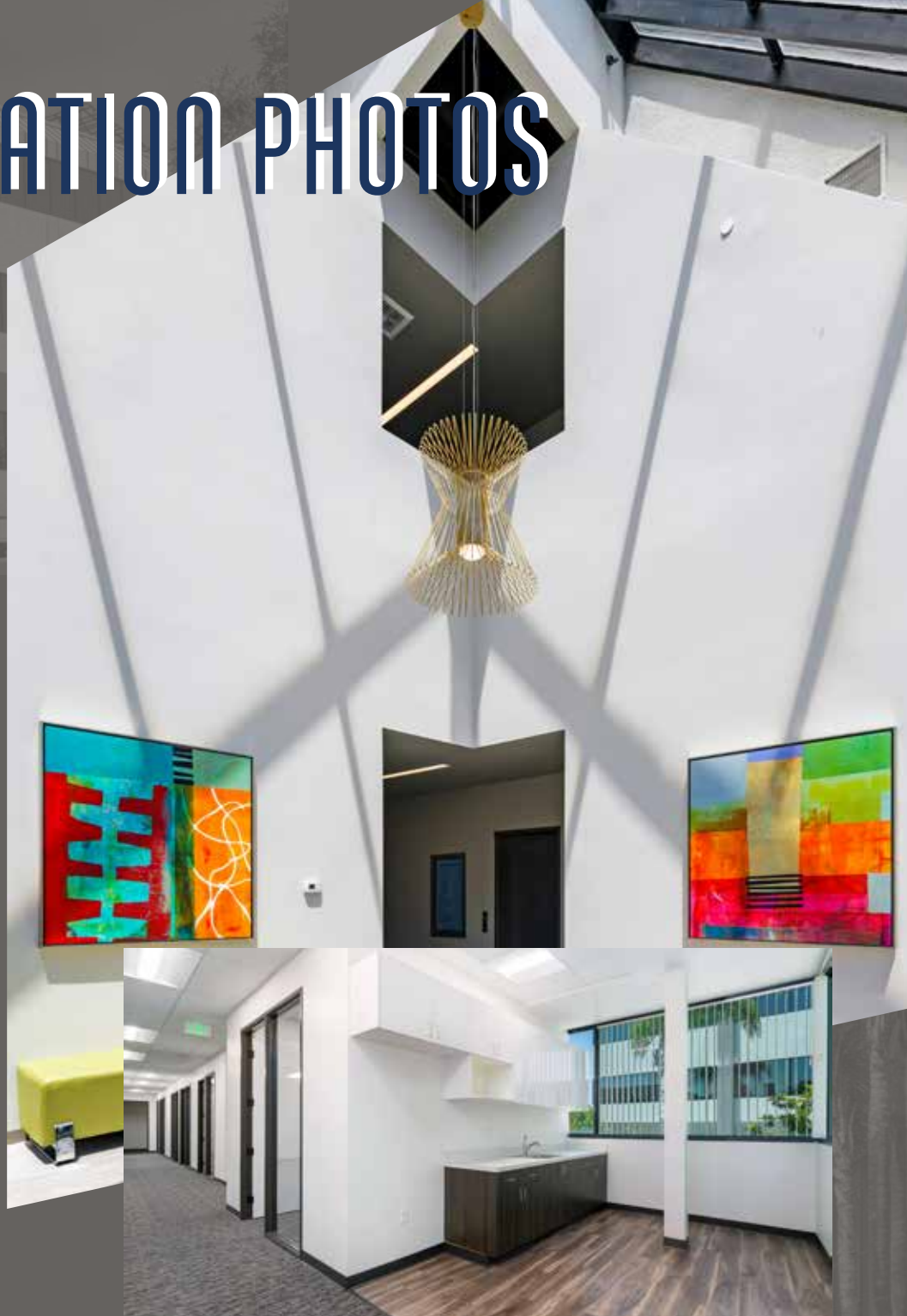
- Extensive renovations recently completed. The Atrium is Vista's most desirable office project
- Flexible lease terms & tenant improvement packages available
- 102,147 SF, 3-building multi-tenant office project
- Located in one of North San Diego County's premiere business locations, directly across the street from the North County Superior Court Complex and approx 300,000 square feet of walkable retail amenities
- Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78
- Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day)
- City of Vista – Zoned Office Professional (OP)
- 345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area







