

for lease

—MELROSE SQUARE—

1680-1688 S. MELROSE DRIVE | VISTA, CA | 92081

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKERS





± 35,760 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Situated on the prominent South Melrose Drive, there are approximately 30,000 cars driving past the center on a daily basis
- Adjacent to Rancho Buena Vista High School, the area draws students, families, faculty, and visitors (±2,000 students)
- Diverse tenant mix, representing a thriving commercial environment and accommodating the needs of the surrounding population
- Ample parking provides ease of access for tenants and customers alike.

TRAFFIC COUNTS

- S. Melrose Drive: 30,348 ADT
- Shadowridge Dr: 13,611 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	13,190	106,955	281,831
AHH Income	\$149,675	\$133,187	\$147,795
Daytime Pop.	1,838	58,101	136,639

TENANTS IN THE AREA



AVAILABILITIES

SUITE	TENANT	SQ. FT.
101-A	Truphilly	1,829
101-B	Urban Teri Kitchen	1,171
102	Melrose Salon	905
103-104	Melrose Veterinary	2,120
105-107	Cottrell Chiropractic	3,500
108	Interdent Service Corp	2,009
109	Dry Cleaner	1,325
110	Juniors Taco Shop	1,200
111-115	Stars Montessori Academy	4,826
201-202	Stars Montessori Academy	1,844
203-204	California Karate Academy	2,113
205	AVAILABLE 	1,525
206	Connie's Cafe	834
207	Gunn Verse Collectibles	720
208	Fashion Tailor Shop	705
209	E-Nails	772
210	Vista Barber	606
211	Noors Threading	606
212	Wasabi Japanese Cuisine	1,450
Pad	Bank of California	5,700



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GALLERY



AERIAL



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

1680 S Melrose Dr, Vista, California, 92081 2

1680 S Melrose Dr, Vista, California, 92081

Ring: 1 mile radius

Latitude: 33.16584, Longitude: -117.24486



Summary	Census 2010	Census 2020	2025	2030
Population	13,663	14,071	13,910	13,837
Households	5,426	5,586	5,612	5,643
Families	3,734	-	3,807	3,835
Average Household Size	2.51	2.51	2.47	2.44
Owner Occupied Housing Units	3,342	-	3,375	3,494
Renter Occupied Housing Units	2,084	-	2,237	2,149
Median Age	38.3	-	41.4	43.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.11%	0.07%	0.30%	
Households	0.11%	0.33%	0.49%	
Families	0.15%	0.32%	0.44%	
Owner HHs	0.70%	0.49%	0.66%	
Median Household Income	2.22%	2.33%	2.57%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	168	3.0%	151	2.7%
\$15,000 - \$24,999	234	4.2%	187	3.3%
\$25,000 - \$34,999	258	4.6%	212	3.8%
\$35,000 - \$49,999	362	6.5%	303	5.4%
\$50,000 - \$74,999	484	8.6%	421	7.5%
\$75,000 - \$99,999	571	10.2%	523	9.3%
\$100,000 - \$149,999	1,323	23.6%	1,267	22.5%
\$150,000 - \$199,999	923	16.4%	989	17.5%
\$200,000+	1,288	23.0%	1,591	28.2%
Median Household Income		\$123,360	\$137,660	
Average Household Income		\$149,675	\$165,284	
Per Capita Income		\$60,660	\$67,689	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	851	6.2%	755	5.4%
5 - 9	770	5.6%	834	6.0%
10 - 14	836	6.1%	714	5.1%
15 - 19	889	6.5%	640	4.6%
20 - 24	1,024	7.5%	596	4.3%
25 - 34	1,894	13.9%	2,035	14.6%
35 - 44	1,806	13.2%	2,146	15.4%
45 - 54	2,162	15.8%	1,496	10.8%
55 - 64	1,572	11.5%	1,718	12.4%
65 - 74	835	6.1%	1,646	11.8%
75 - 84	666	4.9%	1,006	7.2%
85+	357	2.6%	323	2.3%

