

for lease

—MELROSE SQUARE—

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

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKERS



CUSHMAN &
WAKEFIELD



WESTMAR
COMMERCIAL REAL ESTATE



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 (2024)	14,179	110,902	283,267
AHH Income	\$152,895	\$130,292	\$143,927
Daytime Pop.	1,884	59,704	137,155

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	AVAILABLE	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	AVAILABLE 	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

1Mile

Demographic and Income Profile

1680 S Melrose Dr, Vista, California, 92081

Ring: 1 mile radius



Latitude: 33.16614, Longitude: -117.24552

Summary	Census 2010	Census 2020	2024	2029	
Population	13,918	14,361	14,179	14,034	
Households	5,513	5,683	5,660	5,712	
Families	3,792	-	3,834	3,870	
Average Household Size	2.51	2.52	2.49	2.45	
Owner Occupied Housing Units	3,431	-	3,450	3,539	
Renter Occupied Housing Units	2,081	-	2,210	2,173	
Median Age	38.7	-	41.1	42.6	
Trends: 2023-2028 Annual Rate	Area	State	National		
Population	-0.21%	0.09%	0.30%		
Households	0.18%	0.38%	0.49%		
Families	0.19%	0.37%	0.44%		
Owner HHs	0.51%	0.58%	0.66%		
Median Household Income	3.25%	2.70%	2.57%		
Households by Income	2024		2029		
	Number	Percent	Number	Percent	
<\$15,000	168	3.0%	142	2.5%	
\$15,000 - \$24,999	293	5.2%	214	3.7%	
\$25,000 - \$34,999	245	4.3%	183	3.2%	
\$35,000 - \$49,999	398	7.0%	286	5.0%	
\$50,000 - \$74,999	528	9.3%	417	7.3%	
\$75,000 - \$99,999	614	10.8%	580	10.2%	
\$100,000 - \$149,999	1,230	21.7%	1,228	21.5%	
\$150,000 - \$199,999	1,021	18.0%	1,186	20.8%	
\$200,000+	1,163	20.5%	1,476	25.8%	
Median Household Income	\$118,564		\$139,135		
Average Household Income	\$152,895		\$179,563		
Per Capita Income	\$61,760		\$73,890		
Population by Age	Census 2010		2024		2029
	Number	Percent	Number	Percent	Percent
0 - 4	855	6.1%	787	5.6%	5.2%
5 - 9	781	5.6%	836	5.9%	5.7%
10 - 14	849	6.1%	683	4.8%	6.1%
15 - 19	901	6.5%	606	4.3%	4.5%
20 - 24	1,031	7.4%	703	5.0%	3.9%
25 - 34	1,899	13.6%	2,149	15.2%	12.9%
35 - 44	1,824	13.1%	2,131	15.0%	15.5%
45 - 54	2,192	15.8%	1,539	10.9%	12.3%
55 - 64	1,607	11.5%	1,739	12.3%	10.6%
65 - 74	875	6.3%	1,653	11.7%	11.8%
75 - 84	721	5.2%	986	7.0%	8.6%
85+	382	2.7%	368	2.6%	3.1%

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3Mile

Demographic and Income Profile

1680 S Melrose Dr, Vista, California, 92081

Ring: 3 mile radius



Latitude: 33.16614, Longitude: -117.24552

Summary	Census 2010		Census 2020		2024	2029
Population	104,346		109,601		110,902	111,717
Households	35,792		37,916		38,734	39,841
Families	25,068		-		26,970	27,661
Average Household Size	2.86		2.83		2.81	2.75
Owner Occupied Housing Units	21,543		-		23,193	24,213
Renter Occupied Housing Units	14,249		-		15,541	15,628
Median Age	34.8		-		39.5	40.5
Trends: 2023-2028 Annual Rate		Area	State		National	
Population		0.15%	0.09%		0.30%	
Households		0.57%	0.38%		0.49%	
Families		0.51%	0.37%		0.44%	
Owner HHs		0.86%	0.58%		0.66%	
Median Household Income		2.60%	2.70%		2.57%	
Households by Income			Number	Percent	Number	Percent
<\$15,000			2,341	6.0%	2,089	5.2%
\$15,000 - \$24,999			1,913	4.9%	1,410	3.5%
\$25,000 - \$34,999			1,963	5.1%	1,622	4.1%
\$35,000 - \$49,999			2,969	7.7%	2,354	5.9%
\$50,000 - \$74,999			5,469	14.1%	4,758	11.9%
\$75,000 - \$99,999			4,749	12.3%	4,661	11.7%
\$100,000 - \$149,999			7,872	20.3%	8,394	21.1%
\$150,000 - \$199,999			5,181	13.4%	6,241	15.7%
\$200,000+			6,278	16.2%	8,312	20.9%
Median Household Income			\$99,753		\$113,420	
Average Household Income			\$130,292		\$153,582	
Per Capita Income			\$45,670		\$54,954	
		Census 2010		2024		2029
Population by Age		Number	Percent	Number	Percent	Number
0 - 4		7,540	7.2%	6,002	5.4%	5,878
5 - 9		6,954	6.7%	6,581	5.9%	6,232
10 - 14		6,900	6.6%	6,564	5.9%	6,778
15 - 19		7,269	7.0%	6,411	5.8%	6,174
20 - 24		8,522	8.2%	7,175	6.5%	6,439
25 - 34		15,329	14.7%	15,686	14.1%	15,292
35 - 44		13,845	13.3%	15,657	14.1%	15,987
45 - 54		14,136	13.5%	13,272	12.0%	13,894
55 - 64		10,135	9.7%	12,889	11.6%	12,000
65 - 74		6,112	5.9%	11,184	10.1%	11,684
75 - 84		5,059	4.8%	6,723	6.1%	8,139
85+		2,544	2.4%	2,758	2.5%	3,220

