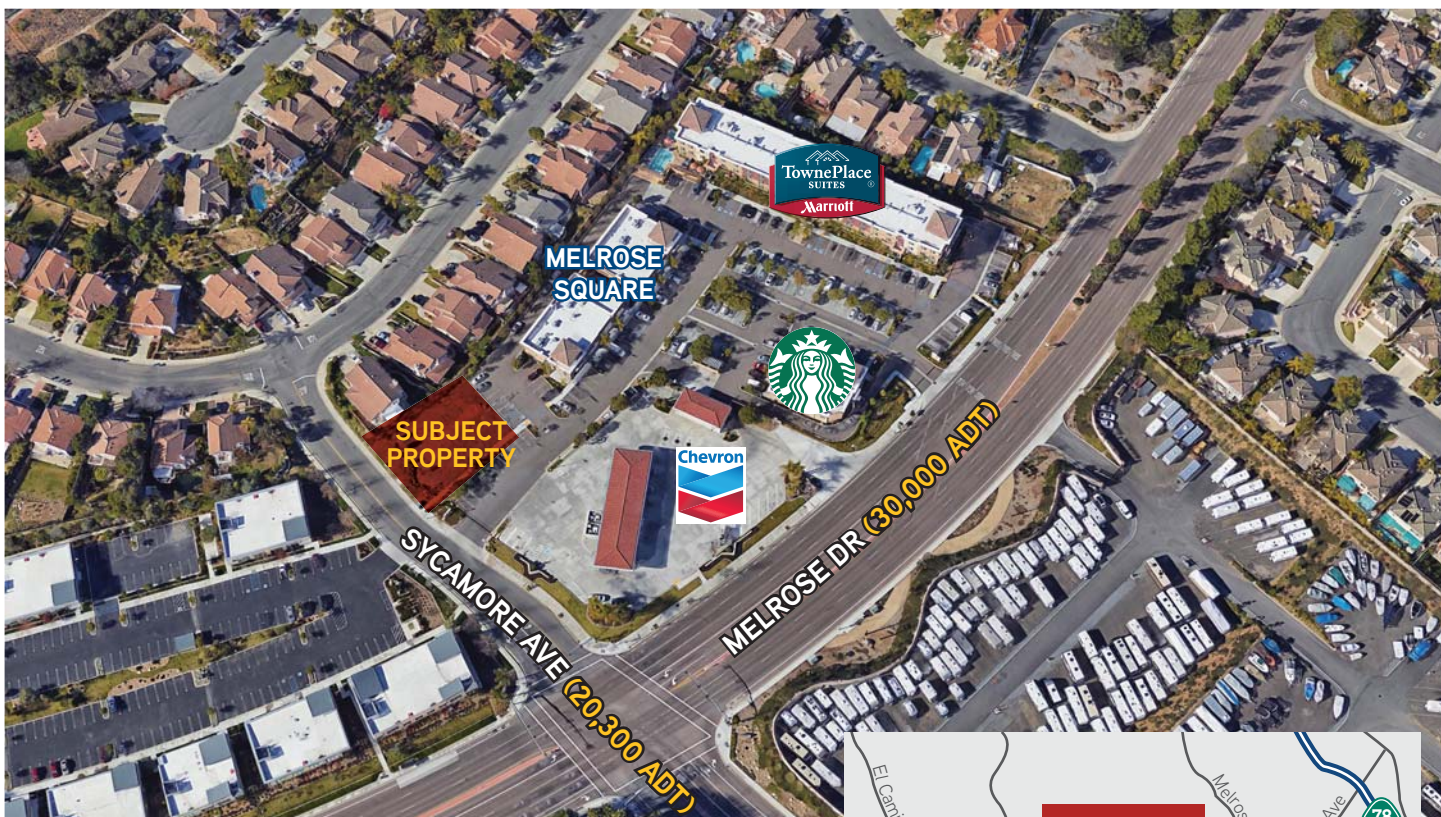


AVAILABLE USES: RETAIL/OFFICE/MEDICAL

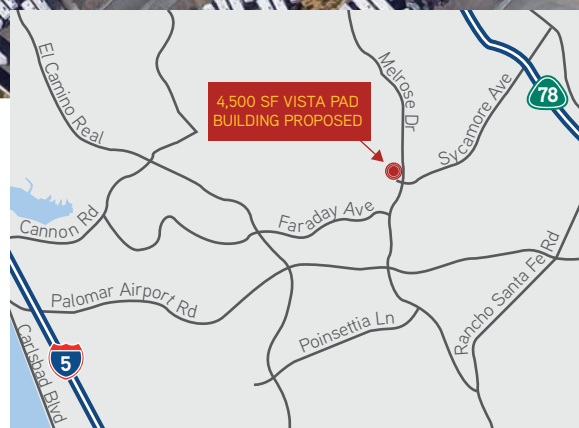
4,500 SF PAD BUILDING OPPORTUNITY

FOR LEASE > 2235 S. MELROSE DR., VISTA, CA 92081



PROPOSED BUILDING

- » 4,500 SF pad building / can be divisible
- » Visible to 50,300 cars per day from the intersection of Melrose Dr. (30,000 ADT) and Sycamore Ave. (20,300 ADT).
- » Fully entitled 4th Quarter, 2016
