

For Lease • 4,500 SF Pad Building

2235 S MELROSE DR, VISTA, CA



*CONCEPTUAL RENDERING

FEATURES

- Buildable 4,500 SF pad building - can be divisible
- High visibility intersection (Melrose Dr: 30,000 ADT; Sycamore Ave: 20,300 ADT)
- Dense residential and strong daytime traffic
- Fully entitled and ready to build
- Ground lease or build-to-suit
- Liberal zoning allows for medical, retail, professional, office, etc.
- Regional draw from affluent Carlsbad communities directly adjacent to the south, which adds daytime and dinner activity to the project
- Directly adjacent to Melrose Square, a high volume, 100% leased retail center with Starbucks, Chevron, Marriott TownePlace Suites, and more

RI RETAIL INSITE

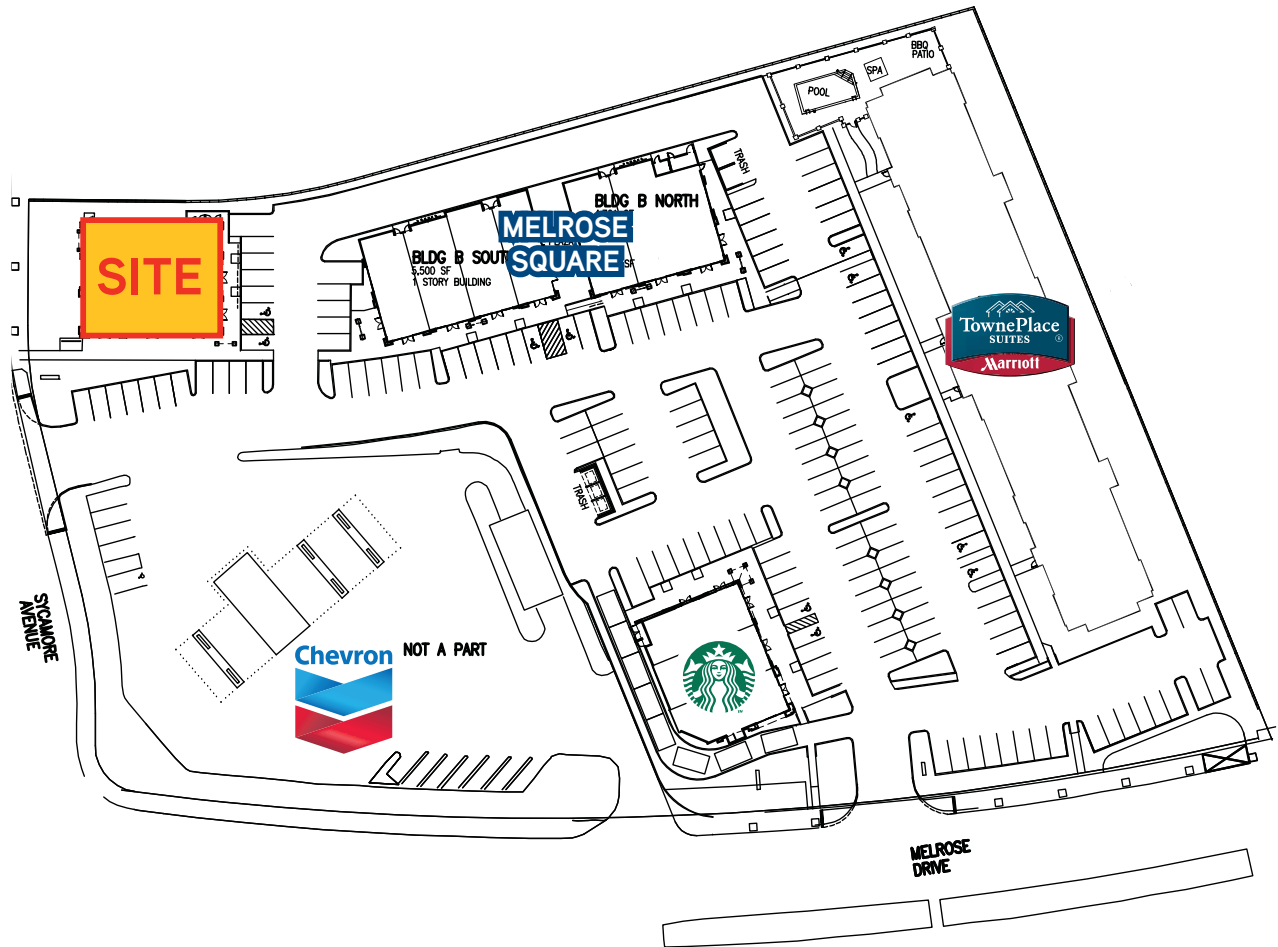
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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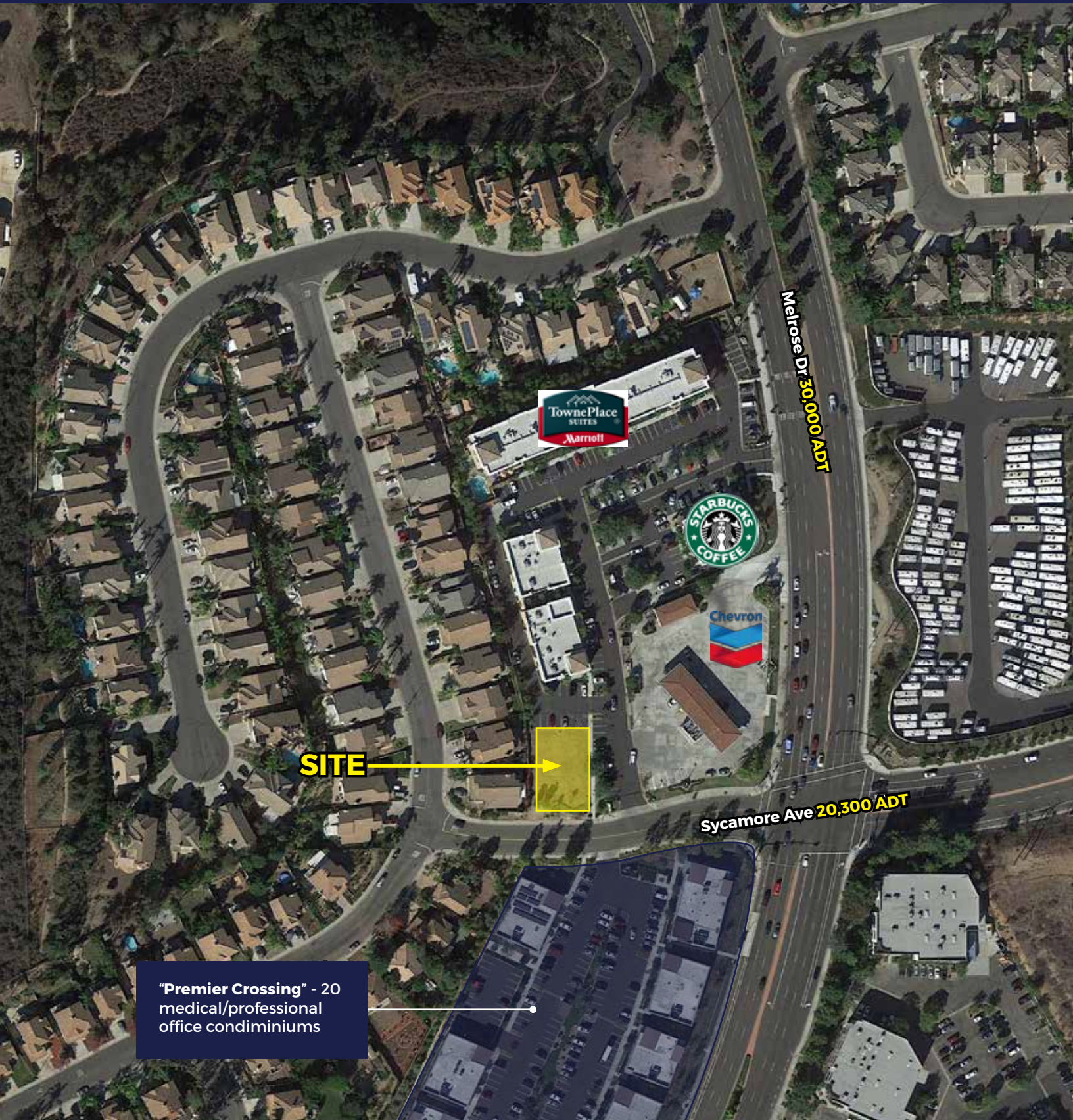


