

OFFERING MEMORANDUM

TRI-CITY MEDICAL

326 S. MELROSE DR.
VISTA, CA 92081

AVAILABLE FOR LEASE

Premier Medical Office Suites



THE OPPENHEIM GROUP
COMMERCIAL REAL ESTATE

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WELCOME TO

326 S. MELROSE DR.

Located at a highly visible, signalized intersection in the desirable Vista submarket, 326 S Melrose Dr presents an exceptional leasing opportunity for medical and professional users. The two-story office building features striking steel frame construction with a stone and glass exterior, creating a modern and welcoming environment for both staff and patients.

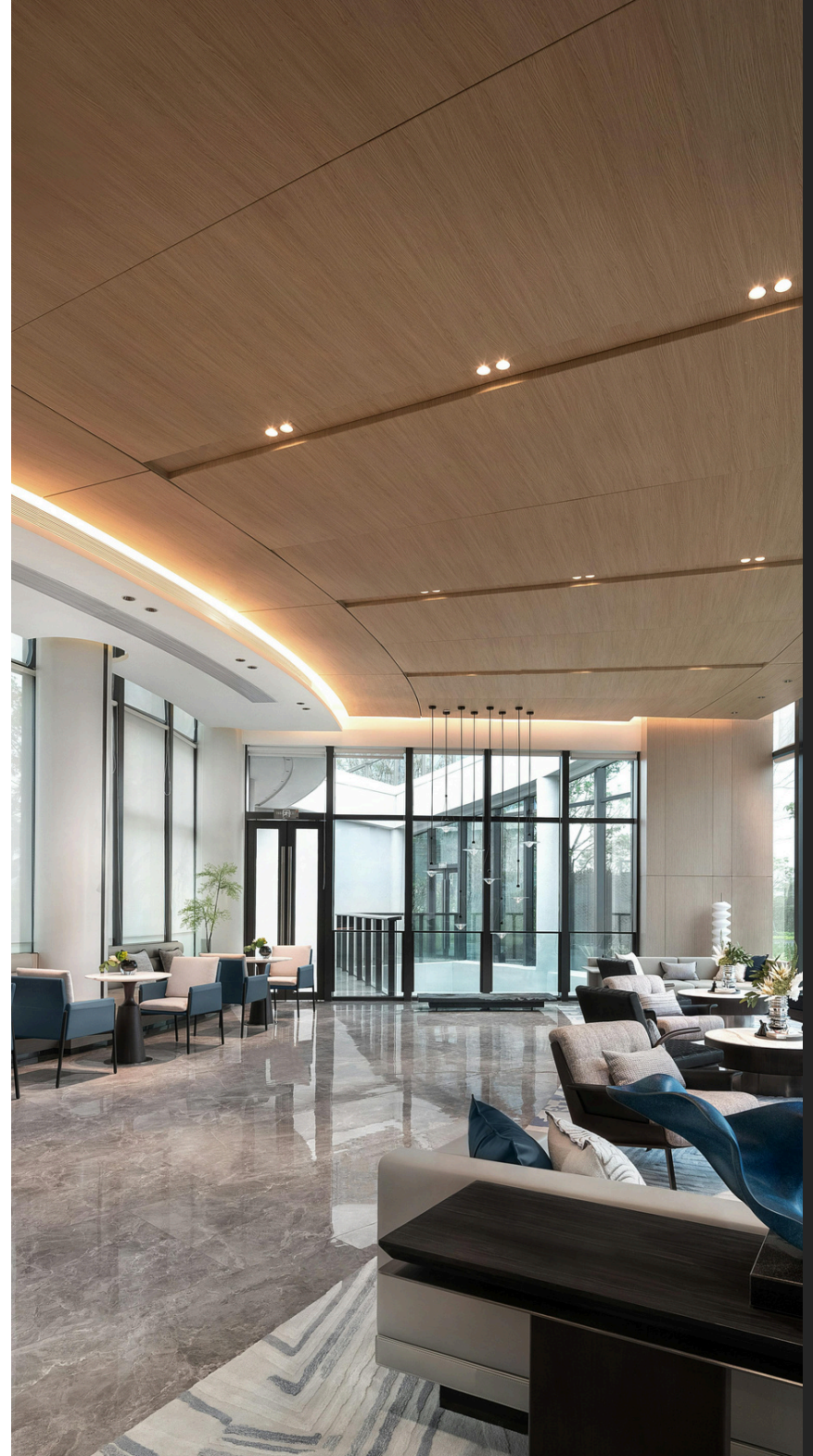
The second floor is fully occupied by an established medical group. The first floor is comprised of three suites, including two in shell condition—ideal for medical, dental, or physical therapy users seeking to design a custom layout. The third suite currently operates as a dental office and can be made available upon request.

