

FOR SALE

5,162 SF FREESTANDING INDUSTRIAL BUILDING

VISTA BUSINESS PARK - 1146 N. MELROSE DR, UNIT 801 /802, VISTA, CA 92083

INVESTMENT OR LONG TERM OWNER USER OPPORTUNITY





SUBJECT PROPERTY
1146 N. Melrose Dr

BROKER CONTACTS

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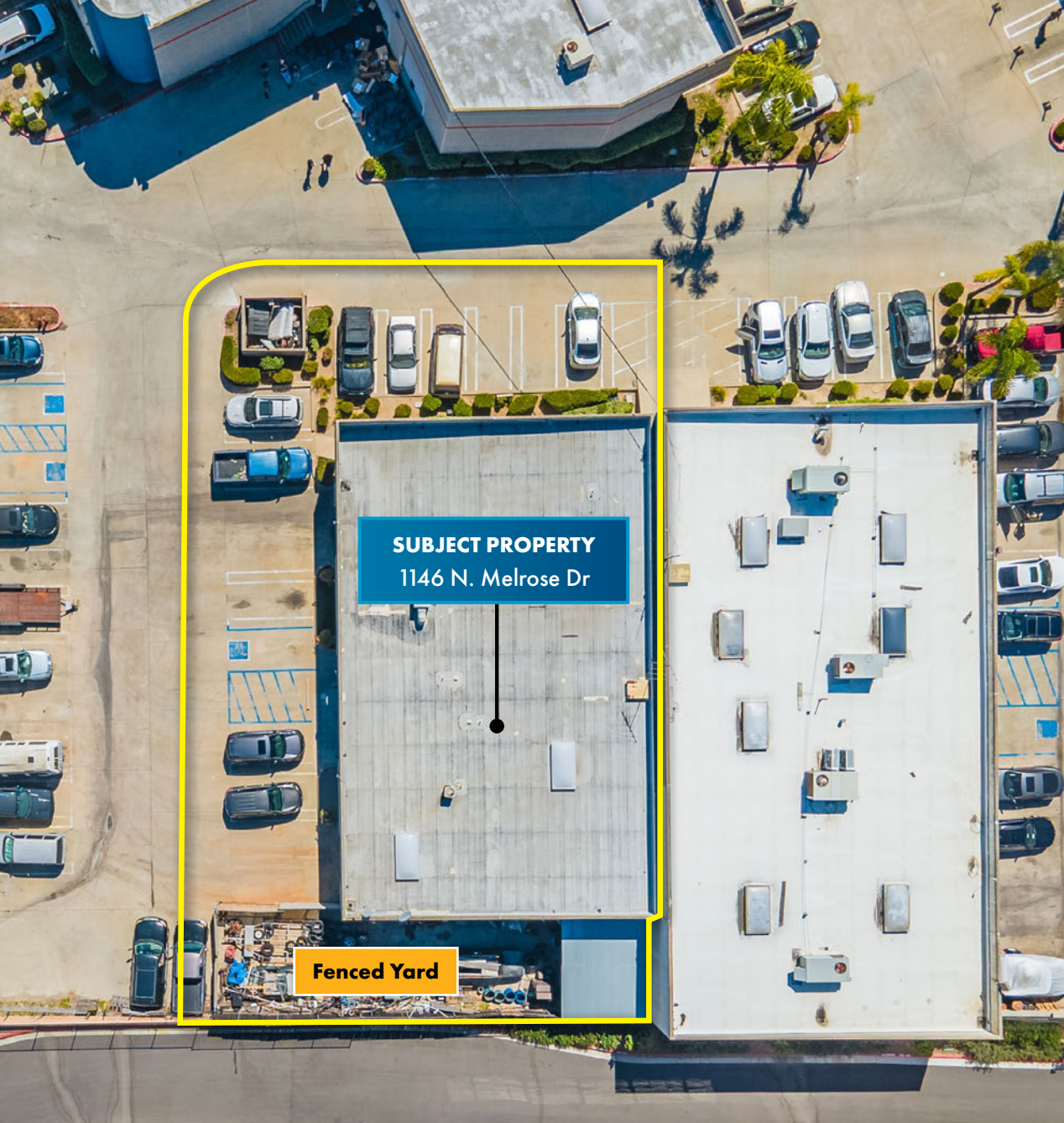
CalBRE #01773106

Olivia Baffert

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CalBRE #02211874



SUBJECT PROPERTY
1146 N. Melrose Dr

Fenced Yard

AT A GLANCE

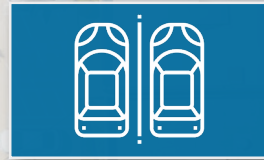
PROPERTY HIGHLIGHTS



5,162 Square Feet
Divisible into Two Units (801/802)
Multi or Single Tenant Building



