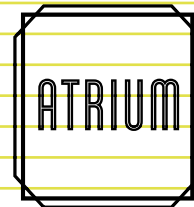


380
400
410

SOUTH MELROSE DRIVE
VISTA, CA 92081

380

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CBRE

PROPERTY HIGHLIGHTS



104,318 SF with flexible suite sizes



Strategic Central North County Location



Excellent freeway access and amenities



Brand New Project Renovations



Common Area Conference Rooms



4.05/1,000 USF Parking Ratio

SUMMARY

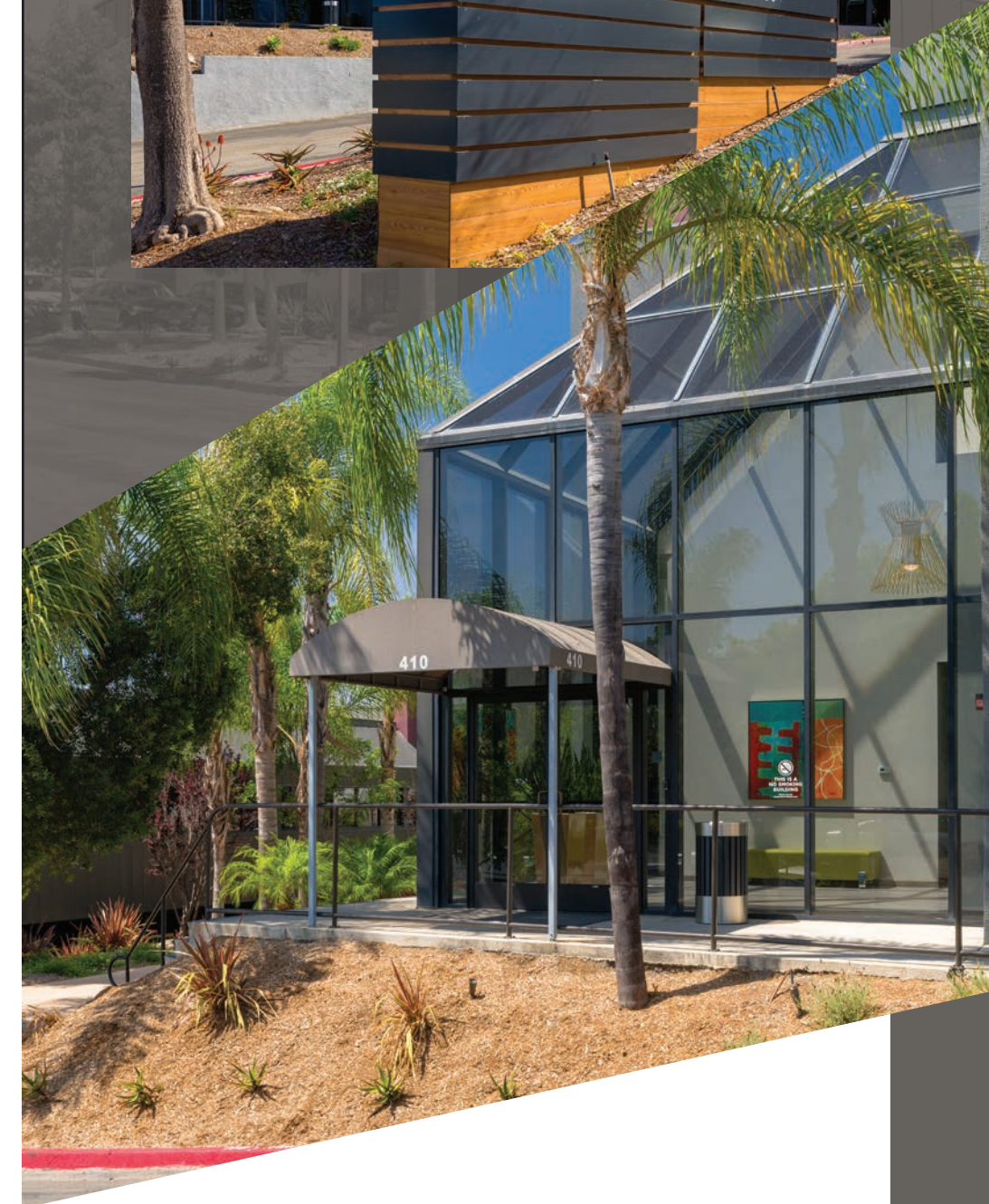
- Extensive renovations recently completed. The Atrium is Vista's most desirable office project
- City of Vista – Zoned Office Professional (OP) and Medical
- Flexible lease terms & tenant improvement packages available
- 104,318 SF, 3-building multi-tenant office project
- Located in one of North San Diego County's premiere business locations, directly across the street from the North County Superior Court Complex and approx 300,000 square feet of walkable retail amenities
- Offers visibility and easy access to the freeway being less than 1/4 mile from the Melrose Drive exit off Hwy 78
- Unparalleled signage opportunities with exposure to South Melrose Drive (average traffic counts of approximately 32,875 cars per day)
- 345 surface parking spaces, reflecting an overall parking ratio of 4.05 spaces per 1,000 square feet of usable area