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

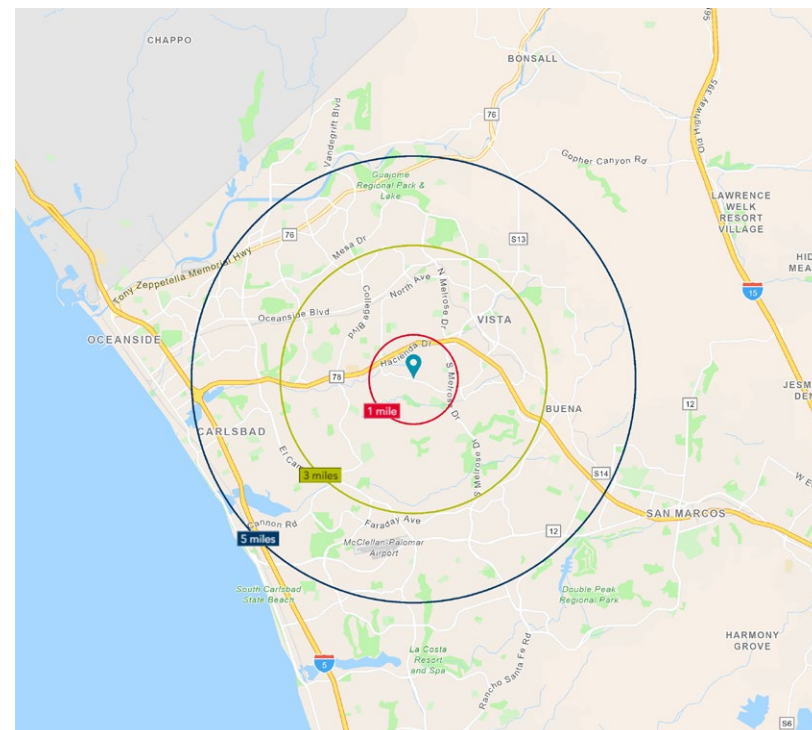
1680 S Melrose Dr, Vista, California, 92081

Ring: 5 mile radius



Latitude: 33.16614, Longitude: -117.24552

Summary	Census 2010	Census 2020	2024	2029		
Population	260,827	280,022	283,267	284,729		
Households	89,328	96,934	99,094	101,694		
Families	63,505	-	70,313	72,159		
Average Household Size	2.89	2.85	2.82	2.76		
Owner Occupied Housing Units	54,767	-	59,912	62,289		
Renter Occupied Housing Units	34,560	-	39,182	39,406		
Median Age	35.2	-	39.5	40.4		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.10%	0.09%	0.30%			
Households	0.52%	0.38%	0.49%			
Families	0.52%	0.37%	0.44%			
Owner HHS	0.78%	0.58%	0.66%			
Median Household Income	2.90%	2.70%	2.57%			
Households by Income		Number	2024 Percent	2029 Percent		
	<\$15,000		5,517	5.6%	4,870	4.8%
	\$15,000 - \$24,999		4,038	4.1%	2,969	2.9%
	\$25,000 - \$34,999		4,814	4.9%	3,858	3.8%
	\$35,000 - \$49,999		6,989	7.1%	5,592	5.5%
	\$50,000 - \$74,999		12,857	13.0%	10,808	10.6%
	\$75,000 - \$99,999		11,380	11.5%	10,890	10.7%
	\$100,000 - \$149,999		19,727	19.9%	20,823	20.5%
	\$150,000 - \$199,999		14,087	14.2%	16,863	16.6%
	\$200,000+		19,686	19.9%	25,021	24.6%
Median Household Income		\$106,999		\$123,446		
Average Household Income		\$143,927		\$168,047		
Per Capita Income		\$50,275		\$59,921		
	Census 2010		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,939	7.3%	15,188	5.4%	14,900	5.2%
5 - 9	18,252	7.0%	16,776	5.9%	15,756	5.5%
10 - 14	18,028	6.9%	17,475	6.2%	17,325	6.1%
15 - 19	18,348	7.0%	17,345	6.1%	16,453	5.8%
20 - 24	19,444	7.5%	18,669	6.6%	17,087	6.0%
25 - 34	36,567	14.0%	38,898	13.7%	39,161	13.8%
35 - 44	35,905	13.8%	39,325	13.9%	39,467	13.9%
45 - 54	36,402	14.0%	35,405	12.5%	36,151	12.7%
55 - 64	26,897	10.3%	33,878	12.0%	32,129	11.3%
65 - 74	15,171	5.8%	28,112	9.9%	29,572	10.4%
75 - 84	11,219	4.3%	15,691	5.5%	19,255	6.8%
85+	5,654	2.2%	6,507	2.3%	7,473	2.6%



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