- » Ground lease/build-to-suit



The development is ideally located to serve the communities of Bressi Ranch, Rancho Carrillo and Shadowridge, as well, as surrounding Vista and Carlsbad Business Parks

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 Population	3,299	83,443	278,085
2015 Avg. HH Income	\$94,995	\$84,542	\$59,156

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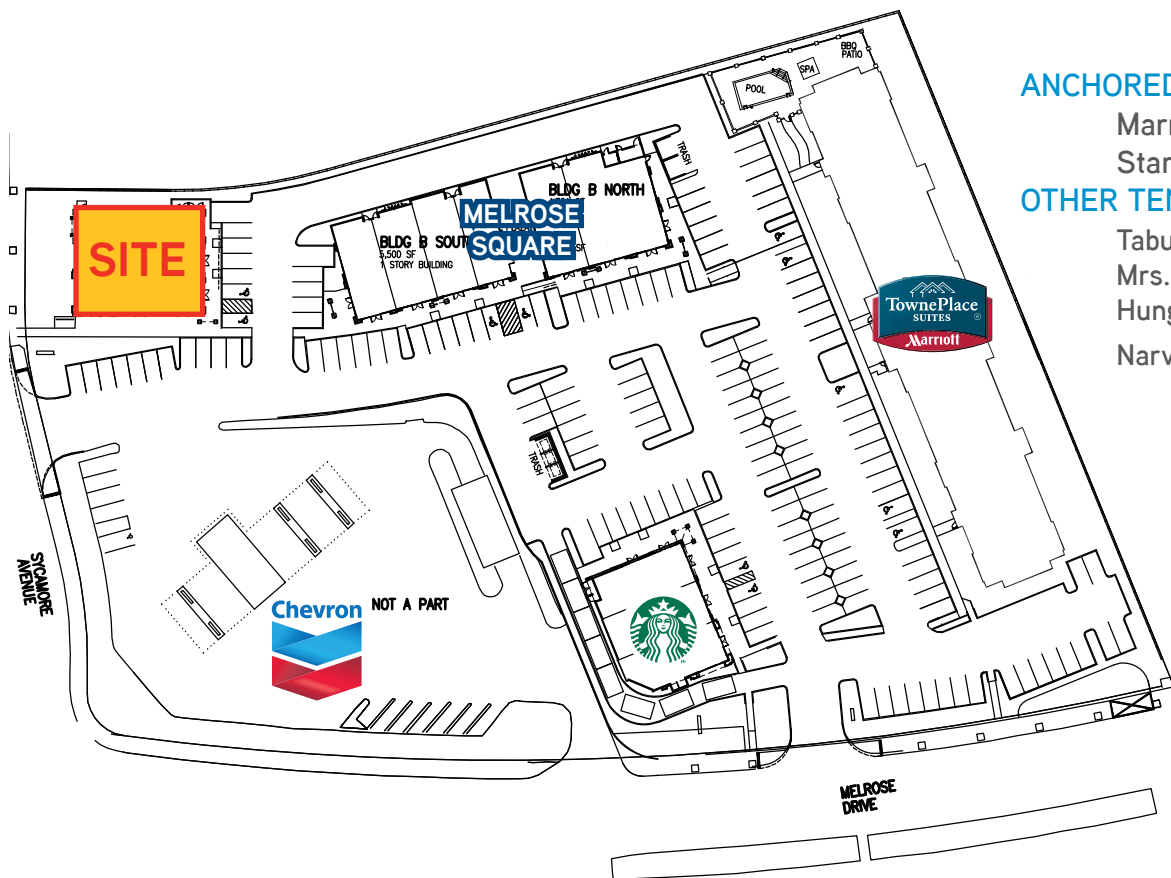