RENOVATION PHOTOS

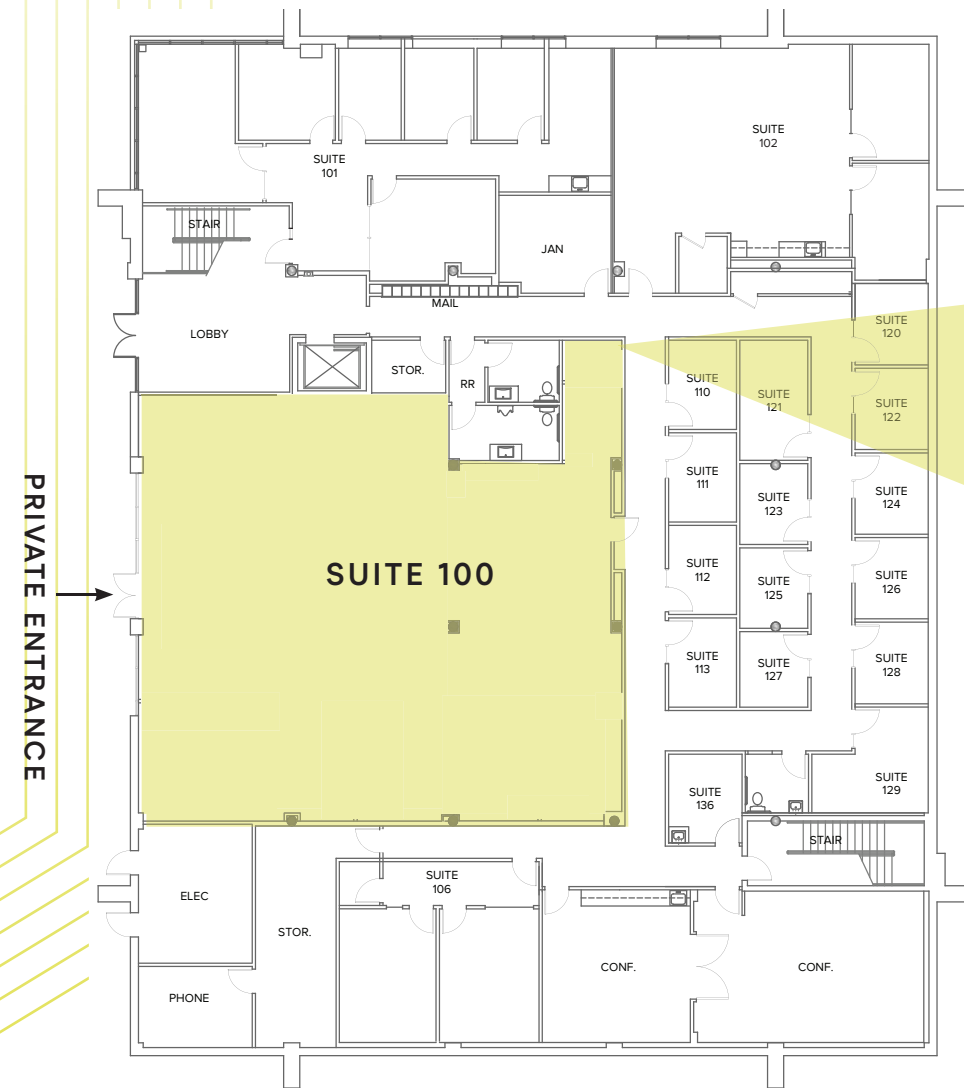


RENOVATION PHOTOS



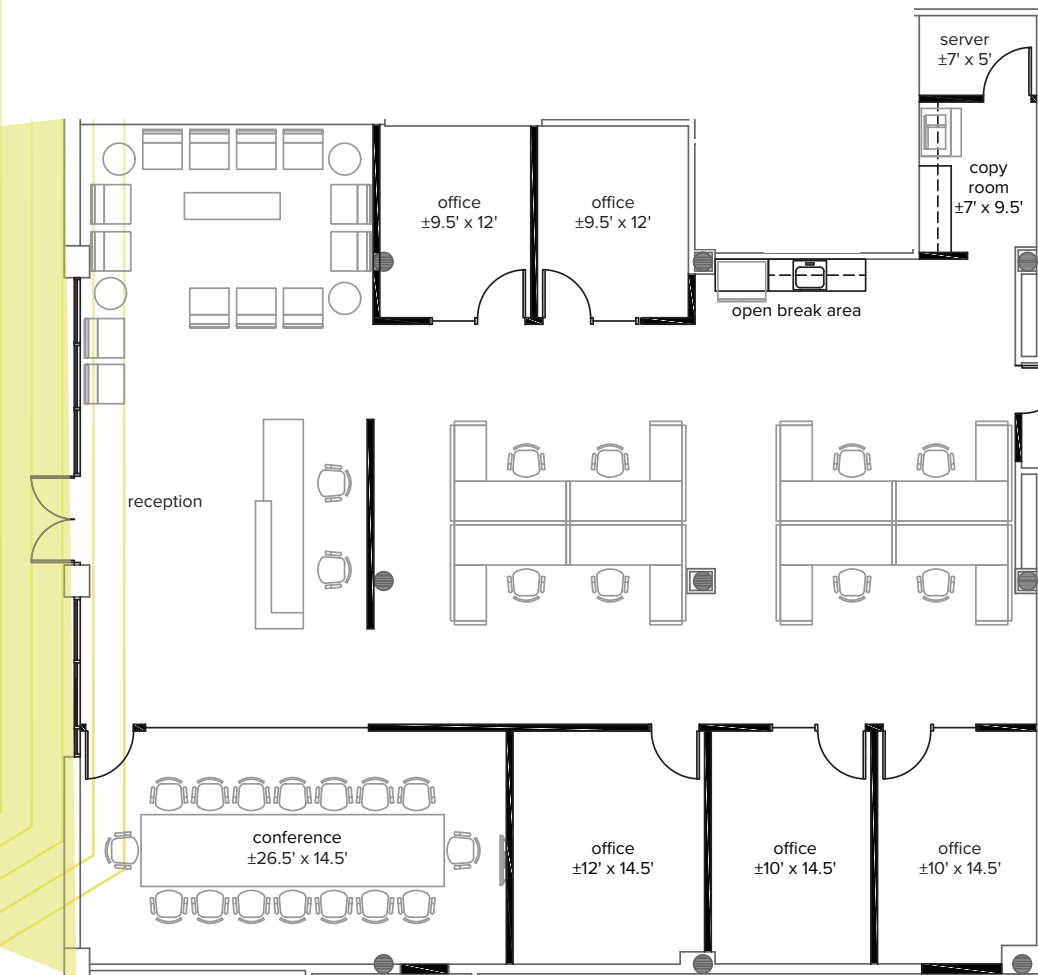
BUILDING 380

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|-------|-------|-------|-----------|------------------|-----------|
| First | 100 | 3,878 | \$2.50/SF | 100% Open Office | Vacant |



