

A close-up photograph of a Bird of Paradise flower (Strelitzia reginae) with vibrant yellow and orange petals and a blue and white bract. The flower is in sharp focus against a blurred background of green foliage and a building.

OFFICE SPACES AVAILABLE

Melrose

VILLAGE PLAZA

1601 S. MELROSE DR. | VISTA, CA

VIRTUAL TOUR

An aerial photograph of Melrose Village Plaza, a commercial shopping center. The image shows a large parking lot filled with cars, several commercial buildings including a CVS pharmacy and a dentist, and a Chase bank building with solar panels on its roof. The surrounding area includes residential neighborhoods with houses and trees, and a multi-lane road with traffic in the foreground.

Melrose

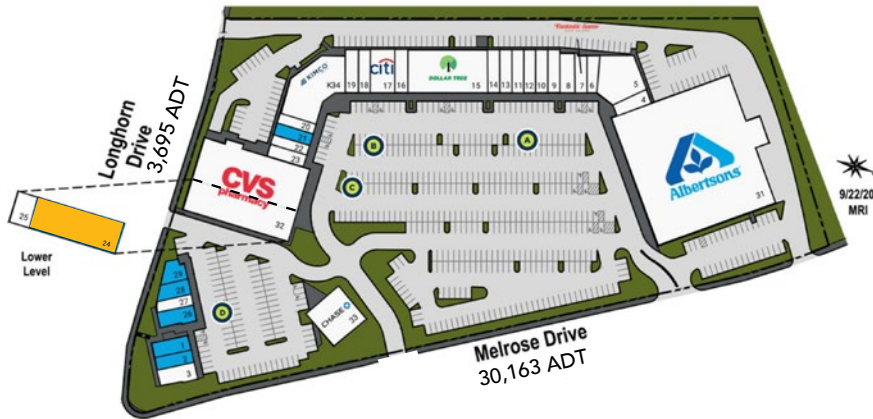
VILLAGE PLAZA

1601 S. MELROSE DR. | VISTA, CA

PROPERTY HIGHLIGHTS

- Office, Medical & Service Commercial Spaces Available Ranging From 995 SF - 6,824 SF
- Amenity-Rich Neighborhood Shopping Center
- Professional Property Management On-Site
- Dense Population of 114,801 Earning \$99,175 Within a 3 Mile Radius
- 30,163 Cars Per Day Along Melrose Drive