HIGHLIGHTS

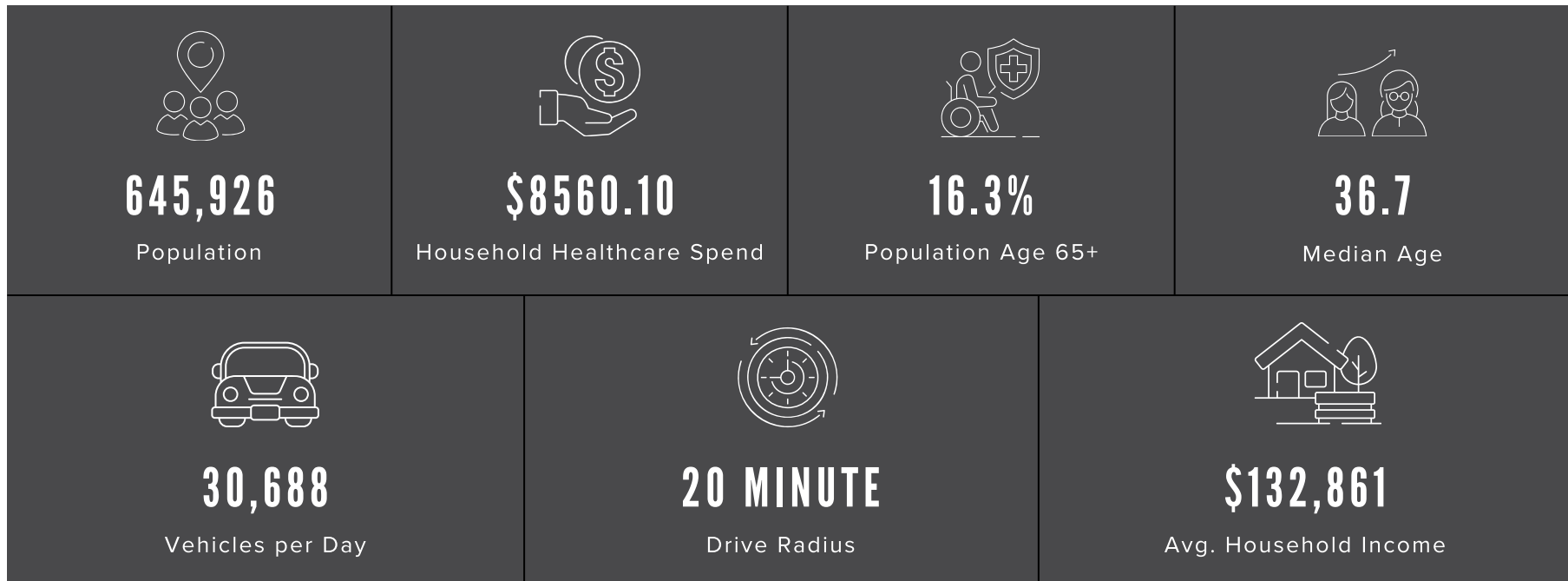
- **Asking Rent:** \$2.65/SF NNN
- **CAM:** \$0.52/SF
- **Visibility:** Prominent building and monument signage available
- **Convenience:** Walking distance to diverse retail amenities
- **Accessibility:** Separately metered utilities for tenant control
- **Parking:** Generous surface parking with a 3.85/1,000 SF ratio

BUILDING SPECIFICATIONS

BUILDING TYPE	Medical Office
YEAR BUILT	2008
LAND SIZE	1.20 AC (52,272 SF)
STORIES	2
TYPICAL FLOOR SIZE	7,138 SF
CLEAR HEIGHT	10' slab-to-slab
CONSTRUCTION	Steel frame with stone and glass exterior
FIRE SAFETY	Fully sprinklered
ZONING	C