# RENOVATION PHOTOS



# RENOVATION PHOTOS



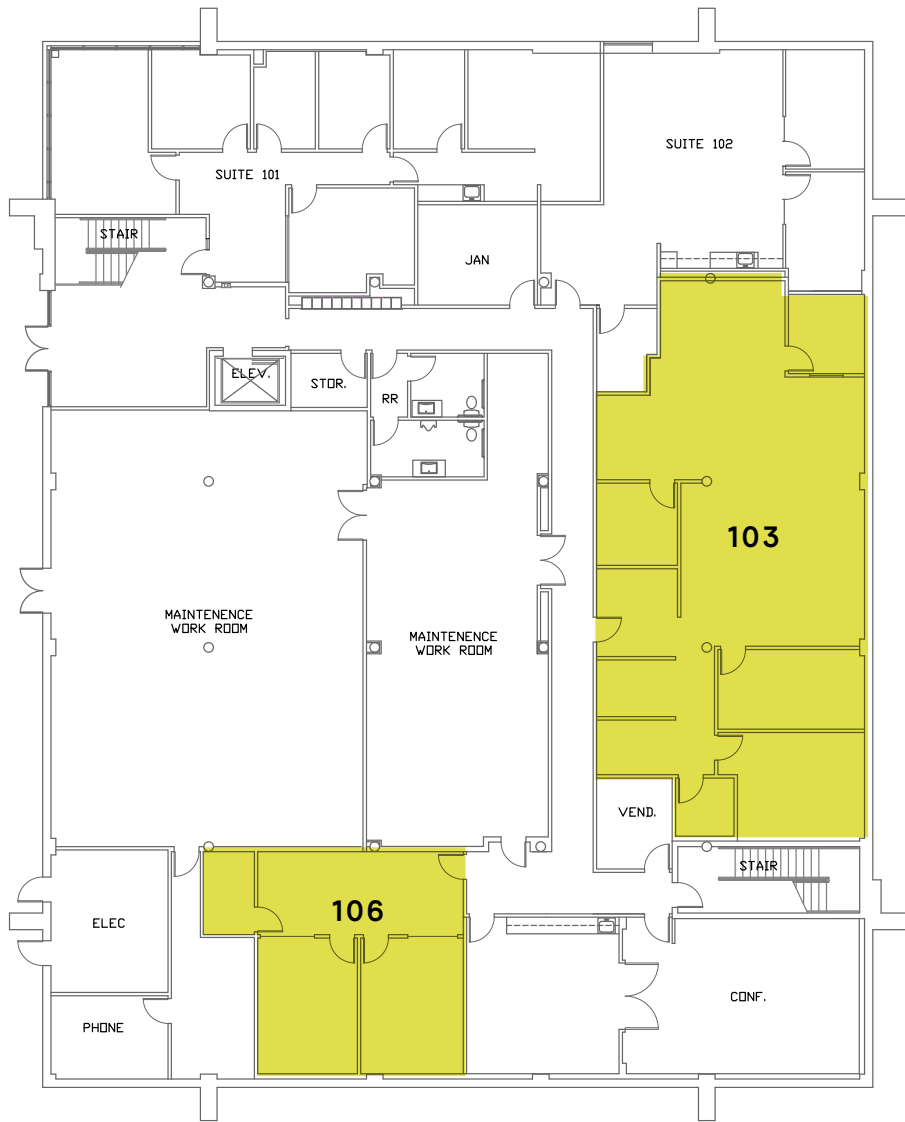


# BUILDING 380

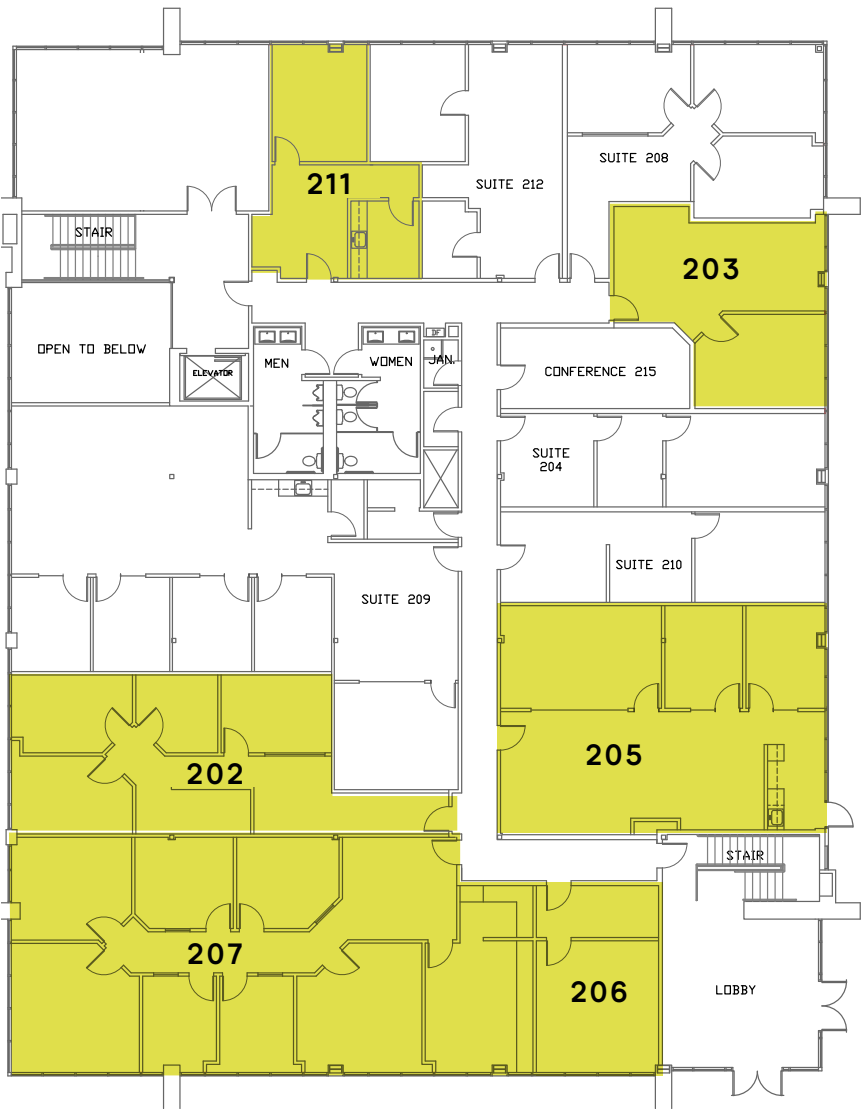
FLOOR	SUITE	RSF	CONDITION	AVAILABLE
First	103	2,711	Built-out	Vacant
First	106	1,005	Built-out	Vacant
Second	202	1,168	Built-out	Vacant
Second	203	716	Built-out	Vacant
Second	205	1,482	New Spec Suite	Vacant
Second	206	471	Built-out	Vacant
Second	207	2,437	Built-out	Vacant
Fourth	402	1,026	Built-out	Vacant
Fourth	405	889	Built-out	Vacant
Fourth	412	830	New Spec Suite	Vacant
Fourth	414	1,621	Built-out	Vacant