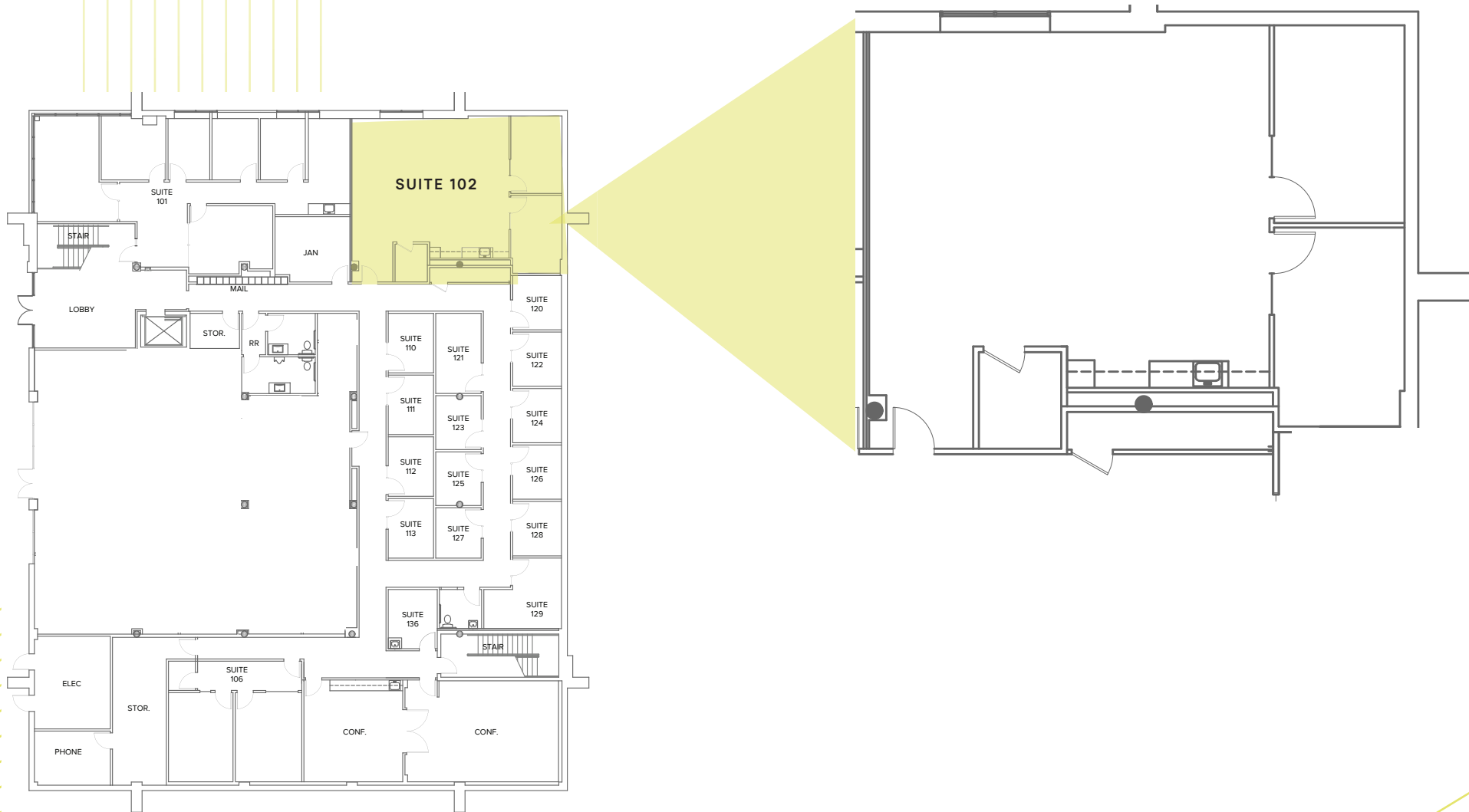
BUILDING 380

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|-------|-------|-------|-----------|-------------------------|-----------|
| First | 100 | 3,878 | \$2.50/SF | Hypothetical plan shown | Vacant |