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4,500 SF PAD BUILDING OPPORTUNITY

FOR LEASE > 2235 S. MELROSE DR., VISTA, CA 92081

SITE PLAN



ANCHORED BY:

Marriott
Starbucks

OTHER TENANTS:

Tabu Sushi
Mrs. Taco
Hungry Bear Deli
Narvalo Ice Cream & Gelato



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DEMOGRAPHICS

	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	2,475	61,727	209,889
2010 Total Population	2,961	76,842	257,296
2015 Total Population	3,299	83,443	278,085
2020 Total Population	3,712	91,013	302,016
Households Trend			
2000 Total Households	863	24,252	73,435
2010 Total Households	992	29,089	88,739
2015 Total Households	1,046	30,044	91,258
2020 Total Households	1,117	31,401	95,323
Population Change Trend			
2000 to 2010 Population Change	19.6%	24.5%	22.6%
2000 to 2015 Population Change	33.3%	35.2%	32.5%
2010 to 2020 Population Change	25.4%	18.4%	17.4%
2015 to 2020 Population Change	12.5%	9.1%	8.6%
Household Change Trend			
2000 to 2010 Household Change	14.9%	19.9%	20.8%
2000 to 2015 Household Change	21.2%	23.9%	24.3%
2010 to 2020 Household Change	12.6%	7.9%	7.4%
2015 to 2020 Household Change	6.8%	4.5%	4.5%
2015 Race			
White alone	71.4%	70.9%	69.0%
Black or African American alone	2.8%	2.4%	2.4%
American Indian and Alaska Native alone	.6%	.6%	.7%
Asian alone	10.7%	7.3%	7.1%
Native Hawaiian and OPI alone	.2%	.3%	.5%
Some Other Race alone	8.2%	13.5%	15.2%
Two or More Races	6.1%	5.0%	5.2%
2015 Income			
Per Capita Income	\$32,272	\$30,296	\$29,553
Household Income: Median	\$72,559	\$58,741	\$60,363
Household Income: Average	\$94,995	\$84,542	\$89,156
Less than \$10,000	8.2%	9.0%	8.7%
\$10,000 to \$14,999	3.2%	3.3%	3.0%
\$15,000 to \$19,999	2.5%	4.5%	3.6%

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DEMOGRAPHICS

	1 mi Ring	3 mi Ring	5 mi Ring
\$20,000 to \$24,999	3.1%	4.9%	4.4%
\$25,000 to \$29,999	4.1%	4.6%	4.8%
\$30,000 to \$34,999	3.7%	4.3%	5.1%
\$35,000 to \$39,999	3.1%	4.0%	4.5%
\$40,000 to \$44,999	3.7%	4.5%	3.8%
\$45,000 to \$49,999	3.7%	3.6%	4.1%
\$50,000 to \$59,999	8.1%	8.4%	7.9%
\$60,000 to \$74,999	7.9%	9.0%	8.8%
\$75,000 to \$99,999	13.5%	12.2%	11.6%
\$100,000 to \$124,999	11.0%	8.2%	8.5%
\$125,000 to \$149,999	8.3%	6.6%	6.6%
\$150,000 to \$199,999	8.5%	6.3%	7.0%
\$200,000 or more	7.5%	6.7%	7.8%
Average household size	2.9	2.8	3.0
Total Daytime Population	10,729	118,285	301,922
Total Employee Population	8,820	66,326	133,764
Total Daytime at Home Population	1,909	51,959	168,158
Total Employee Population (% of Daytime Population)	82.2%	56.1%	44.3%
Total Daytime at Home Population (% of Daytime Population)	17.8%	43.9%	55.7%

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