

FOR SALE - DEVELOPMENT OPPORTUNITY

Three Adjacent Parcels Totaling Just Over 2 Acres

PROPERTY FEATURES

LOCATION OVERVIEW

DEMOGRAPHICS



Current Zone:
Office-Professional (O-P)

Highest & Best Uses:

- Office
- Retail
- Mixed-Use: Office/Retail

220-248 N. Melrose Drive, Vista, CA 92083

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Current Zone: Office-Professional (O-P)

Highest & Best use believed to be:

- Office
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Three adjacent land parcels situated on the corner of N. Melrose Drive and Copper Drive

- APN: 164-082-10-00 | 0.37 Acres
- 164-082-55-00 | 1.12 Acres
- 164-082-56-00 | 0.59 Acres

Total Land Area: 90,887 SF

- High visibility on a signalized corner with frontage on Melrose Drive
- Traffic Count: 30,892 Cars Per Day (Costar)
- **Sale Price: \$1,695,000**

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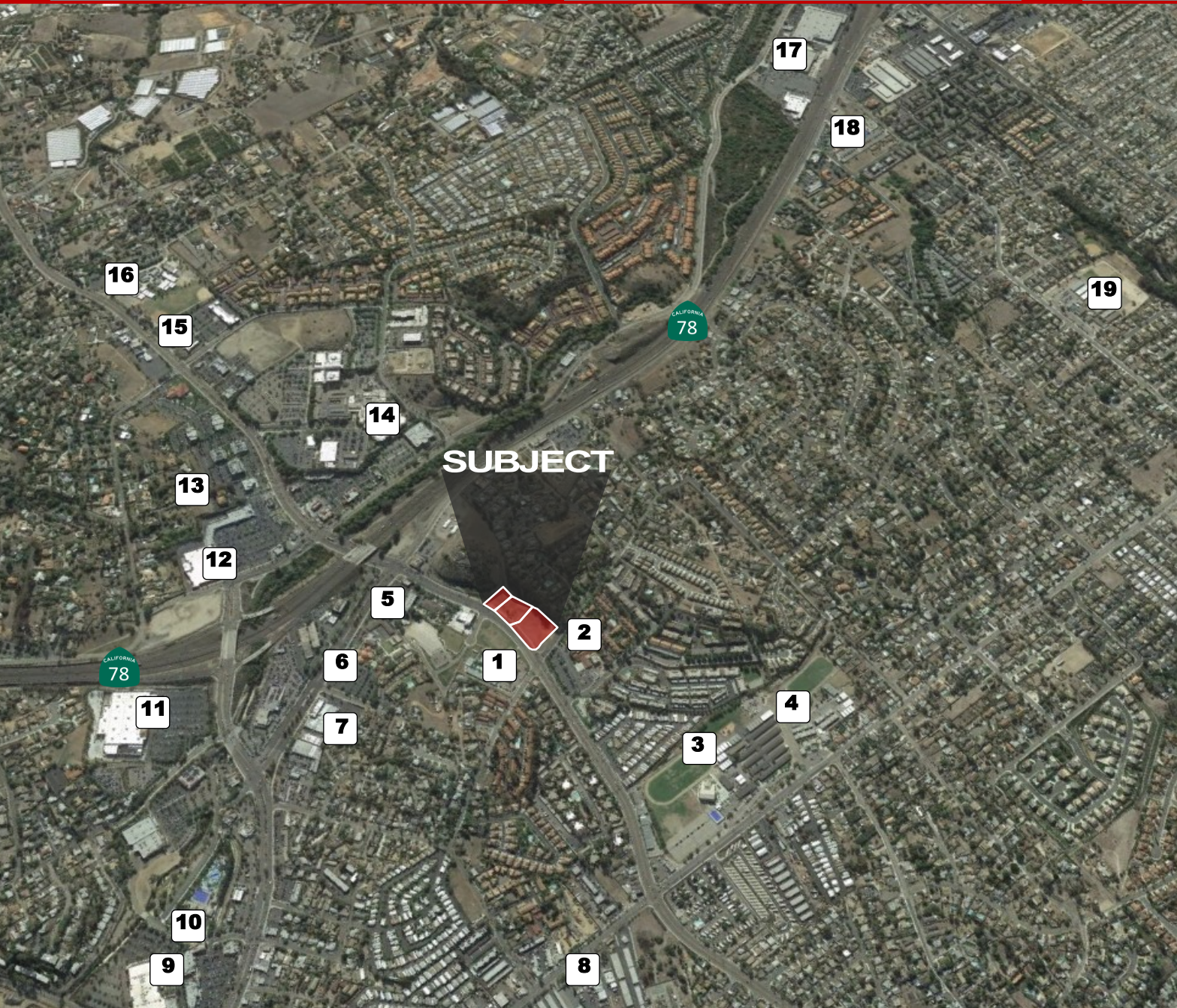
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- 1 Murray High School
- 2 Vista Christian School
- 3 Washington Middle School
- 4 Olive Elementary
- 5 Children's Paradise
- 6 Saint Francis of Assisi Catholic School
- 7 Vista Entertainment Center
- 8 The Boys & Girls Club of Vista
- 9 Krikorian Premier Theatre
- 10 The Wave Water Park
- 11 Lowe's Home Improvement
- 12 Food4Less
- 13 Halstrom High School
- 14 San Diego Superior Court
- 15 CVS Pharmacy
- 16 Breeze Hill Park
- 17 Costco
- 18 Boomers
- 19 Bob Williamson Park

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POPULATION

	1 Mile	3 Miles	5 Miles
2016 Total Population	24,897	156,003	297,109
2016 Total Population: Median Age	32	34	35
2016 Total Employees	19,359	120,304	233,045
2016 Households	7,528	48,438	95,034
% Population Growth 2010 to 2016	10.10%	5.72%	7.07%
% Household Growth 2010 to 2016	11.67%	5.91%	7.19%

INCOME

	1 Mile	3 Miles	5 Miles
2016 Household Income: Median	\$45,635	\$54,872	\$59,272
2016 Household Income: Average	\$57,570	\$72,600	\$79,454



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

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