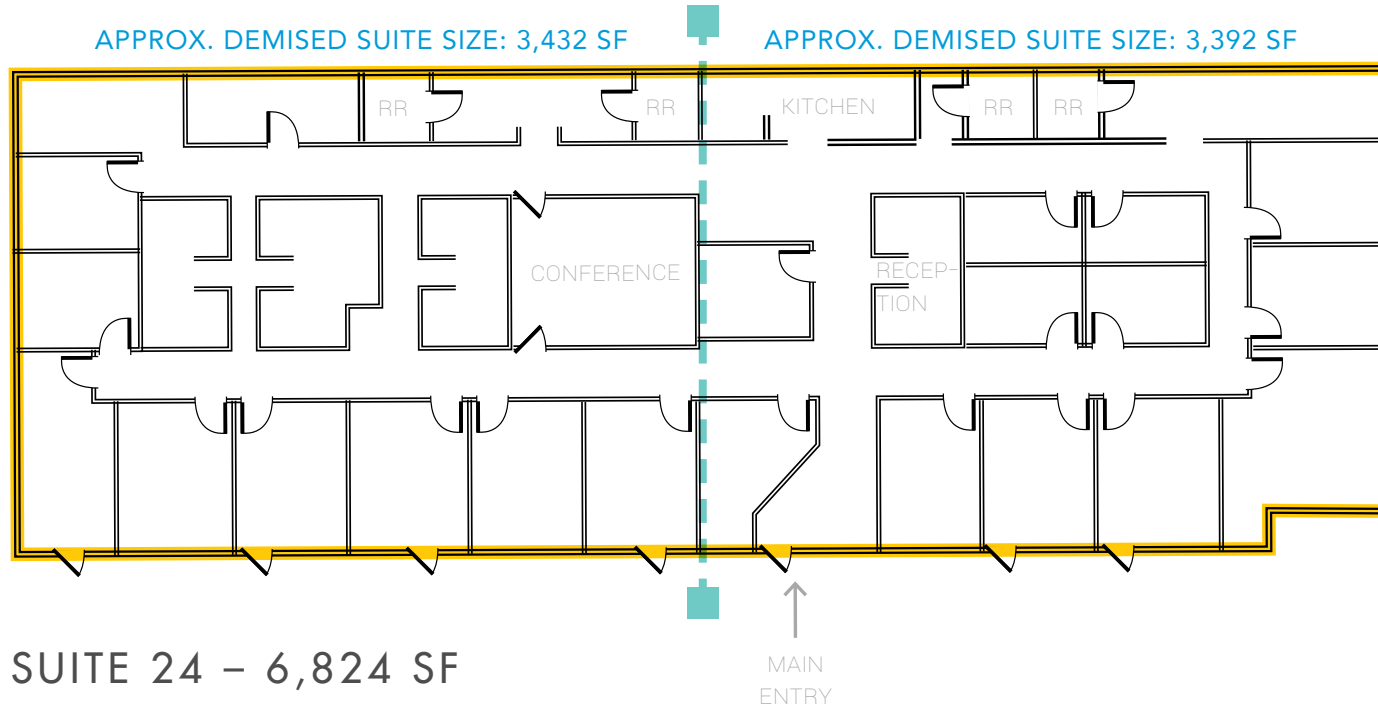


AVAILABILITIES	
SUITE	SQ. FT.
24*	6,824 SF

*PROFESSIONAL OFFICE

VIRTUAL TOUR

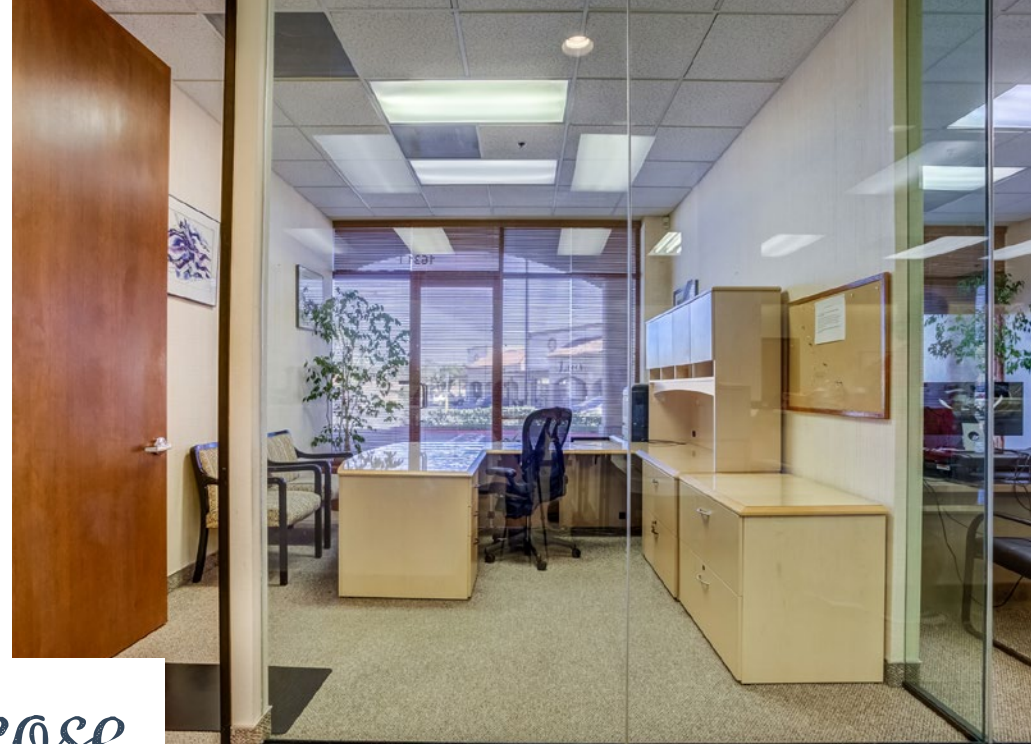
CLICK TO TAKE A VIRTUAL
TOUR OF PROPERTY



