

Melrose Village Plaza

1601 S Melrose Drive, Vista, CA 92081



Demographics

	1-Mile	3-Mile	5-Mile
Population	15,236	109,904	281,681
Households	6,314	38,726	99,532
Avg HH Income	\$147,330	\$134,294	\$147,834

Source: Esri, 2023

Property Highlights

136,672 Gross Leasable Area

12.00 Total Acres

281,681 5 Mile Population

- Positioned approximately two-miles south of the CA-78 Freeway which receives high daily traffic counts.
- Serves the affluent communities of Vista, Oceanside, and Carlsbad.
- Features high performing anchor tenants including Albertsons, Ross Dress for Less, and Dollar Tree.
- The surrounding area has an average household income of \$147,000 and \$134,000 within a 1-mile and 3-mile radius of the property.

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Current Tenants

1	Albertsons	46,819 SF	16	Mr Bubbles Laundry	1,520 SF
2	iTan Sun Spray Spa	1,212 SF	19	Ho Won Express	1,339 SF
5	Phenix Salon Suites	5,002 SF	24	Edward Jones	1,020 SF
6	Plaza Cleaners	1,237 SF	27	Cigarettes N More	1,195 SF
7	Fantastic Sams	1,191 SF	30	Ross Dress for Less	22,154 SF
8	Sydnee's Pet Grooming	1,208 SF	31	Melrose Dental	1,725 SF
9	The UPS Store	1,404 SF	38	Thai Thai Restaurant	1,177 SF
11	H&R Block	1,295 SF	40	Two Brothers From Italy	1,057 SF
12	Gorgeous Nails	1,440 SF	41	BB.Q Chicken	1,545 SF
13	An's Tae Kwon Do	1,400 SF	44	Skybound Coffee	1,526 SF
14	Hear USA	1,400 SF	45	Chase Bank	4,500 SF
15	Dollar Tree	8,641 SF			

Available/Coming Soon

10	Available	1,400 SF
18	Available	2,800 SF
20	Available	1,401 SF
21	Available	7,285 SF
25	Available	1,218 SF
26	Available	1,020 SF
32	Available	6,824 SF
39	Available	995 SF
42	Available	1,440 SF
43	Available	1,282 SF