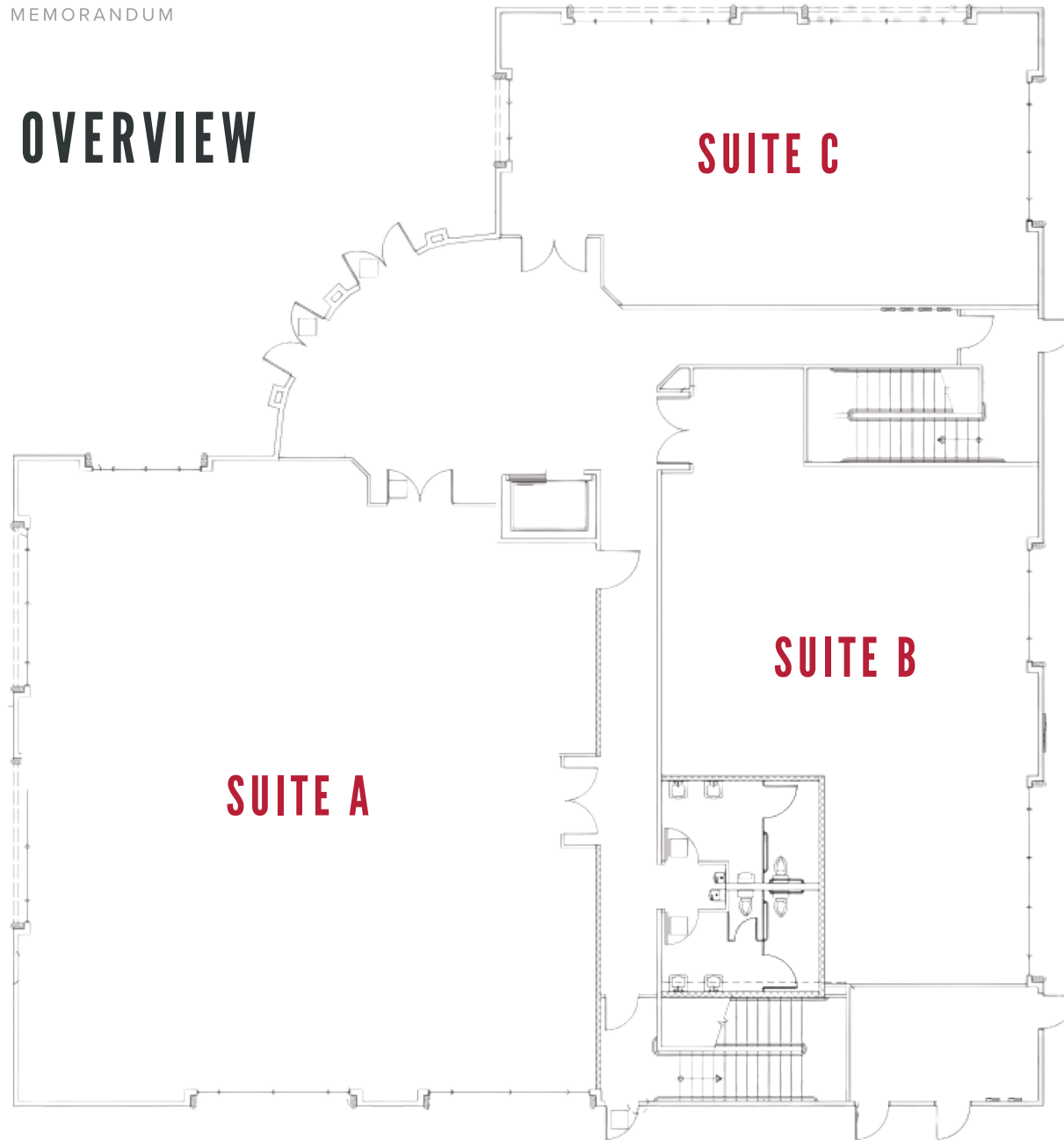
DEMOGRAPHICS



INSURANCE COVERAGE



SITE PLAN OVERVIEW



CURRENT AVAILABILITIES

The property is currently 78.7% leased, offering excellent synergy with existing tenants. We offer flexible configurations to suit a variety of medical and professional practices.

- Total Available SF: 1,392 – 6,305 SF
- Max Contiguous SF: 6,305 SF
- Total Vacant SF: 3,048 SF

SUITE A

- **Size:** 3,257 SF
- **Rate:** \$2.65/SF NNN
- **Contiguous:** 7,138 SF

Former urgent care/dental buildout. Highly versatile medical space with the option to combine for a full-floor opportunity.

