

MELROSE SQUARE

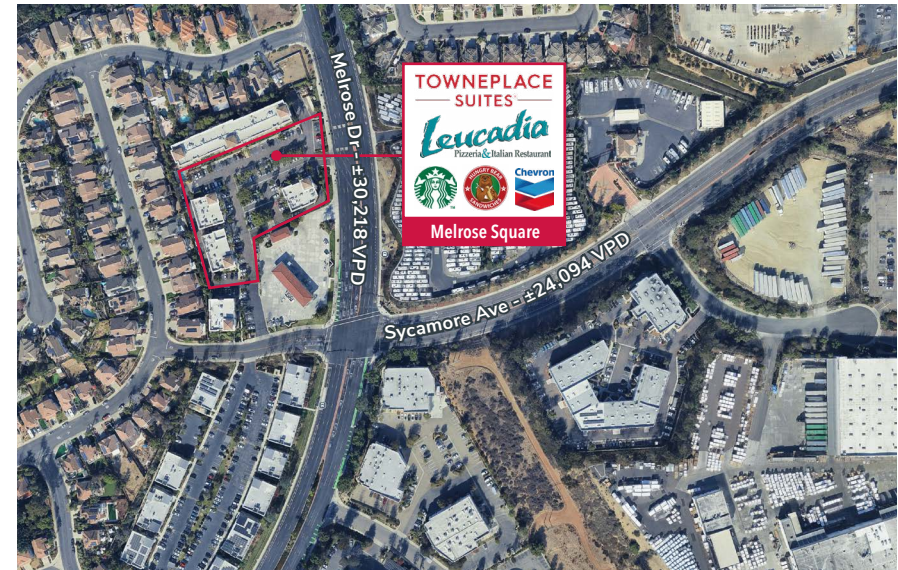
2205-2215 S MELROSE DR, VISTA, CA

FOR LEASE



PROPERTY HIGHLIGHTS

- Ideally located 14,437 SF neighborhood center
- Dense household & daytime population
- Location serves both Carlsbad and Vista Business Parks as well as Bressi Ranch, Rancho Carrillo, and Shadowridge neighborhoods.
- Over 80,000 daytime population within a 3 mile radius.
- Positioned at the high-traffic intersection of Sycamore Ave & Melrose Dr (combined 54,300 vehicles per day)



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	3,313	81,484	281,709
Average HH Income	\$169,753	\$157,487	\$173,537
Total Employees	17,707	86,856	155,231
Median Age	38.8	42.9	39.4

*Source: CoStar Group

Traffic counts

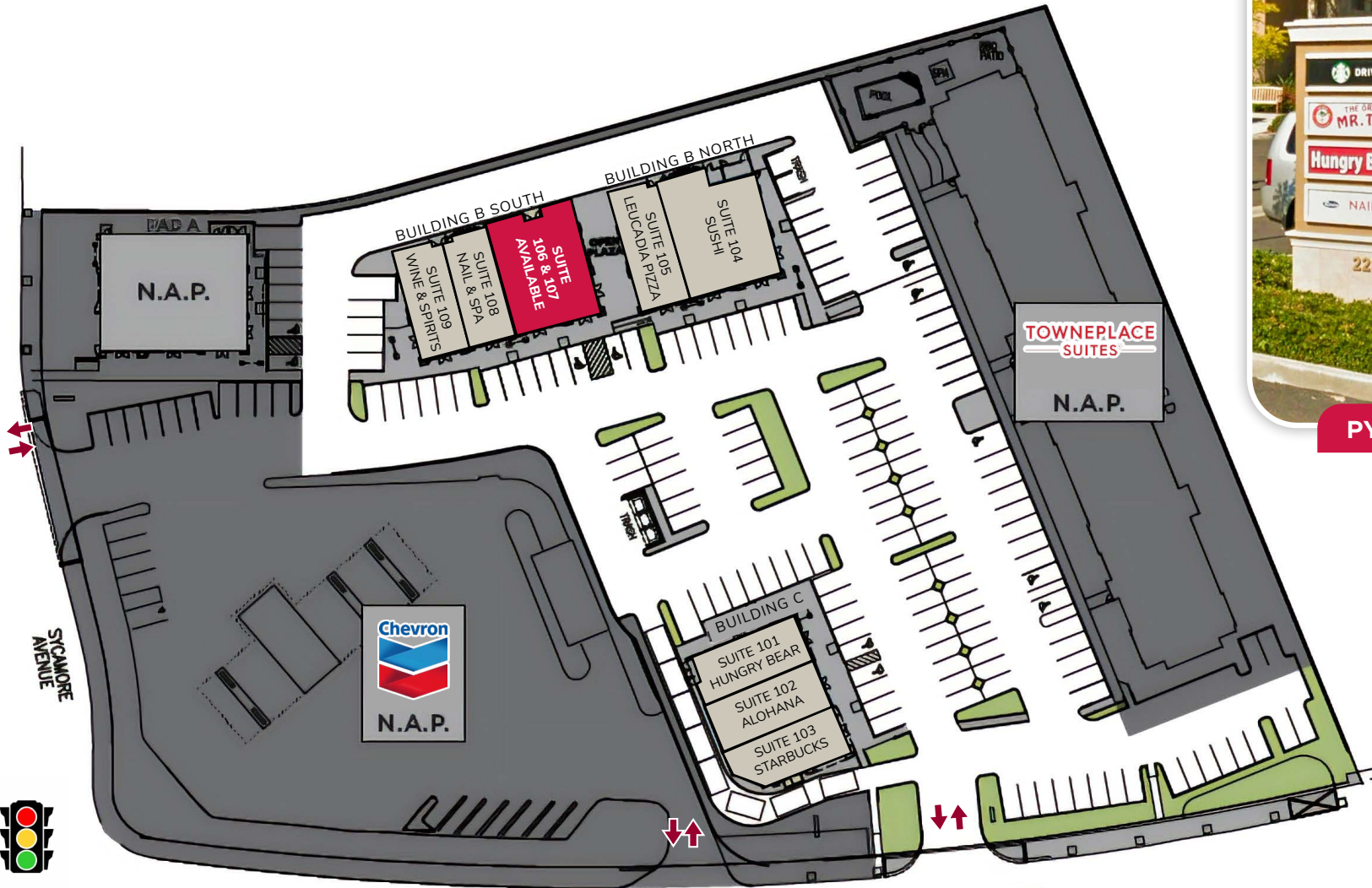
STREET	VPD
Sycamore Ave	± 24,094 VPD
S Melrose Dr	± 30,218 VPD
CA-78	± 113,944 VPD

*Source: CoStar Group

Join Center Retailers



SITE PLAN



PYLON SIGNAGE

TENANT ROSTER

SUITE	TENANT	SF
Building B South		
106 & 107	Available Retail (2nd Gen Restaurant)	2,700
108	Revive Nail & Spa	1,400
109	Bottle Shop	1,325
Building B North		
104	Jumai Sushi	3,147
105	Leucadia Pizza	1,613
Building C		
101	Hungry Bear Deli	1,600
102	Alohana Acai Bowls	1,000
103	Starbucks Coffee	1,652



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SUITE 106-107

2,700 SF Retail / 2nd-Generation Restaurant with Patio
Available Immediately

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AERIAL

North County Square



Sycamore Ave - ±24,094 VPD

S Melrose Dr - ±30,218 VPD

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