Demographic and Income Profile

1680 S Melrose Dr, Vista, California, 92081 2

1680 S Melrose Dr, Vista, California, 92081

Ring: 3 mile radius

Latitude: 33.16584, Longitude: -117.24486



Summary	Census 2010	Census 2020	2025	2030
Population	101,661	106,829	106,955	107,640
Households	34,844	36,961	37,722	38,433
Families	24,344	-	26,063	26,627
Average Household Size	2.86	2.83	2.78	2.75
Owner Occupied Housing Units	20,834	-	22,580	23,327
Renter Occupied Housing Units	14,011	-	15,142	15,106
Median Age	34.7	-	39.7	40.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.13%	0.07%	0.30%	
Households	0.37%	0.33%	0.49%	
Families	0.43%	0.32%	0.44%	
Owner HHs	0.65%	0.49%	0.66%	
Median Household Income	2.39%	2.33%	2.57%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	1,960	5.2%	1,747	4.5%
\$15,000 - \$24,999	1,565	4.1%	1,233	3.2%
\$25,000 - \$34,999	1,841	4.9%	1,500	3.9%
\$35,000 - \$49,999	2,927	7.8%	2,470	6.4%
\$50,000 - \$74,999	5,140	13.6%	4,556	11.9%
\$75,000 - \$99,999	4,827	12.8%	4,627	12.0%
\$100,000 - \$149,999	7,418	19.7%	7,661	19.9%
\$150,000 - \$199,999	4,932	13.1%	5,557	14.5%
\$200,000+	7,112	18.9%	9,083	23.6%
Median Household Income		\$102,682	\$115,548	
Average Household Income		\$133,187	\$149,222	
Per Capita Income		\$47,218	\$53,536	
Population by Age	Census 2010	2025	2030	
	Number	Percent	Number	Percent
0 - 4	7,359	7.2%	5,671	5.3%
5 - 9	6,770	6.7%	6,173	5.8%
10 - 14	6,716	6.6%	6,356	5.9%
15 - 19	7,070	7.0%	6,277	5.9%
20 - 24	8,373	8.2%	6,600	6.2%
25 - 34	15,006	14.8%	15,562	14.6%
35 - 44	13,482	13.3%	14,777	13.8%
45 - 54	13,717	13.5%	12,467	11.7%
55 - 64	9,828	9.7%	12,417	11.6%
65 - 74	5,935	5.8%	11,117	10.4%
75 - 84	4,922	4.8%	6,861	6.4%
85+	2,482	2.4%	2,677	2.5%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