SUITE B

- **Size:** 1,656 SF
- **Rate:** \$2.65/SF NNN
- **Contiguous:** 7,138 SF

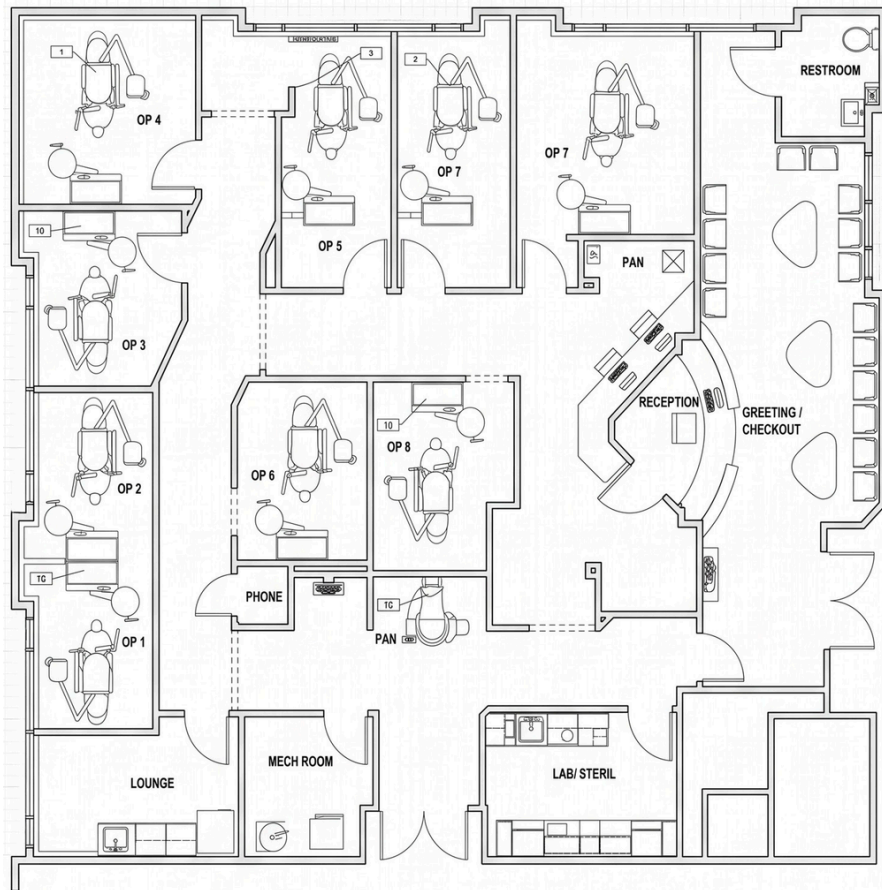
Bright, customizable cold shell with floor-to-ceiling natural light. Generous TI available. Combine with other suites for a full first-floor opportunity.

SUITE C

- **Size:** 1,392 SF
- **Rate:** \$2.65/SF NNN
- **Contiguous:** 7,138 SF

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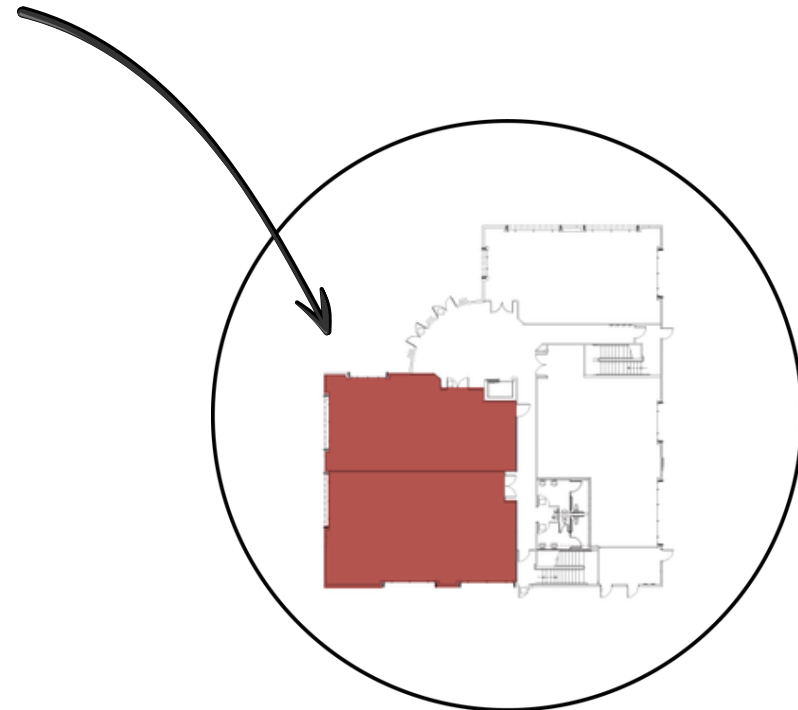
SUITE A FLOOR PLANS