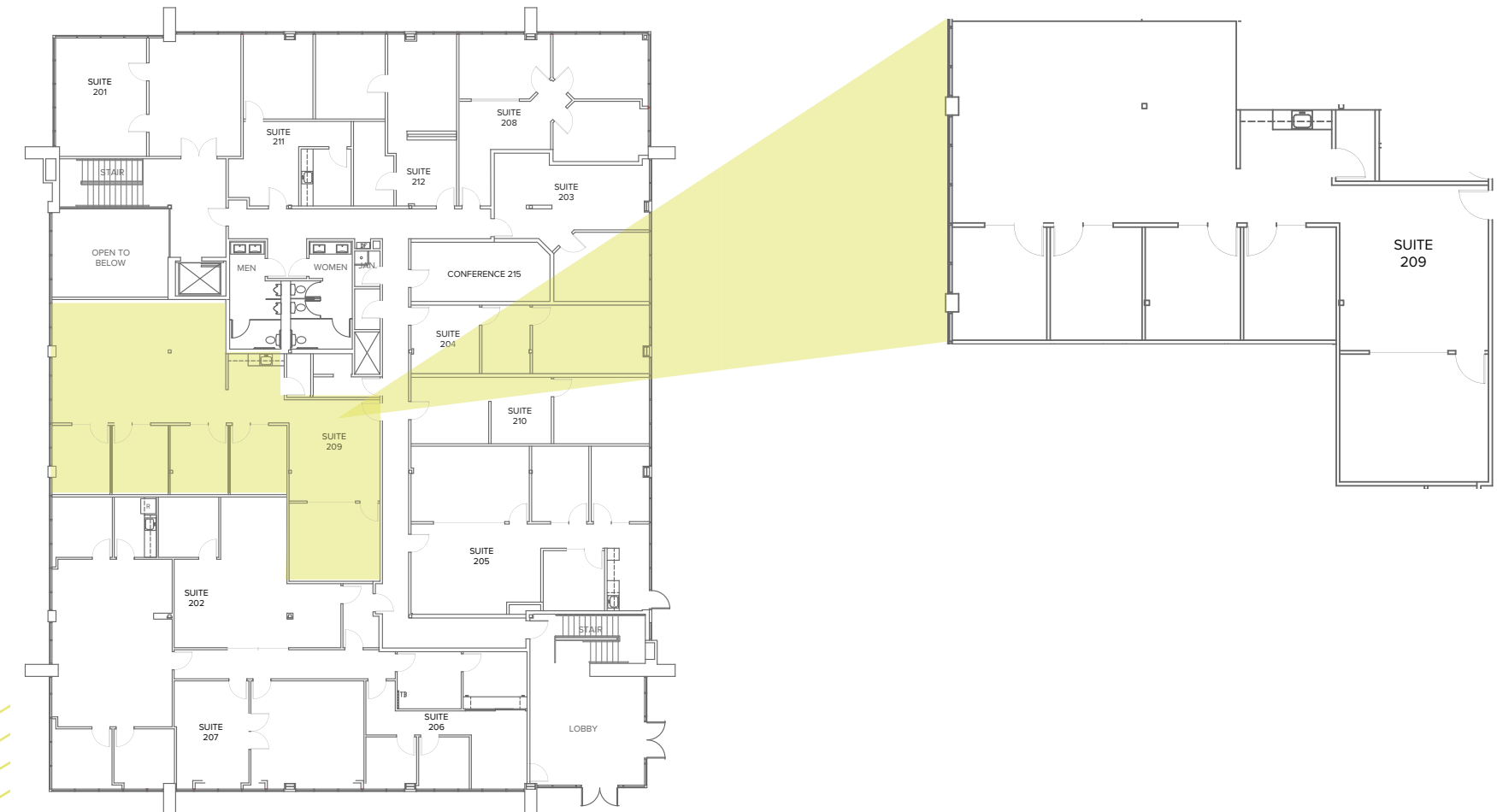
BUILDING 380

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|-------|-------|-------|-----------|----------------|-----------|
| First | 102 | 1,517 | \$2.35/SF | 2nd Generation | Vacant |



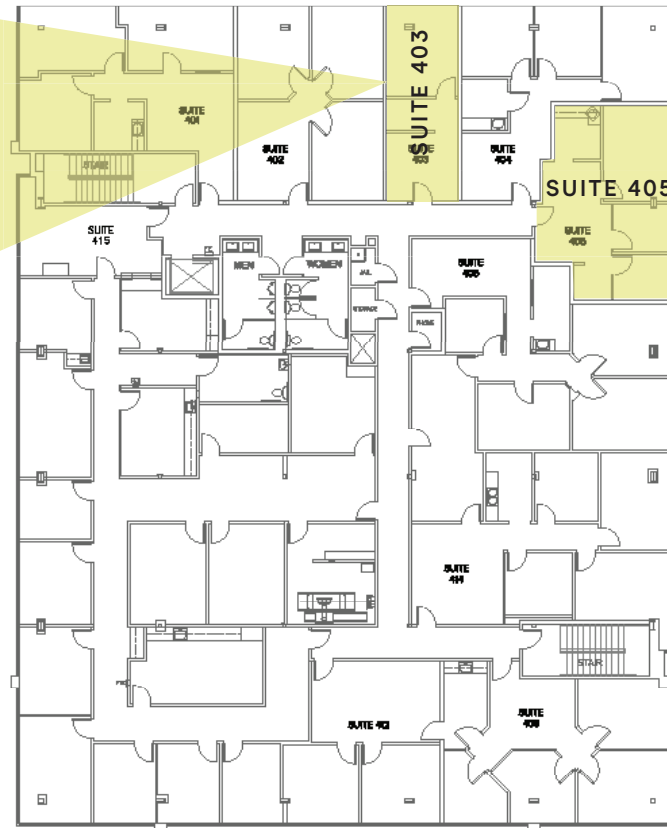
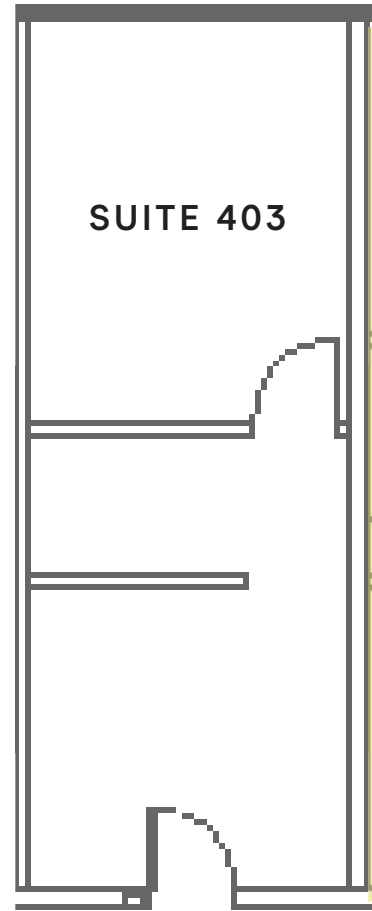
BUILDING 380

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|--------|-------|-------|-----------|----------------|------------|
| Second | 209 | 2,297 | \$2.35/SF | 2nd Generation | 10/01/2026 |



