

OFFERING MEMORANDUM

440 S MELROSE DRIVE

VISTA, CALIFORNIA 92081



PREMIER OWNER-USER MEDICAL / DENTAL OFFICE OPPORTUNITY

24,722 SF | Two Stories | Approximately 100 Surface Parking Spaces

OFFERED AT \$9,999,999

440 S MELROSE DRIVE

Executive Summary

440 S Melrose Drive is a two-story medical and professional office property in Vista, California, positioned immediately off State Route 78 and across from the Vista Courthouse. The property offers an owner-user the ability to occupy a substantial portion of a well-located North County building while retaining flexibility for multiple professional or medical uses.

Significant remodeling has been completed since 2020 to accommodate dental-clinic and dental-training uses. Existing improvements include dental treatment rooms, sterilization areas, reception space, conference/classroom areas, offices, labs and supporting building infrastructure.

PROPERTY SNAPSHOT

Building Size	24,722 SF
Stories	2
Year Built	2000
Lot Size	Approx. 1.40 acres
Parking	Approx. 100 surface spaces
Parcel	166-250-28
Property Type	Medical / Professional Office
Offering	Owner-User / Investment

PREMIER OWNER-USER MEDICAL / DENTAL OFFICE OPPORTUNITY

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Owner-User Medical / Dental Opportunity

Existing improvements are especially suited to a medical, dental, specialty practice, educational/clinical organization or other professional owner-user seeking a substantial North County presence.

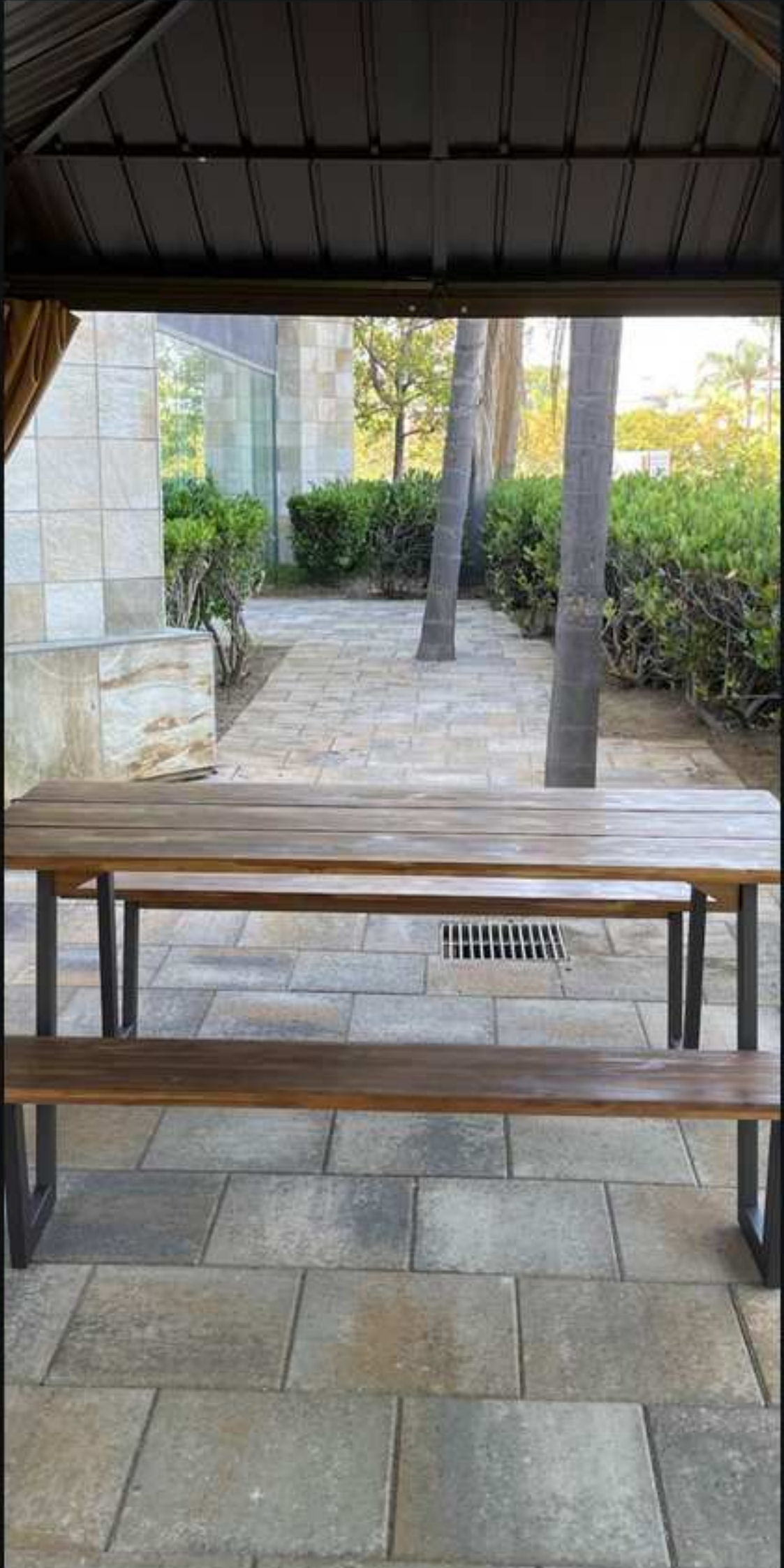
PROPERTY HIGHLIGHTS

- Approximately 24,722 SF two-story building
- Approximately 100 surface parking spaces
- Direct access to State Route 78
- Across from the Vista Courthouse
- Existing dental, clinical, classroom and professional-office improvements
- Significant remodeling since 2020
- Flexible owner-user occupancy strategy
- Outdoor patio / gazebo amenity area



First-Floor Plan

Original owner-supplied layout reproduced exactly as provided; the plan image itself is not modified.