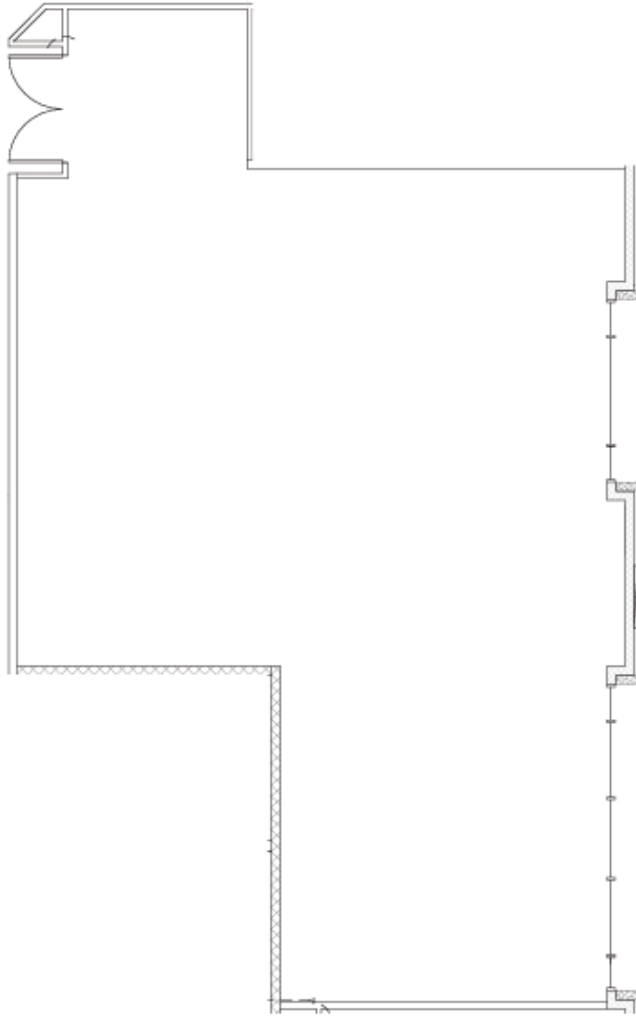
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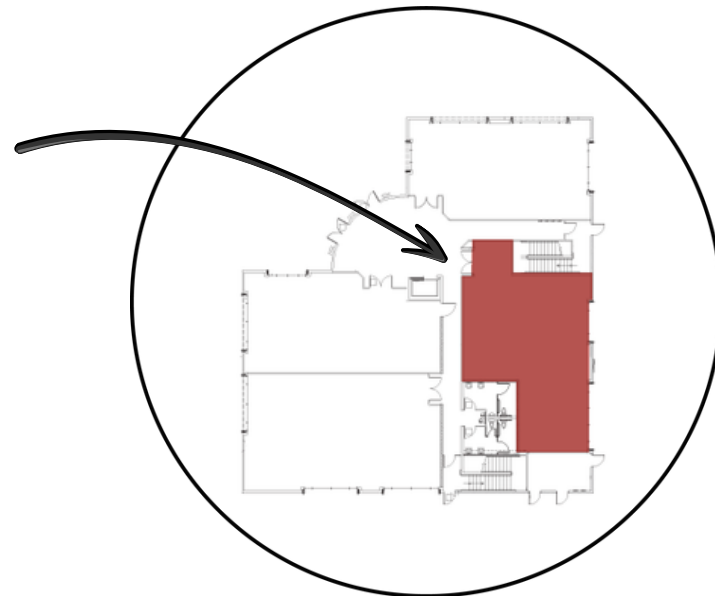
SUITE B FLOOR PLANS