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SITE →

"Premier Crossing" - 20
medical/professional
office condominiums

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Heavy daytime population with millions of SF of corporate and industrial space

SITE

GRAND PLAZA

- NORDSTROM RACK
- ROSS DRESS FOR LESS
- Marshalls
- ULTA
- BED BATH & BEYOND
- Party City
- SPROUTS FARMHOUSE MARKET
- PETCO Where the pets go.

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

MELROSE DR & SYCAMORE AVE | VISTA, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	3,834	83,475	264,485
Forecasted Population (2021)	4,328	95,648	296,409



HOUSEHOLDS

Households	1,307	30,857	90,257
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AVG HHD INCOME

Estimated Avg Household Income	\$109,775	\$105,123	\$109,315
Avg Family Income	\$103,244	\$102,320	\$105,029



MEDIAN HH INCOME

Estimated Median Household Income	\$96,303	\$86,470	\$87,206
Median Family Income	\$97,831	\$92,649	\$91,913



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$38,552	\$39,148	\$37,755
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OTHER INCOME

Est. Proj. Median Disposable Income	\$74,574	\$67,989	\$68,782
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DAYTIME DEMOS

Total Number of Businesses	471	3,868	9,724
Total Number of Employees	7,443	50,786	123,391



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	2,634 71.0%	57,210 72.2%	176,683 70.1%
Black or African American	114 3.1%	1,928 2.4%	6,110 2.4%
American Indian & Alaskan Native	26 0.7%	473 0.6%	1,909 0.8%
Asian	356 9.6%	5,537 7.0%	16,603 6.6%
Hawaiian & Pacific Islander	13 0.4%	238 0.3%	1,236 0.5%
Other Race	333 9.0%	9,735 12.3%	36,829 14.6%
Two or More Races	232 6.3%	4,172 5.3%	12,843 5.1%



AGE DISTRIBUTION

Median Age	34.2 yrs	33.9 yrs	33.7 yrs
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HOUSING

Total Housing Units	1,332	31,271	92,216
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