First-Floor Clinical & Training Improvements

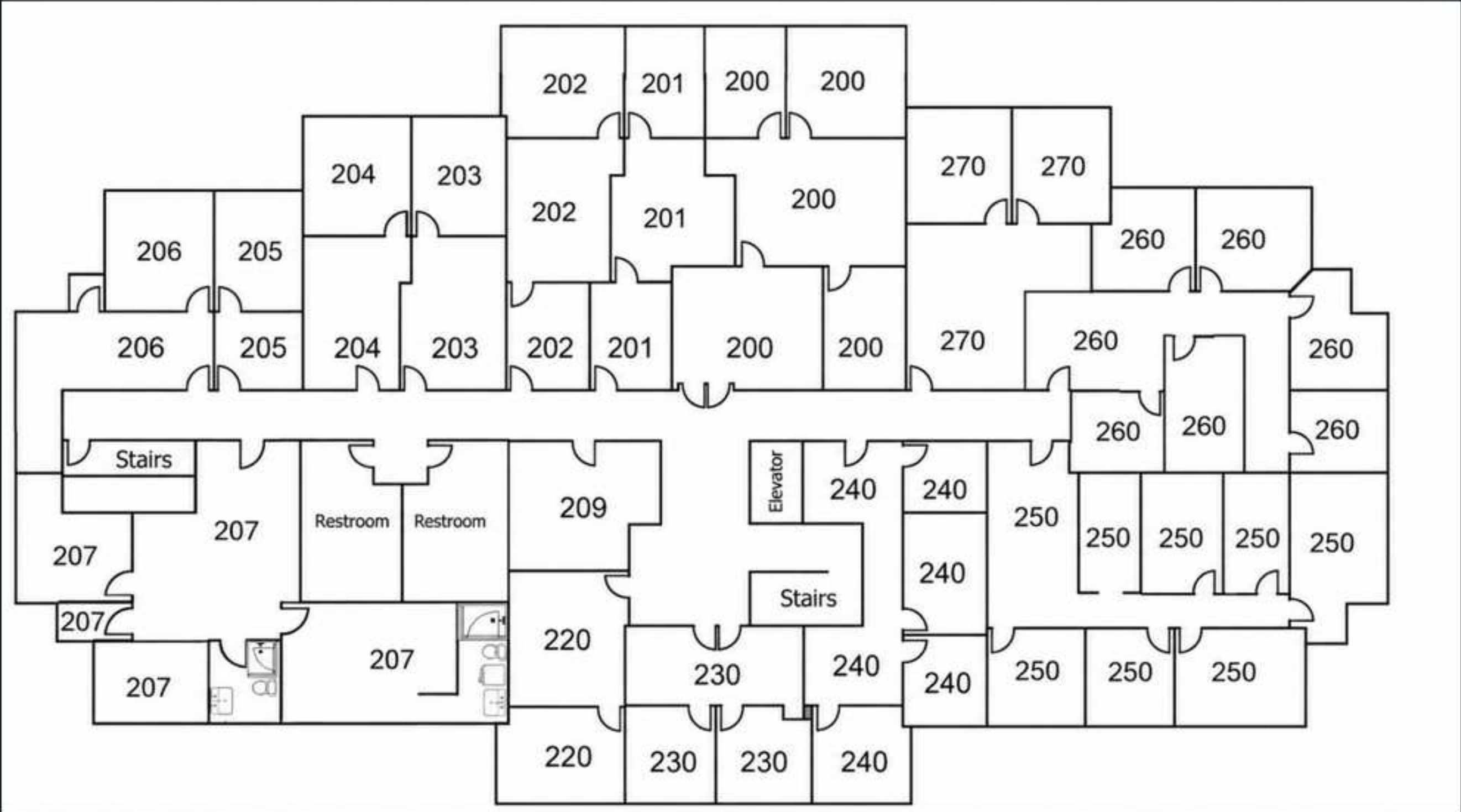
Original photographs illustrate existing educational, meeting and clinical-support areas. Significant remodeling since 2020 was undertaken to support dental-clinic and related training functions.

Prospective purchasers should verify current condition, permits and suitability for their intended use.



