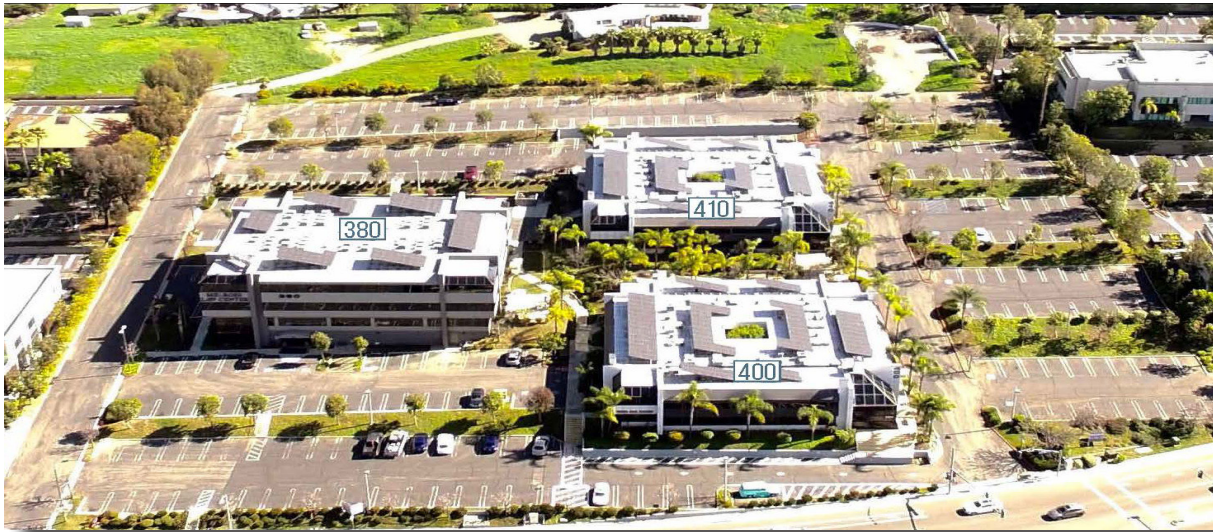


JUST SOLD - \$9,850,000



MELROSE LAW CENTER

380, 400 & 410 South Melrose Dr.
Vista, California, 92081



PROPERTY DETAILS

- 3 Office Buildings Totaling Approximately 101,443 SF
- 2 Legal Parcels - 4.88 Acres
- Extensive Solar Panels on All 3 Buildings
- 345 Surface Parking Spaces
- Terrific Visibility and Access from South Melrose Dr. and 78 Freeway
- Located Across the Street From the San Diego North County Superior Court
- Value Add Opportunity with Rents 10% Below Market
- 44% Vacancy at Close of Escrow
- Represented Seller

SAN DIEGO COMMERCIAL

Tim Clepper CA BRE Broker #01354303
Mobile: 760.402.4846

www.sandiegocommercial.info
tim@sandiegocommercial.info