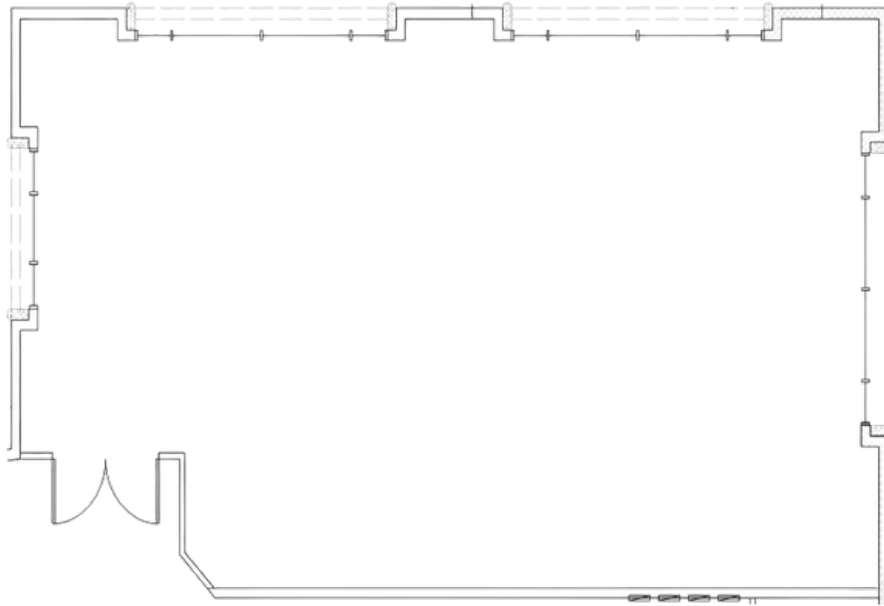
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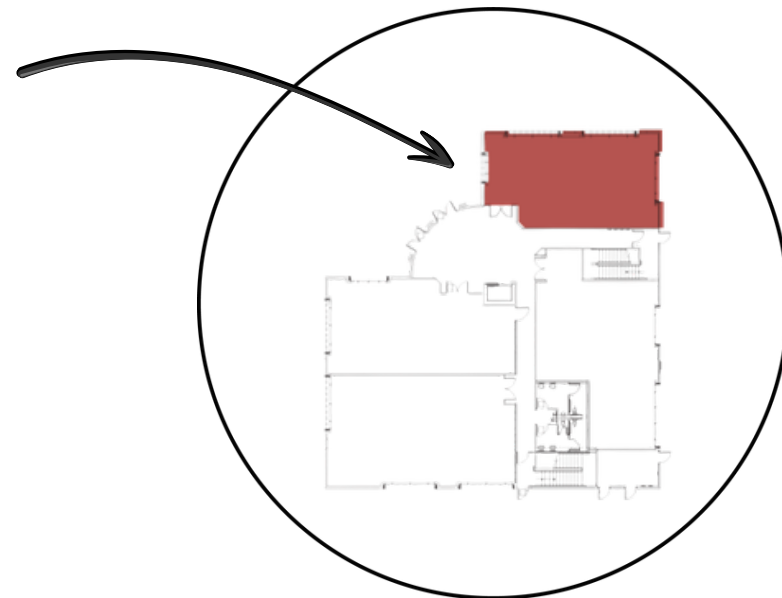
SUITE C FLOOR PLANS