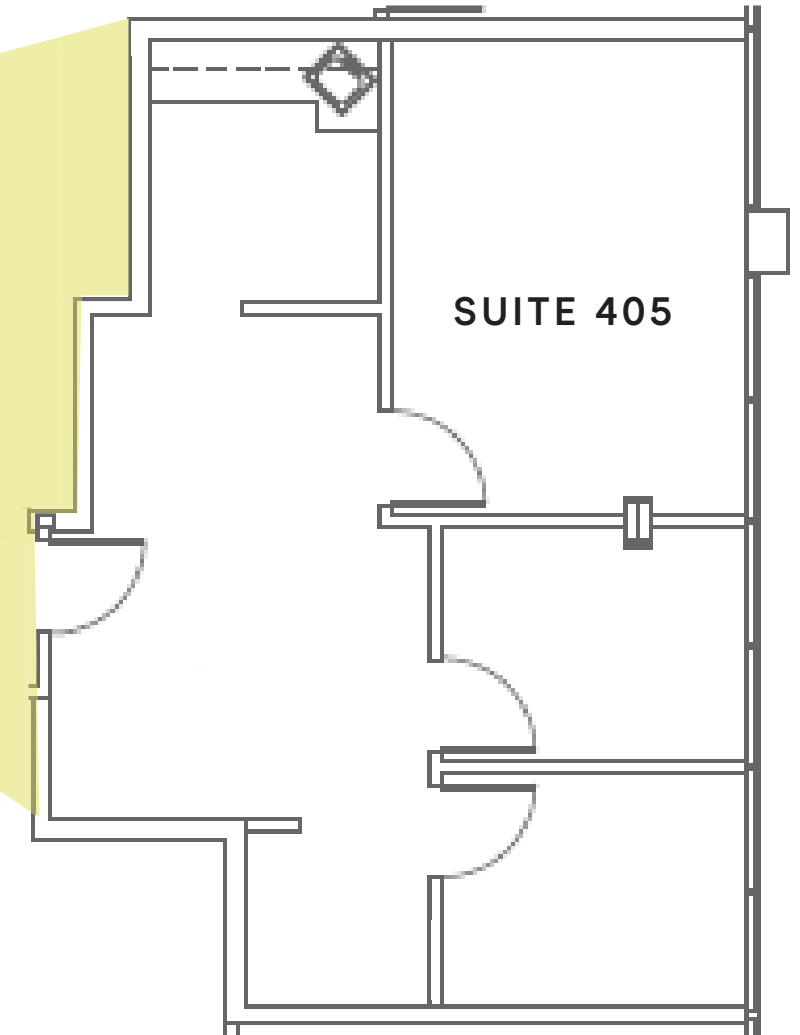
BUILDING 380

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|--------|-------|-----|-----------|----------------|-----------|
| Fourth | 403 | 513 | \$2.35/SF | 2nd Generation | Vacant |



BUILDING 380

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|--------|-------|-----|-----------|----------------|-----------|
| Fourth | 405 | 829 | \$2.35/SF | 2nd Generation | Vacant |



BUILDING 400

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|-------|-------|-------|-----------|---------------------|-----------|
| First | 104* | 2,086 | \$2.35/SF | White Box Condition | Vacant |

