

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 (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
<b>205</b>	<b>AVAILABLE</b> 	<b>1,525</b>
206	Connie's Cafe	834
<b>207</b>	<b>AVAILABLE</b> 	<b>720</b>
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

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# AERIAL





# DEMOGRAPHICS

1 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	Number	Percent	
	0 - 4	851	6.2%	755	5.4%	705	5.1%
	5 - 9	770	5.6%	834	6.0%	751	5.4%
	10 - 14	836	6.1%	714	5.1%	835	6.0%
	15 - 19	889	6.5%	640	4.6%	671	4.8%
	20 - 24	1,024	7.5%	596	4.3%	580	4.2%
	25 - 34	1,894	13.9%	2,035	14.6%	1,649	11.9%
	35 - 44	1,806	13.2%	2,146	15.4%	2,128	15.4%
	45 - 54	2,162	15.8%	1,496	10.8%	1,737	12.6%
	55 - 64	1,572	11.5%	1,718	12.4%	1,491	10.8%
	65 - 74	835	6.1%	1,646	11.8%	1,649	11.9%
	75 - 84	666	4.9%	1,006	7.2%	1,243	9.0%
	85+	357	2.6%	323	2.3%	397	2.9%

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3 Mile

## 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	
		Census 2010		2025	2030
Population by Age		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	5.7%
20 - 24		8,373	8.2%	6,600	6.324
25 - 34		15,006	14.8%	15,562	14.713
35 - 44		13,482	13.3%	14,777	15,144
45 - 54		13,717	13.5%	12,467	13,413
55 - 64		9,828	9.7%	12,417	11,563
65 - 74		5,935	5.8%	11,117	11,449
75 - 84		4,922	4.8%	6,861	8,124
85+		2,482	2.4%	2,677	3,193

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# DEMOGRAPHICS (cont.)

5 Mile

## Demographic and Income Profile

### 1680 S Melrose Dr, Vista, California, 92081 2

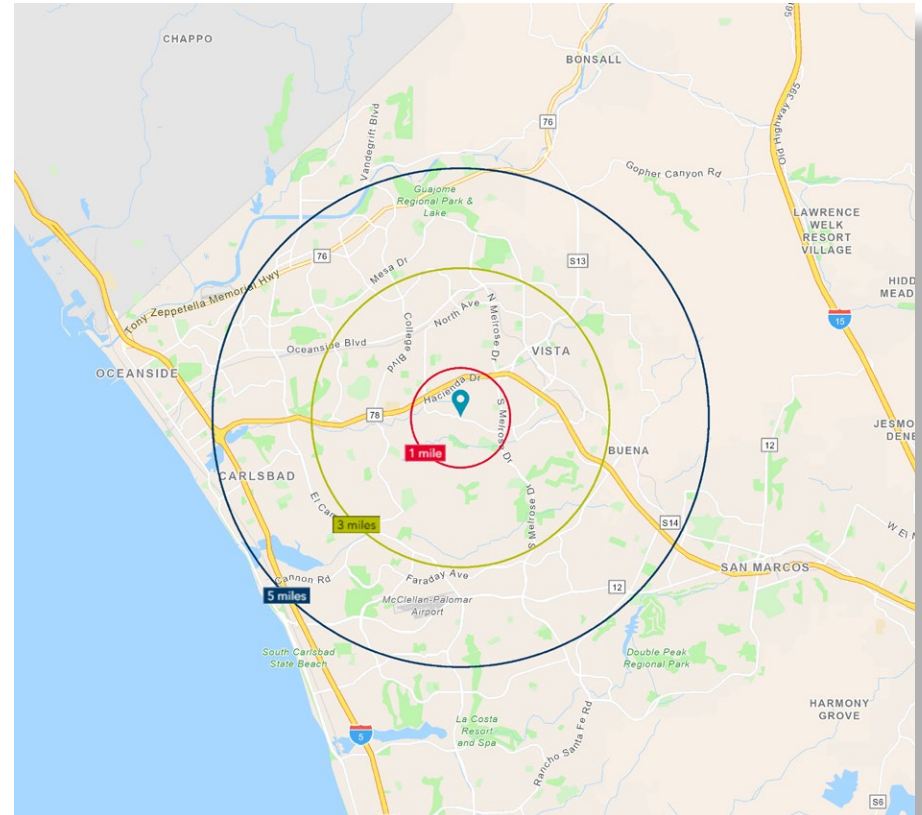
1680 S Melrose Dr, Vista, California, 92081

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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