SUITE C

- **Size:** 1,392 SF
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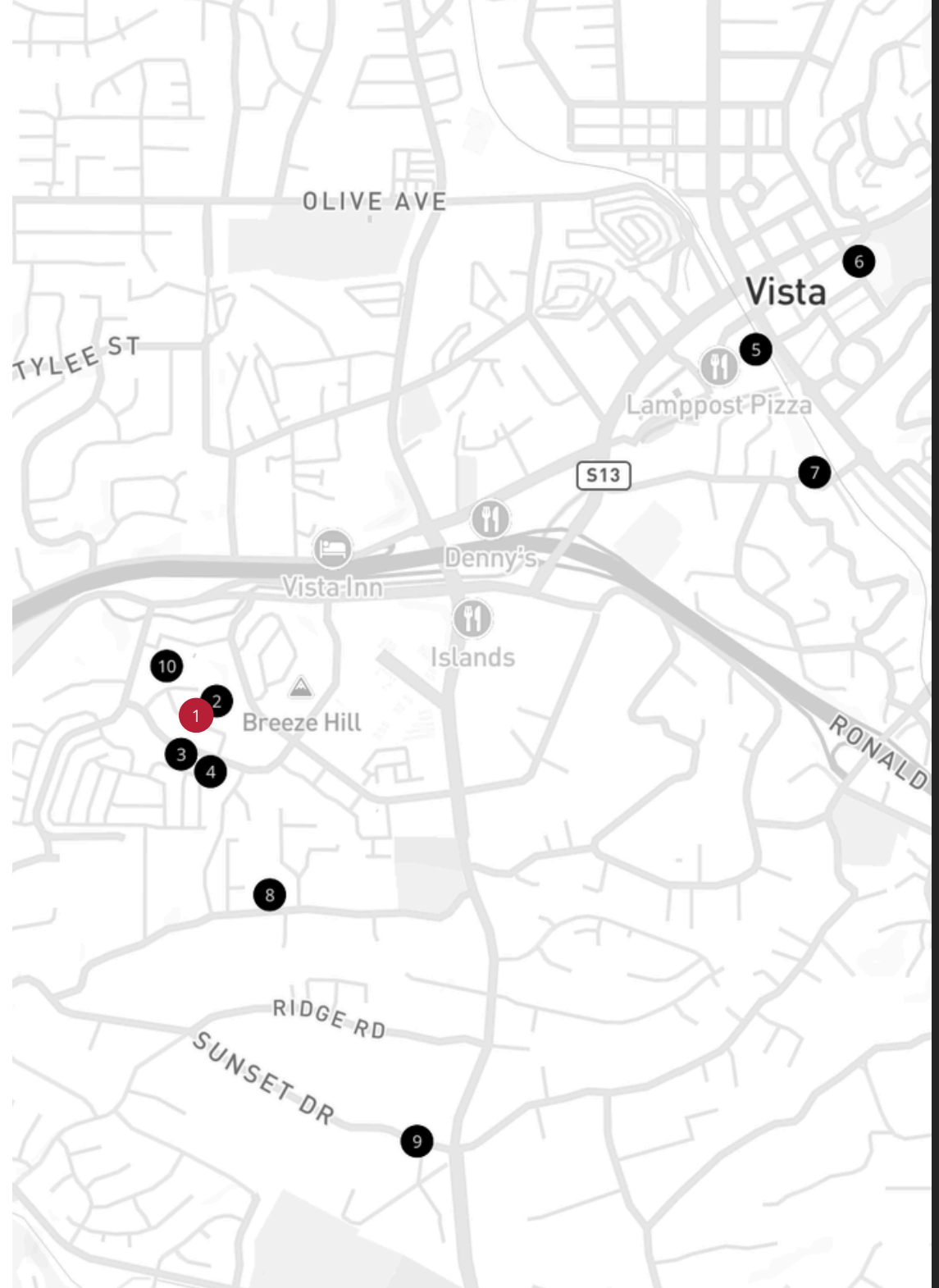


