

# 1130 N MELROSE DRIVE

*Unit 401 // Vista, CA*



**FOR LEASE**

**TURN KEY COMMERCIAL KITCHEN**

**±2,469 RSF**



# PROPERTY HIGHLIGHTS



## VISTA BUSINESS PARK



Commercial Bakery and  
Kitchen Improvements  
(see link on page 3)



100% HVAC Climate Control



Gas Served



Approximately 7 Unreserved  
Parking Spaces



One (1) Grade Level Door  
Position



Power: 3-Phase, 400 Amps



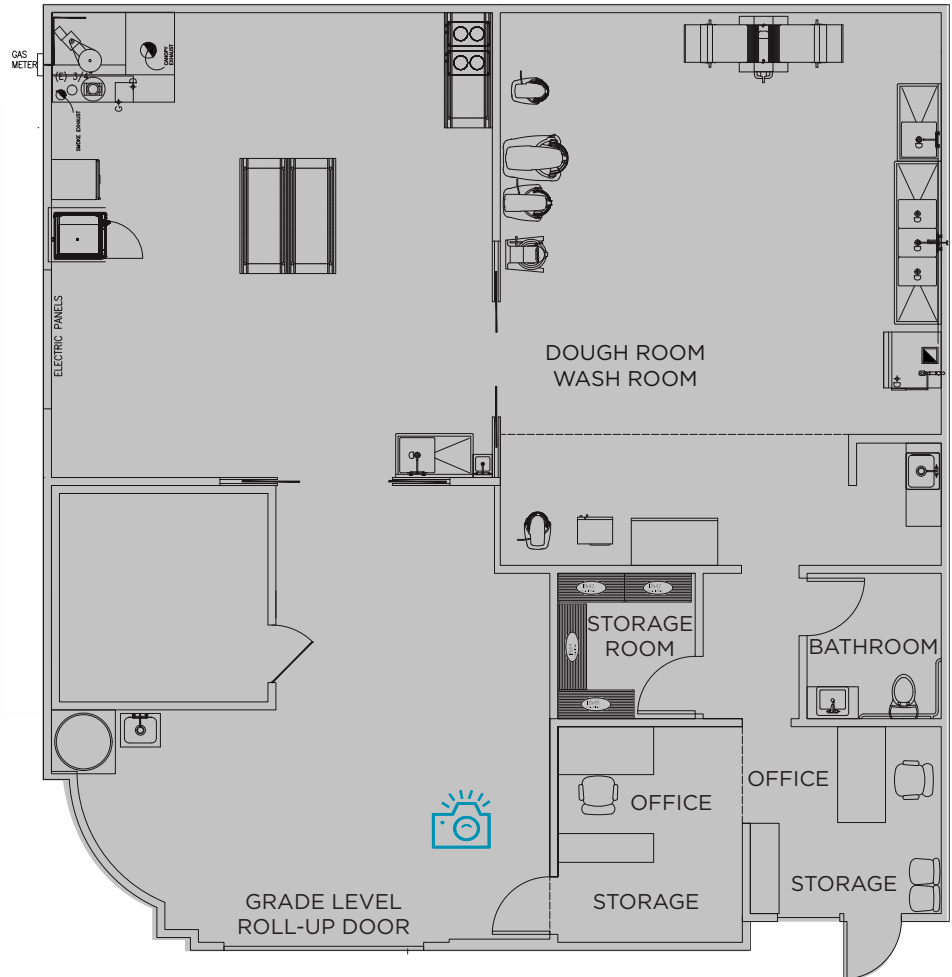
Easy Access to Highway-78



Lease Rate: Negotiable

# FLOOR PLAN

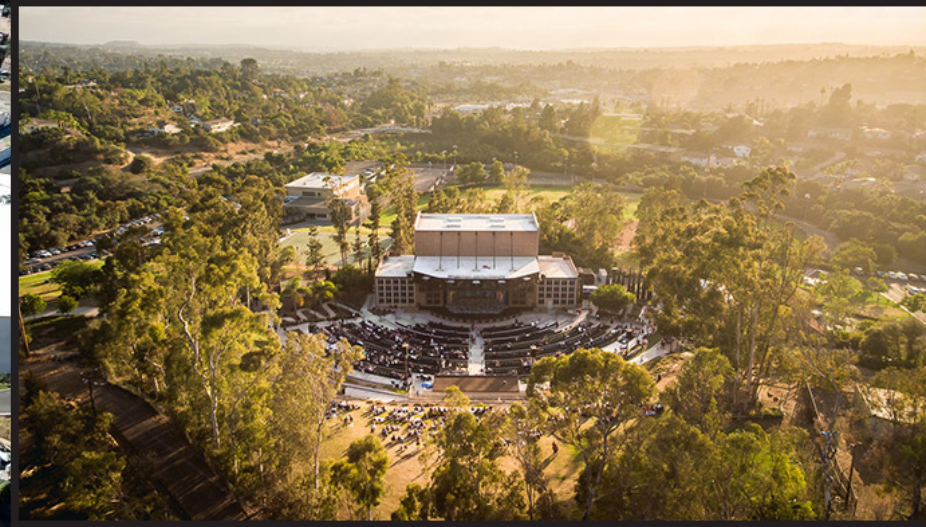
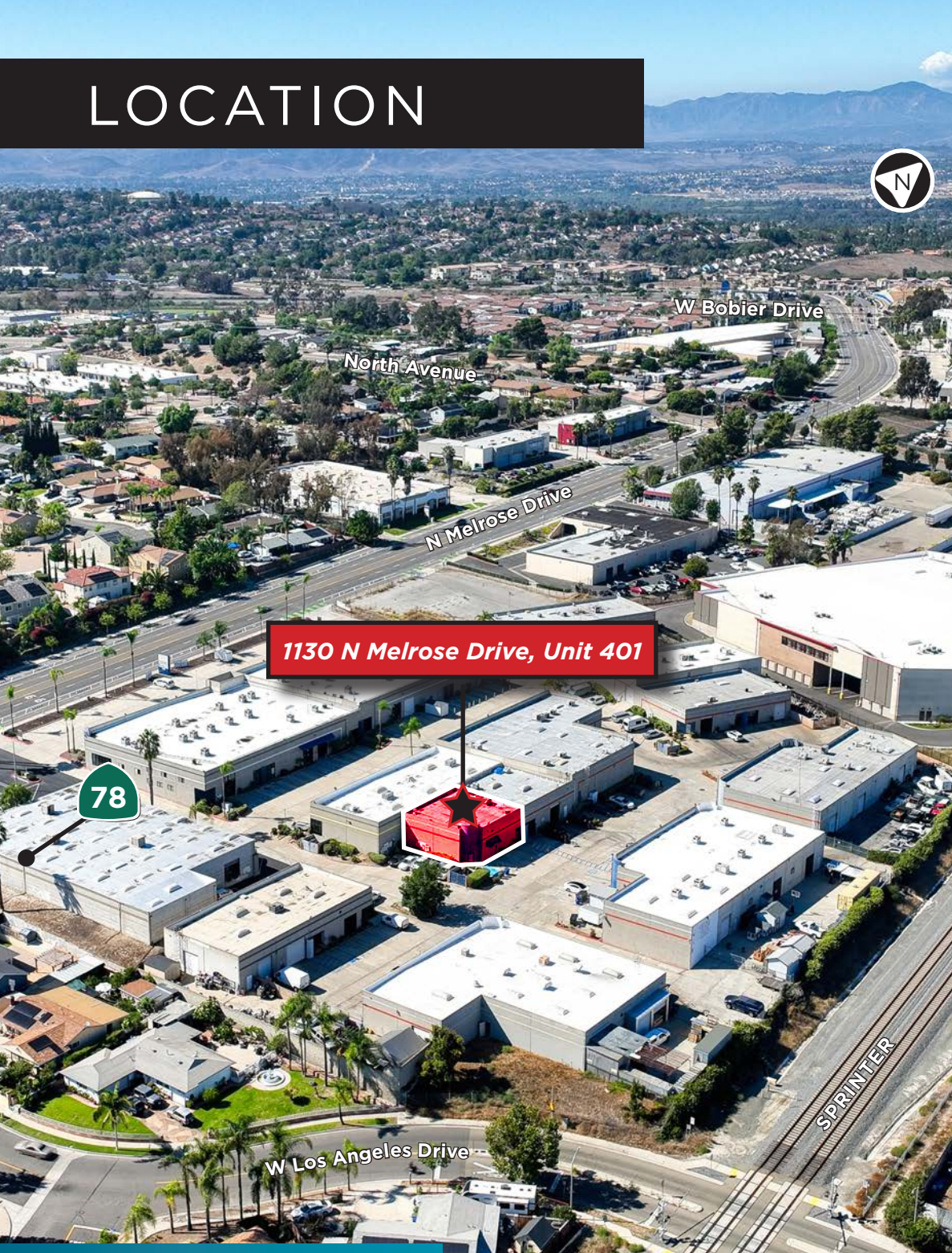
DOWNLOAD  
COMMERCIAL BAKERY  
& KITCHEN IMPROVEMENTS LIST