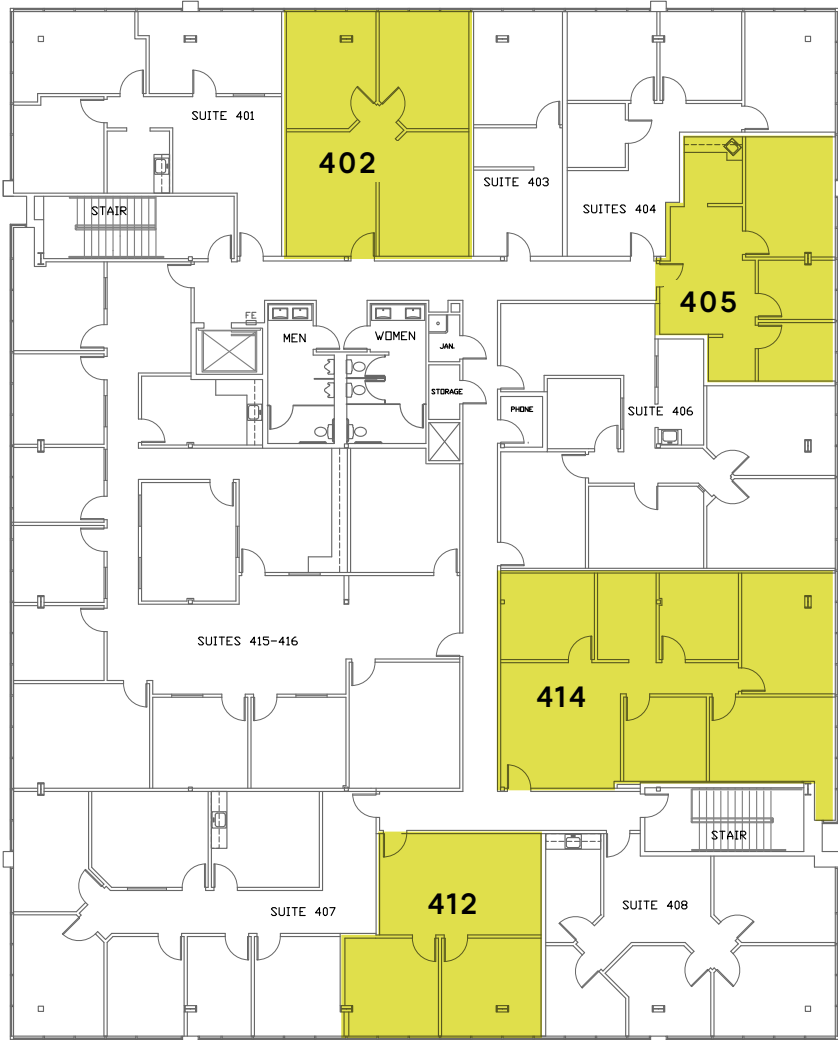
1ST FLOOR



2ND FLOOR



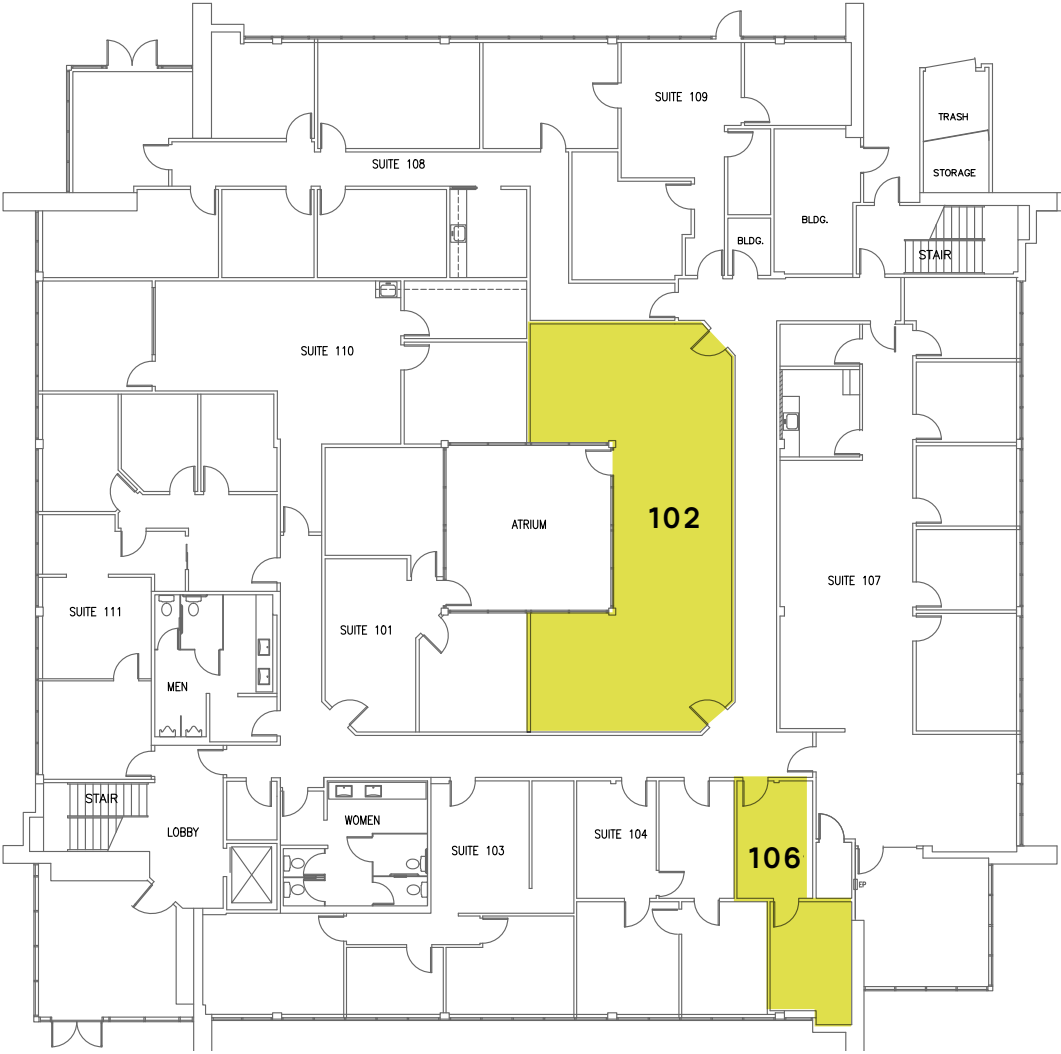
4TH FLOOR



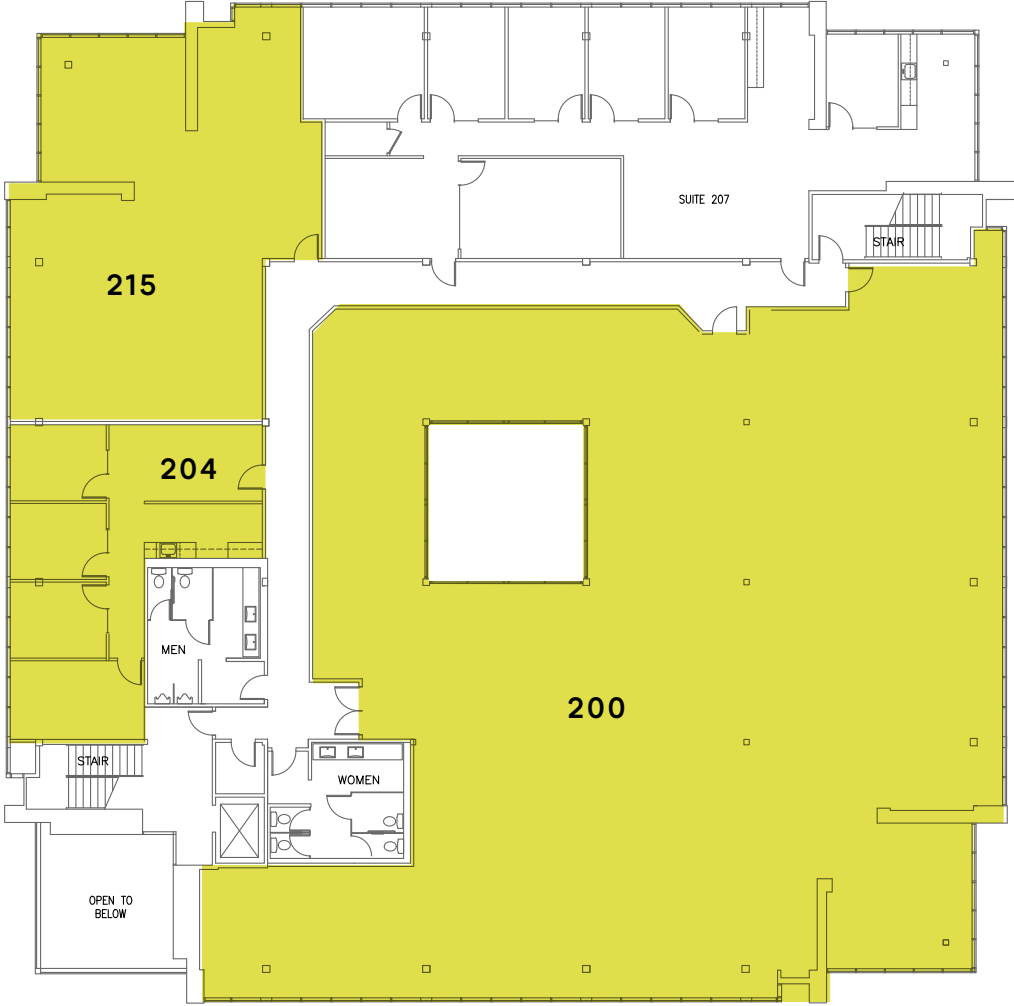
# BUILDING 400

1ST FLOOR

FLOOR	SUITE	RSF	CONDITION	AVAILABLE
First	102	1,174	Shell Space	Vacant
First	106	346	Build-out	Vacant
Second	200	8,559	Shell Space	Vacant
Second	204	1,142	New Spec Suite	Vacant
Second	215	2,044	Shell Space	Vacant
Second	204-215	3,186	Combination	Vacant



2ND FLOOR







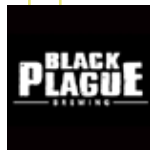
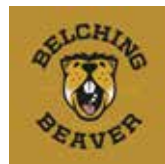


# VISTA HIGHLIGHTS

ACROSS THE STREET FROM NORTH COUNTY SUPERIOR COURTHOUSE



PROXIMITY TO BREWERIES



## AMENITIES





**CHRIS WILLIAMS**

+1 858 761 7376

Lic. 01791013

chris.williams1@cbre.com



**MADDISON GOSS**

+1 760 438 8535

Lic. 02065104

maddison.goss@cbre.com

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An aerial photograph of a large commercial building complex with multiple interconnected wings, surrounded by parking lots and landscaped areas with trees. The image is overlaid with a semi-transparent teal background.

**CBRE**