Floorplan Layout
Warehouse: 4,078 SF (79%)
Office: 1,084 SF (21%)



Parking
2.32/1000 SF
(12 Stalls)



Power
Ample
(Buyer to Verify)



Clear Height
16' Minimum



Grade Level Loading
Three (3) Grade Level Doors



Fenced Yard
(Partially Covered)
Approx. 2,000 SF



Sprinkler System
Fully Sprinklered Throughout



SPRINTER RAIL LINE

SUBJECT PROPERTY
1146 N. Melrose Dr

**Storquest
Self Storage**

**Melrose
Auto Center**

N. Melrose Dr
(23,987 VPD)



ABOUT THE TENANT

A rare opportunity to acquire a unique property with well-established automotive service business in place with over 33 years of continuous operation at the same location. The business has built a strong reputation in the market, supported by a loyal and repeat customer base.

EXITING TENANT (33 YEARS OF OCCUPANCY):	Autotyme Automotive, Inc
TERM EXPIRATION:	December 31, 2028
LEASE TYPE:	AIR Single Tenant Lease – Net
CURRENT BASE RENT:	\$5,049.30 (\$0.98/SF) +- 45% below market
ESCALATIONS:	Consumer Price Index (CPI)
OPTION(S) TO EXTEND:	None



PREMISES OVERVIEW

STREET ADDRESS: 1146 N. Melrose Dr, Unit 801/802,
Vista, CA 92083

BUSINESS PARK: Vista Business Park

TOTAL SQUARE FEET: 5,162 Square Feet

OFFICE AREA: 1,084 SF (21%)

WAREHOUSE AREA: 4,078 SF (79%)

LOT SIZE: 0.30 Acres

LOADING: Three (3) Grade Level Doors

POWER: Ample (Buyer to Verify)

YEAR BUILT: Constructed in 1990

CLEAR HEIGHT: 16' Minimum

PARKING RATIO: 2.32/1000 SF (12 Stalls)

ZONING: SPI, Vista

SPRINKLER SYSTEM: Fire Sprinklers Throughout

DIVISIBLE INTO TWO UNITS: Spaces Separately Metered

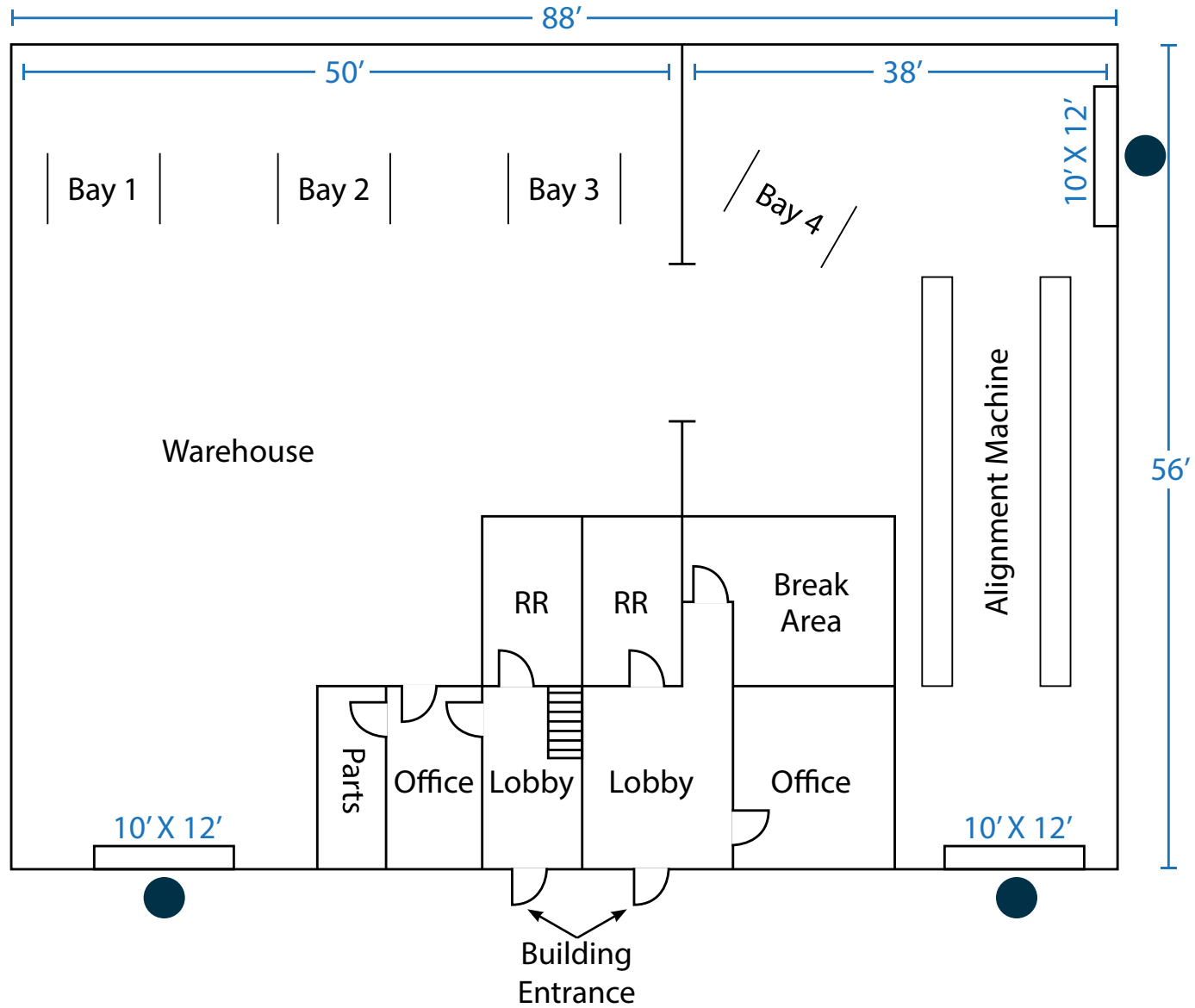
SALE PRICE: \$1,471,170 (\$285/SF)