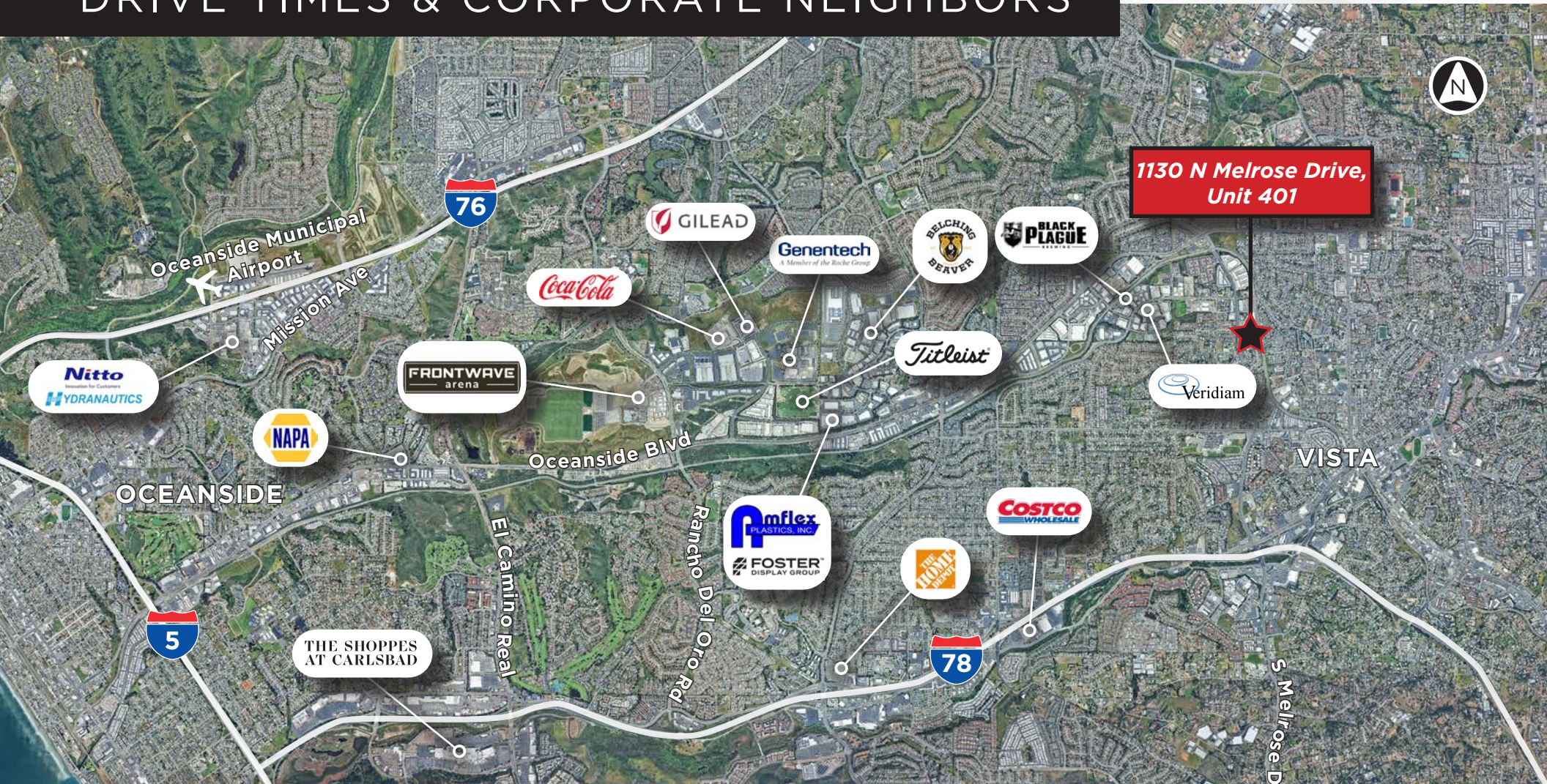
# PHOTOS



# LOCATION



# DRIVE TIMES & CORPORATE NEIGHBORS



## DRIVE TIMES

- 5 Minutes** to Hwy-78
- 8 Minutes** to Hwy-76
- 12 Minutes** to I-5
- 35 Minutes** to Orange County

- 55 Minutes** to San Diego International Airport
- 1 Hr** to Downtown San Diego
- 1 Hr 25 Mins** to International Border

1130 N MELROSE DRIVE, UNIT 401 //// VISTA

FOR LEASE



FOR MORE INFORMATION CONTACT BROKER:

**TYLER STEMLEY**

760.431.3841

[tyler.stemley@cushwake.com](mailto:tyler.stemley@cushwake.com)

Lic. No.02003867

**MIKE CLARK**

858.625.5225

[mike.clark@cushwake.com](mailto:mike.clark@cushwake.com)

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