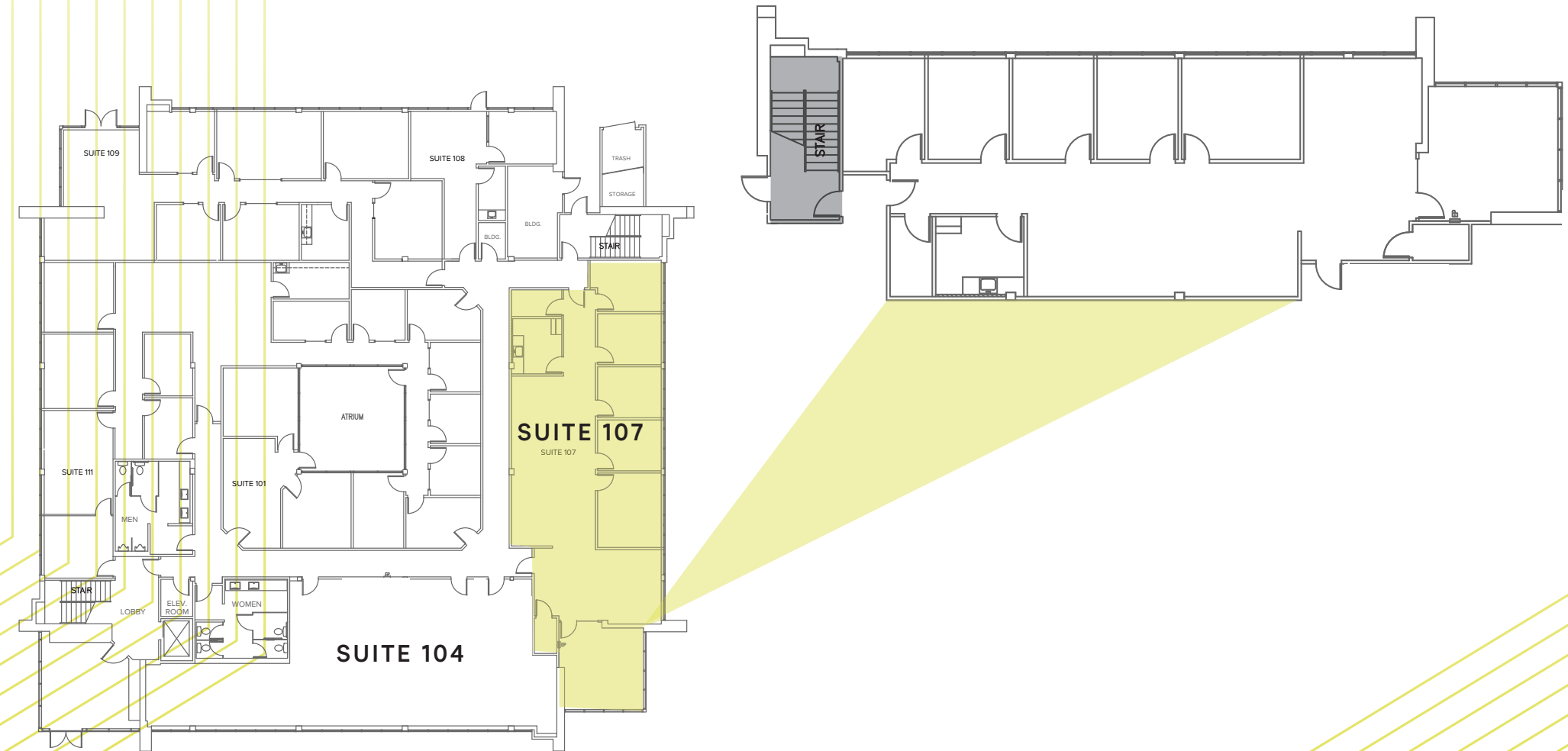
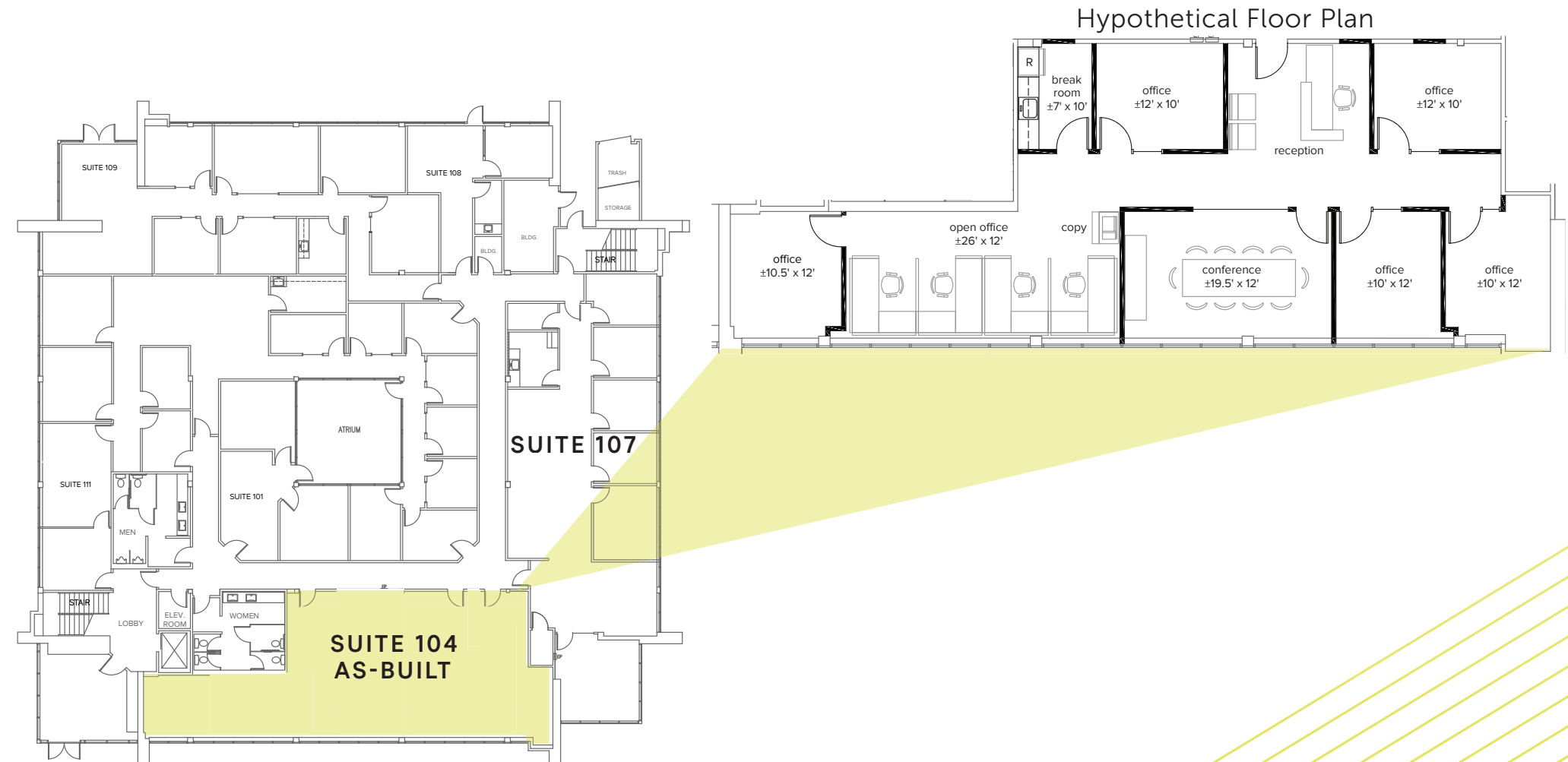
*Contiguous with Suite 107 for 4,698 SF



