

For Lease • 2,500 SF Pad Building

2235 S MELROSE DR, VISTA, CA



*CONCEPTUAL RENDERING

FEATURES

- Buildable 4,500 SF pad building - 2,500 SF remaining
- 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



RETAIL INSITE

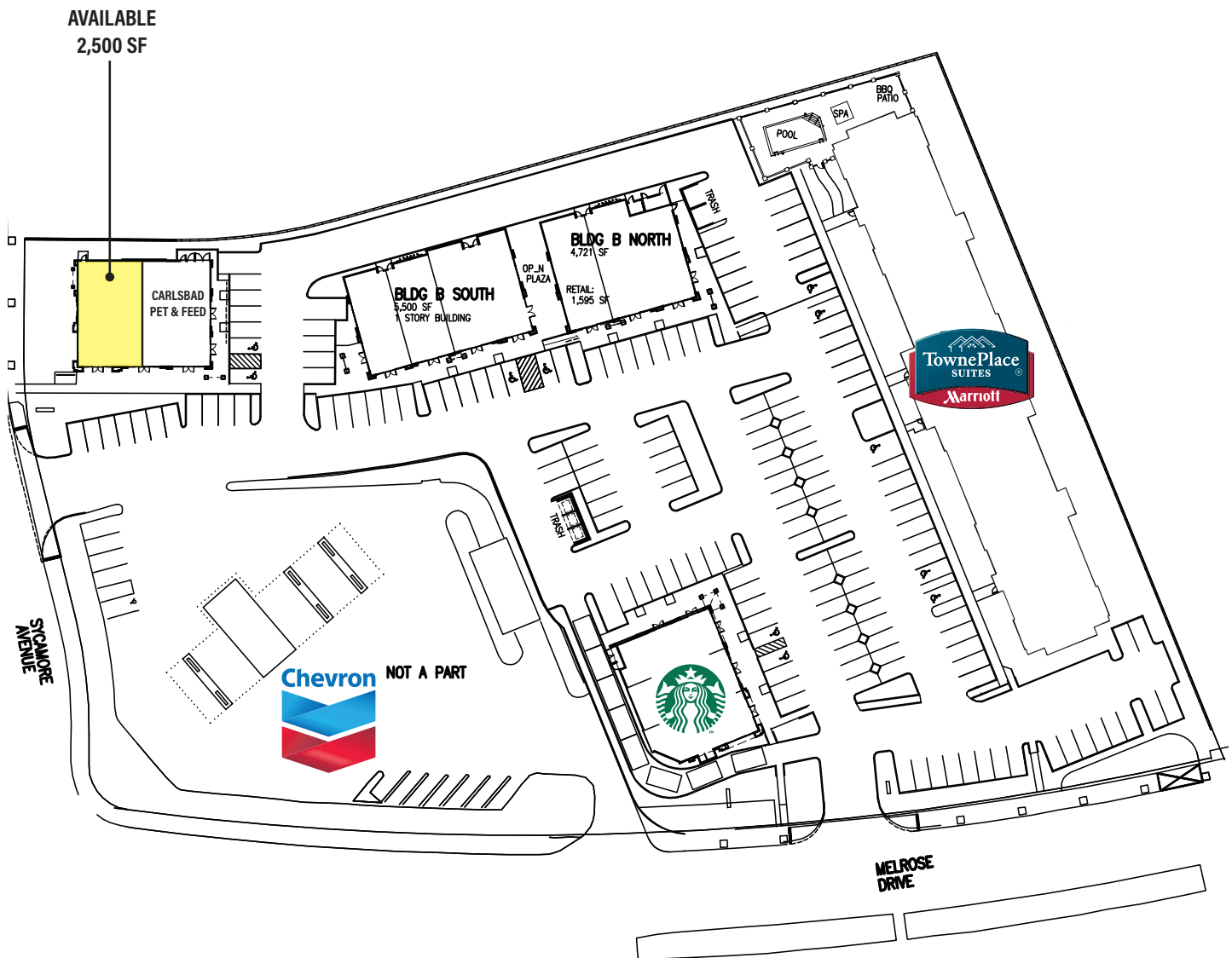
A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