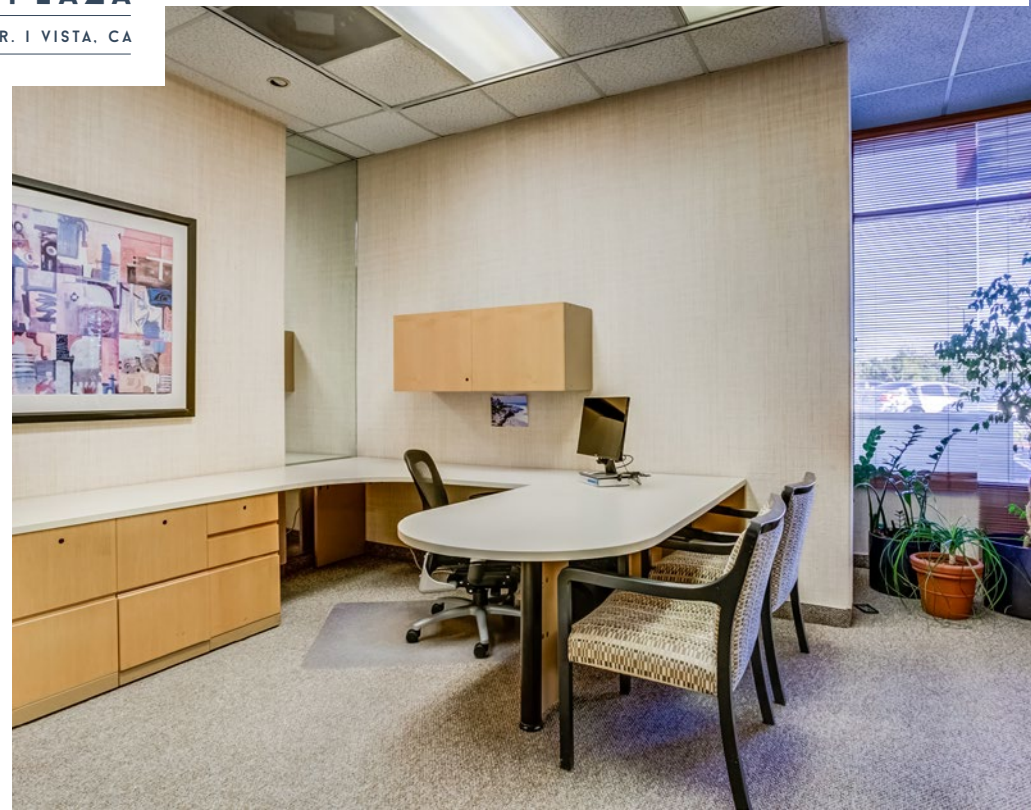
■ - - - ■ = Demisable*

*TOTAL AVAILABLE SPACE IS CURRENTLY 6,824 SQ FT AND IS NOT DEMISED. OWNERSHIP DOES NOT MAKE ANY REPRESENTATION, NOR WARRANT THAT THE SPACE WILL BE DEMISED. DEMISED SPACE PLAN TO BE EVALUATED ON A CASE BY CASE BASIS.

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DEMOGRAPHICS

	<i>1-mile radius</i>	<i>3-mile radius</i>	<i>5-mile radius</i>
Population	14,709	114,801	283,460
Average Household Income	\$115,425	\$99,175	\$113,919
Households	5,747	39,620	98,532
Median Household Income	\$96,802	\$84,851	\$92,541
Daytime Population	6,559	102,967	226,740
Median Age	39.2	37.3	37.5

NO WARRANTY OR REPRESENTATION HAS BEEN MADE TO THE ACCURACY OF THE FOREGOING INFORMATION.
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OCEAN HILLS
COUNTRY CLUB
GOLF COURSE

SHADOWRIDGE
COUNTRY CLUB
GOLF COURSE

RANCHO
CARLSBAD
GOLF CLUB



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FOR OFFICE
INQUIRES:

JEFF ABRAMSON

760.929.7835

JABRAMSON@LEE-ASSOCIATES.COM

DRE #00956805

JAMES BENGALA

760.208.8798

JBENGALA@LEE-ASSOCIATES.COM

DRE #01950077

FOR RETAIL/
RESTAURANT INQUIRES:

BRIAN BIELATOWICZ

951.445.4515

BBIELATOWICZ@LEETEMECULA.COM

DRE #01269887

VICTOR AQUILINA

760.448.1370

VAQUILINA@LEE-ASSOCIATES.COM

DRE #01936761



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