BUILDING 400

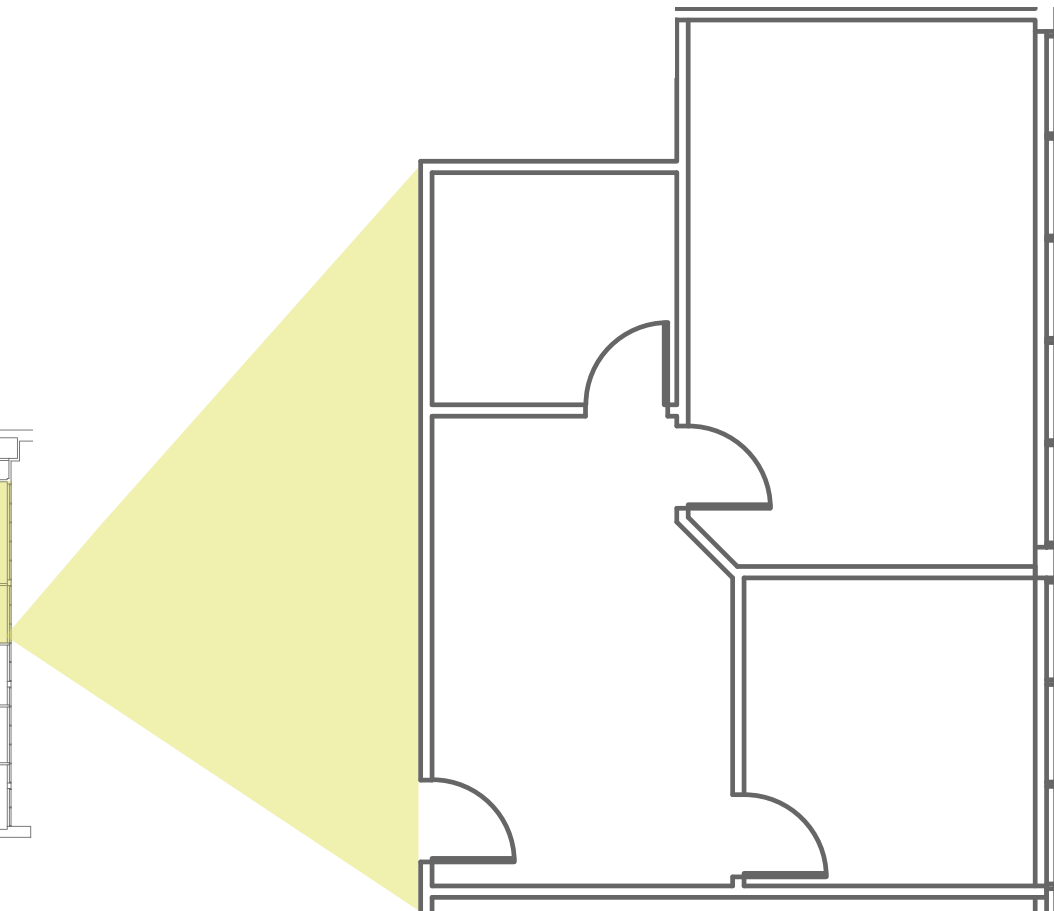
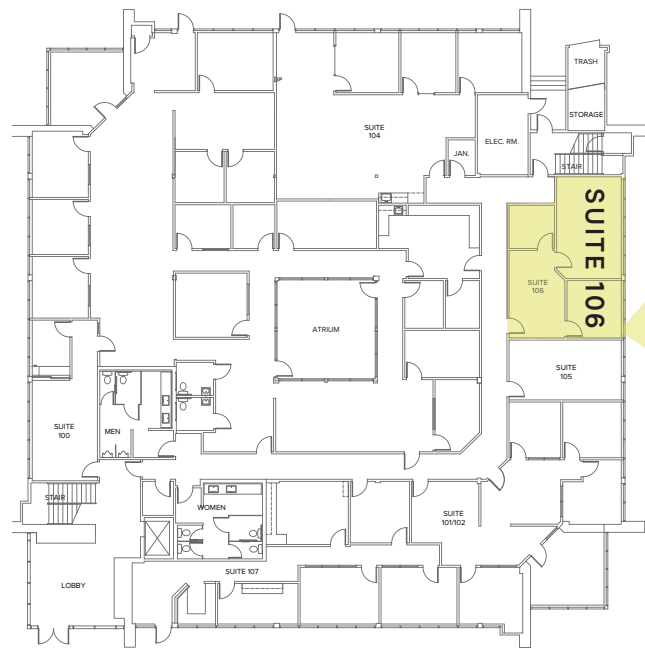
| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|-------|-------|-------|-----------|-----------|-----------|
| First | 107* | 2,612 | \$2.35/SF | 2nd Gen | Vacant |