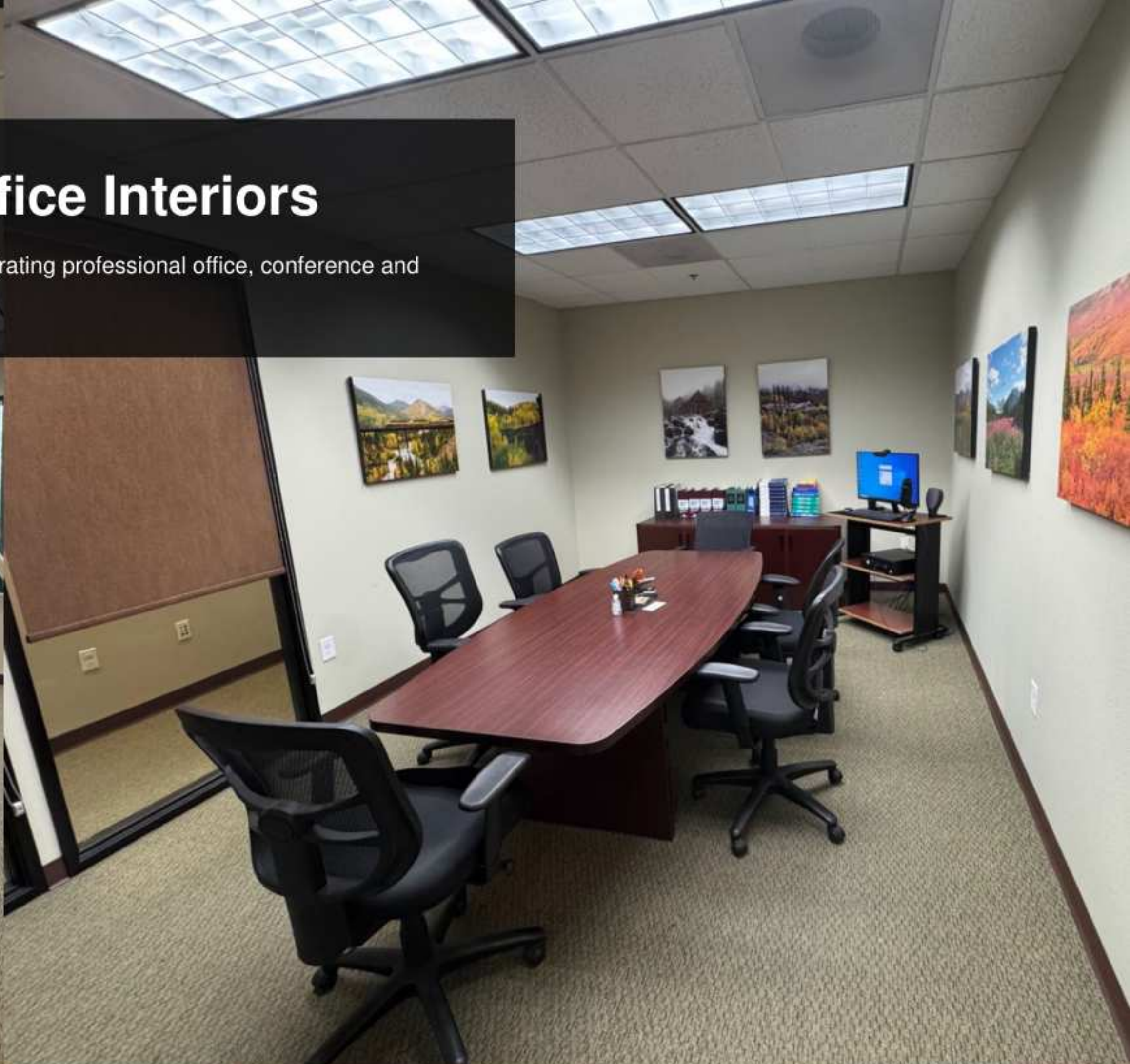
Second-Floor Plan

Original owner-supplied layout shown exactly as provided; no plan elements have been redrawn or altered.



Second-Floor Office Interiors

Original owner-supplied photographs illustrating professional office, conference and common-area conditions.



Additional Interior Views

Varied office configurations and natural light throughout the property.
Photographs are shown as supplied.





Strategic North County Location

440 S Melrose Drive is located immediately south of State Route 78 in Vista, providing convenient regional access to Carlsbad, Oceanside, San Marcos and the broader North San Diego County market. The Vista Courthouse is directly across South Melrose Drive.

REGIONAL AIRPORT ACCESS

San Diego International Airport (SAN)	Approx. 40 miles
John Wayne / Orange County Airport (SNA)	Approx. 57 miles
Los Angeles International Airport (LAX)	Approx. 95 miles

Nearby Amenities

Original owner-supplied retail-services map reproduced without alteration.

RETAIL SERVICES



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Exterior, Parking & Site

Original owner-supplied photographs shown without stretching.



Offering & Due Diligence

Offering Price

\$9,999,999

This memorandum is intended to present the property as an owner-user medical / dental opportunity. A purchaser should independently review the current rent roll, tenant leases, operating statements, title, zoning, permitted uses, property condition, roof, HVAC, elevator, parking, environmental matters and all other due-diligence items relevant to the acquisition.



TO SCHEDULE A SHOWING, PLEASE CONTACT
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