[Call Brokers to Schedule Showing](#)

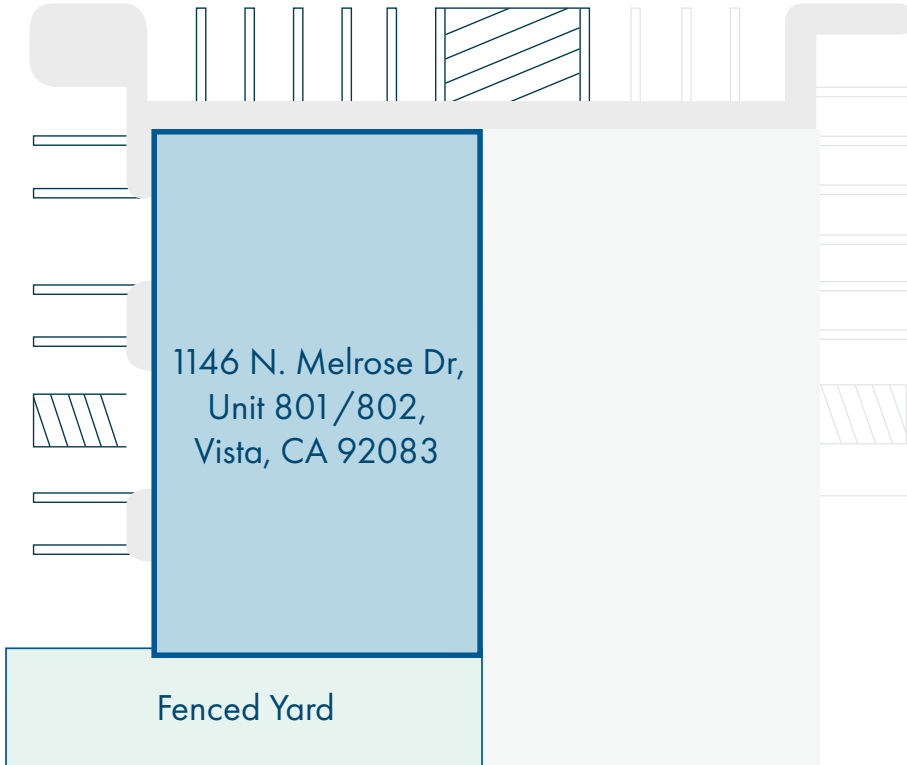
FLOOR PLAN

● = Grade Level Loading



SITE PLAN

Building Area:	5,162 SF
Bonus Storage Mezz:	200 SF
Yard:	2,000 SF
Parking:	Approx. 12 spaces





N. Melrose Dr
(23,987 VPD)

North County Trade
Tech High School

TJ Crossman
Auto Repair

W. Los Angeles Rd

On Market

SUBJECT PROPERTY
1146 N. Melrose Dr

On Track
Sliding

Urban Tires

Storquest
Self Storage

Butler Chemicals

Rob's Auto

New Haven
Youth Service

S and R
Towing Inc

SPRINTER RAIL LINE

SITE AERIAL



WAREHOUSE / LOADING



OFFICE PHOTOS



LOCATION MAP



SUBJECT PROPERTY
1146 N. Melrose Dr

3.2
Miles

1.5
Miles

7.4
Miles

12.1
Miles

OCEANSIDE

VISTA

CARLSBAD

SAN MARCOS

ESCONDIDO

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For More Information Contact:

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