*Contiguous with Suite 104 (400 Building) for 4,698 SF



BUILDING 410

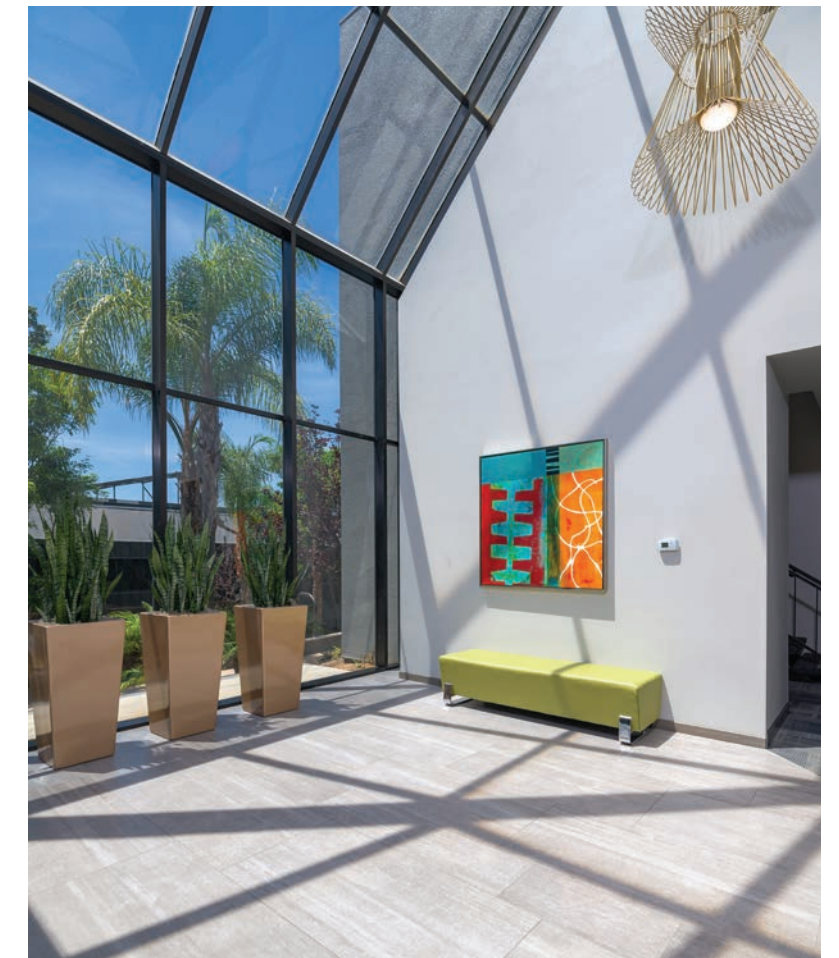
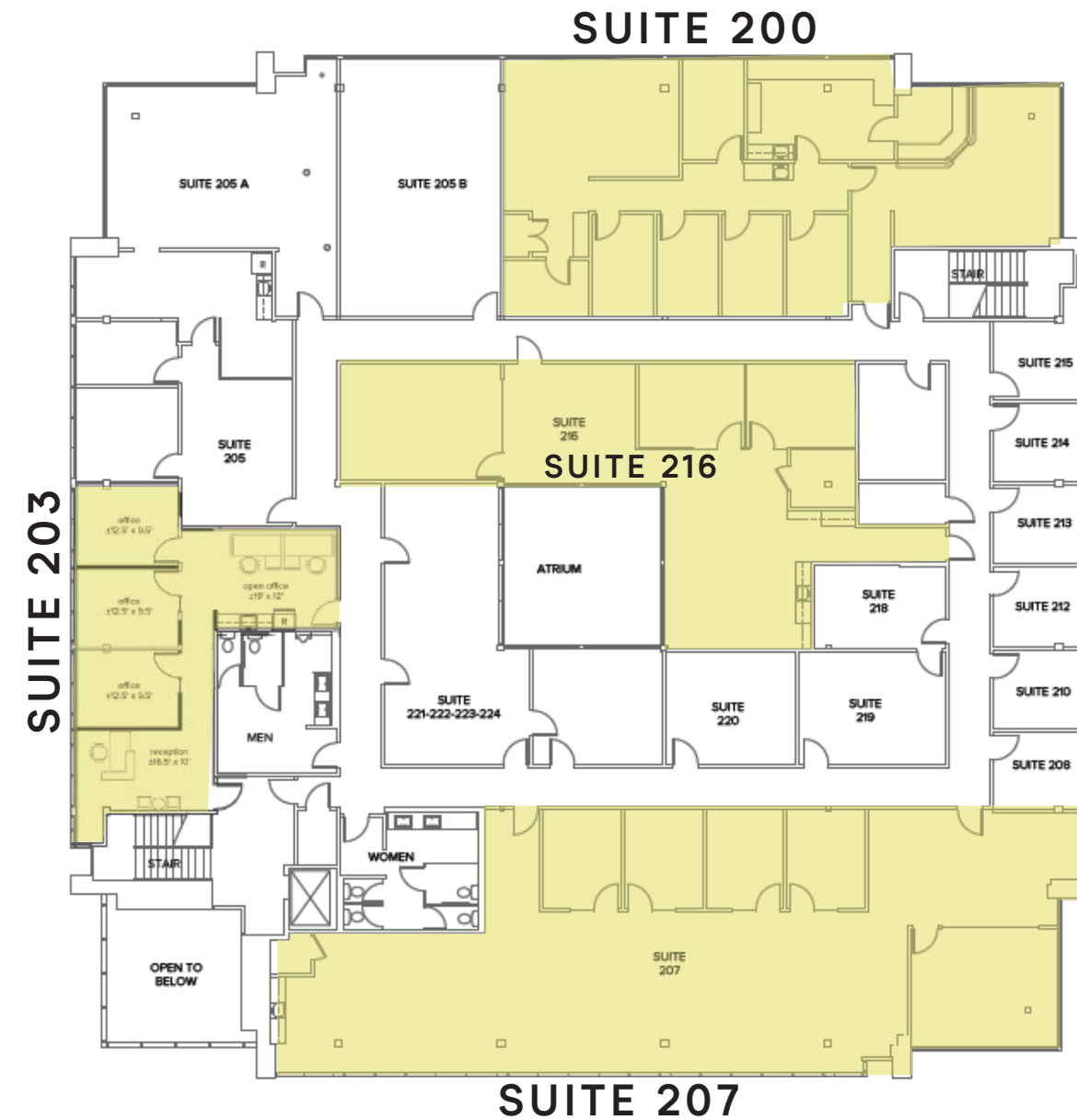
| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|-------|-------|-----|-----------|-----------|-----------|
| First | 106 | 848 | \$2.35/SF | 2nd Gen | 30 Days |



BUILDING 410

| FLOOR | SUITE | RSF | \$/SF | CONDITION | AVAILABLE |
|--------|-------|-------|-----------|-----------|-----------|
| Second | 200 | 2,236 | \$2.35/SF | Built-out | Vacant |
| Second | 203 | 1,334 | \$2.35/SF | 2nd Gen* | Vacant |
| Second | 207 | 3,388 | \$2.35/SF | 2nd Gen | 30 days |
| Second | 216 | 1,754 | \$2.35/SF | 2nd Gen | Vacant |

*Hypothetical plan shown



VISTA HIGHLIGHTS

ACROSS THE STREET FROM NORTH COUNTY SUPERIOR COURTHOUSE



SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN DIEGO

PROXIMITY TO BREWERIES



AMENITIES



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