BRIAN G. PYKE • Lic.# 01506790 • 858.324.6103 • bpyke@retailinsite.net

120 S SIERRA AVENUE, SUITE 110, SOLANA BEACH, CA 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

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RI RETAIL INSITE

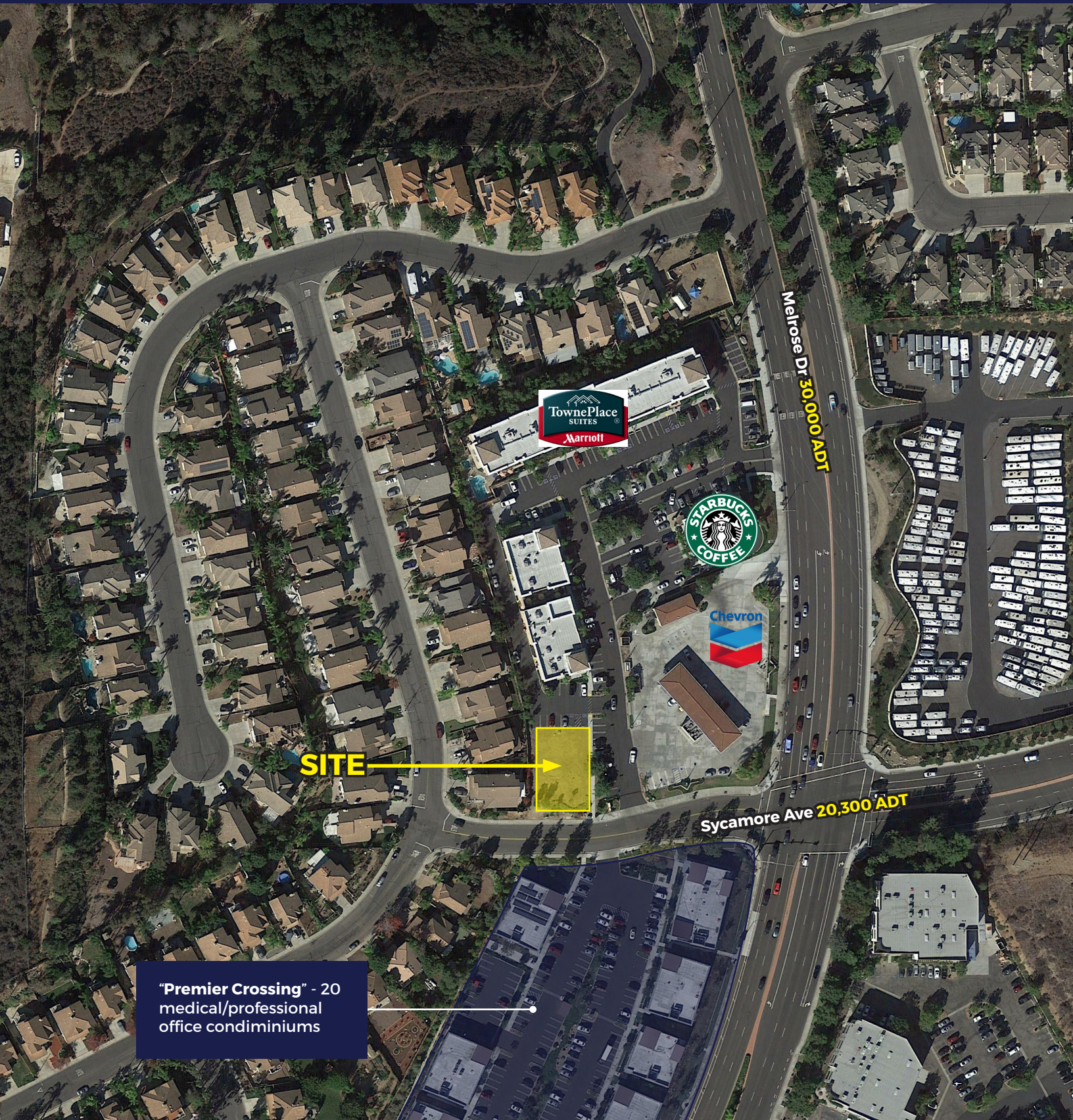
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"Premier Crossing" - 20
medical/professional
office condominiums

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LIVING SPACES
Walmart
Office DEPOT
PETSMART
BABIES'RUS
ALDI

Michaels
ROSS
DRESS FOR LESS
TARGET
OLD NAVY

Walgreens
24 HOUR FITNESS

Tuesday Morning



Burlington

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

78

SITE

GRAND PLAZA
NORDSTROM
i RACK
ROSS
DRESS FOR LESS
Marshalls
ULTA
BED BATH & BEYOND
Party City
SPROUTS
FARMERS MARKET
PETCO
Where the pets go.

THE HOME DEPOT



CVS
pharmacy



VONS



Palomar Airport Rd

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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