AREA OVERVIEW

VISTA, CA

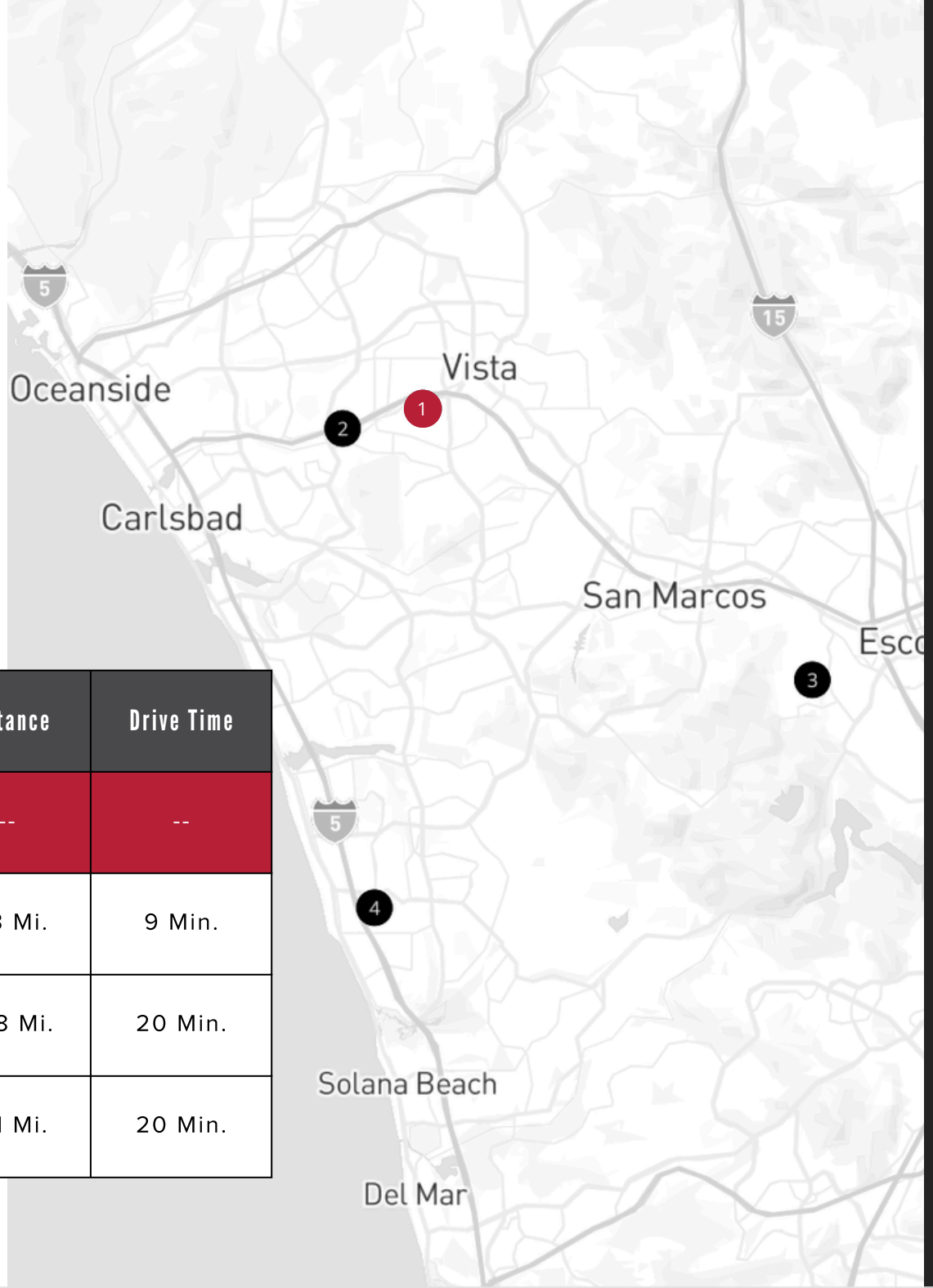
326 S. Melrose Dr. sits directly in the path of major commerce and daily commuter traffic. The property is strategically positioned near essential civic, fitness, and retail destinations.

- 1 326 S. Melrose Dr.
- 2 North County Regional Center
- 3 Breeze Hill Ranch
- 4 LA Fitness
- 5 Vista Village (270K SF Retail)
- 6 Downtown Vista
- 7 Vista Inn Hotel
- 8 Breeze Hill Elementary
- 9 Rancho Buena Vista High School
- 10 Islands Restaurant



NEARBY HEALTHCARE FACILITIES

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Healthcare Facilities	Distance	Drive Time
1. 326 S. Melrose Dr.	--	--
2. Tri-City Medical Center	3.3 Mi.	9 Min.
3. Palomar Medical Center Escondido	10.8 Mi.	20 Min.
4. Scripps Memorial Hospital Encinitas	17.1 Mi.	20 Min.

FEATURED LOCATION

Situated just across Highway 78, Vista Village serves as a premier retail and entertainment destination for North County San Diego. Spanning 270,000 square feet, this vibrant, open-air center features a 70,000-square-foot movie theater, a diverse array of dining options, and essential daily services. Its highly walkable layout and welcoming atmosphere provide a perfect midday escape or after-hours destination for medical professionals, clinic staff, and visiting patients, offering unparalleled convenience right at your doorstep.

PROPERTY HIGHLIGHTS

- Prominent medical office address located at a highly visible, lighted intersection
- Striking two-story steel frame construction featuring a modern stone and glass exterior
- Generous surface parking lot providing convenient access with an ample 3.85/1,000 SF ratio
- Efficient low-rise setting with professional, welcoming common areas
- Separately metered utilities offering tailored control for individual medical practices
- Immediate, convenient access to Highway 78 for seamless commuting across North County
- Walking distance to a wide variety of retail, dining, and fitness amenities, including LA Fitness
- Fully sprinklered building equipped with reliable elevator service



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