1680 S Melrose Dr, Vista, California, 92081 2

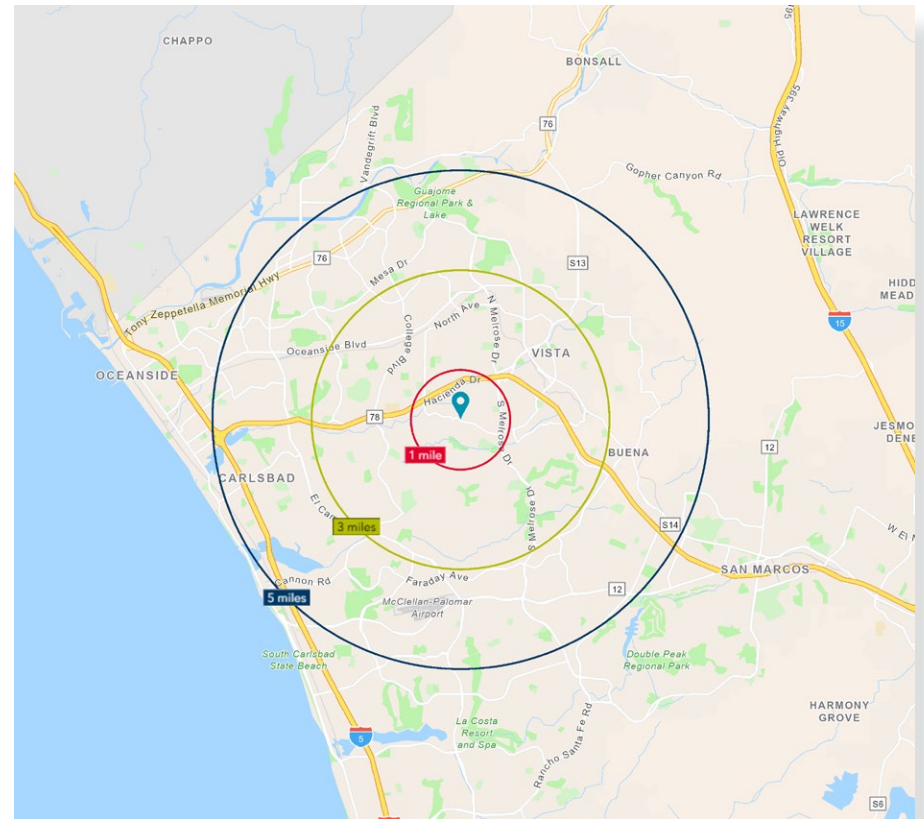
1680 S Melrose Dr, Vista, California, 92081

Ring: 5 mile radius

Latitude: 33.16584, Longitude: -117.24486



Summary	Census 2010	Census 2020	2025	2030		
Population	260,646	279,847	281,831	285,497		
Households	89,264	96,862	99,484	102,016		
Families	63,480	-	70,418	72,352		
Average Household Size	2.89	2.85	2.80	2.76		
Owner Occupied Housing Units	54,797	-	60,246	62,216		
Renter Occupied Housing Units	34,467	-	39,238	39,800		
Median Age	35.2	-	39.5	40.5		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.26%	0.07%	0.30%			
Households	0.50%	0.33%	0.49%			
Families	0.54%	0.32%	0.44%			
Owner HHS	0.65%	0.49%	0.66%			
Median Household Income	2.89%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	4,749	4.8%	4,249	4.2%		
\$15,000 - \$24,999	3,250	3.3%	2,564	2.5%		
\$25,000 - \$34,999	4,426	4.4%	3,601	3.5%		
\$35,000 - \$49,999	7,160	7.2%	6,083	6.0%		
\$50,000 - \$74,999	12,416	12.5%	10,848	10.6%		
\$75,000 - \$99,999	11,936	12.0%	11,294	11.1%		
\$100,000 - \$149,999	18,581	18.7%	18,818	18.4%		
\$150,000 - \$199,999	14,459	14.5%	15,949	15.6%		
\$200,000+	22,506	22.6%	28,610	28.0%		
Median Household Income	\$111,780		\$128,924			
Average Household Income	\$147,795		\$165,114			
Per Capita Income	\$52,135		\$58,948			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,967	7.3%	14,880	5.3%	14,852	5.2%
5 - 9	18,279	7.0%	16,322	5.8%	15,401	5.4%
10 - 14	18,017	6.9%	17,481	6.2%	16,827	5.9%
15 - 19	18,304	7.0%	17,574	6.2%	16,833	5.9%
20 - 24	19,388	7.4%	17,890	6.3%	17,498	6.1%
25 - 34	36,539	14.0%	39,887	14.2%	39,218	13.7%
35 - 44	35,953	13.8%	37,865	13.4%	39,076	13.7%
45 - 54	36,326	13.9%	34,367	12.2%	35,897	12.6%
55 - 64	26,855	10.3%	33,600	11.9%	31,782	11.1%
65 - 74	15,168	5.8%	28,702	10.2%	29,922	10.5%
75 - 84	11,201	4.3%	16,857	6.0%	20,493	7.2%
85+	5,649	2.2%	6,407	2.3%	7,698	2.7%



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