



# Vista Village

235-401 Vista Village Drive, Vista, California 92083

**For leasing information**

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## For Lease



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



## Demographics



### Average HHI\*

| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$68,546 | \$92,129 | \$98,851 |



### Traffic counts Cars per day

|   |
|---|
| Vista Village Drive: ±39,100                |
| Between Vista Drive and N. Santa Fe Avenue  |
| Highway 78 at Vista Village Drive: ±130,000 |



### Population

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 29,454 | 145,097 | 255,564 |

\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

# Vista Village

235-401 Vista Village Drive, Vista, California

Vista Village is the area's premier, entertainment-focused shopping center with 235,299 sf of retail anchored by



Serving the prosperous communities of Vista, Oceanside and North Carlsbad. The center offers direct access from four signalized entry points and features signage visible from California State Route 78.



# The Wave Waterpark

Within Vista Village is **the Wave Waterpark**

The Wave Waterpark is the City of Vista's popular summertime attraction featuring a slide tower, flow rider, rip tide slide, floating river, competition pool, and spray park. This Waterpark also offers camps, swim lessons, junior lifeguard program, scout program, CPR and water polo classes, and group/birthday programs. The Wave is recognized for its extensive safety training programs and safety records. It is a Five Star recognized facility by Star Guard Elite, an industry organization providing comprehensive lifeguard training programs for the waterpark industry.



# Site plan

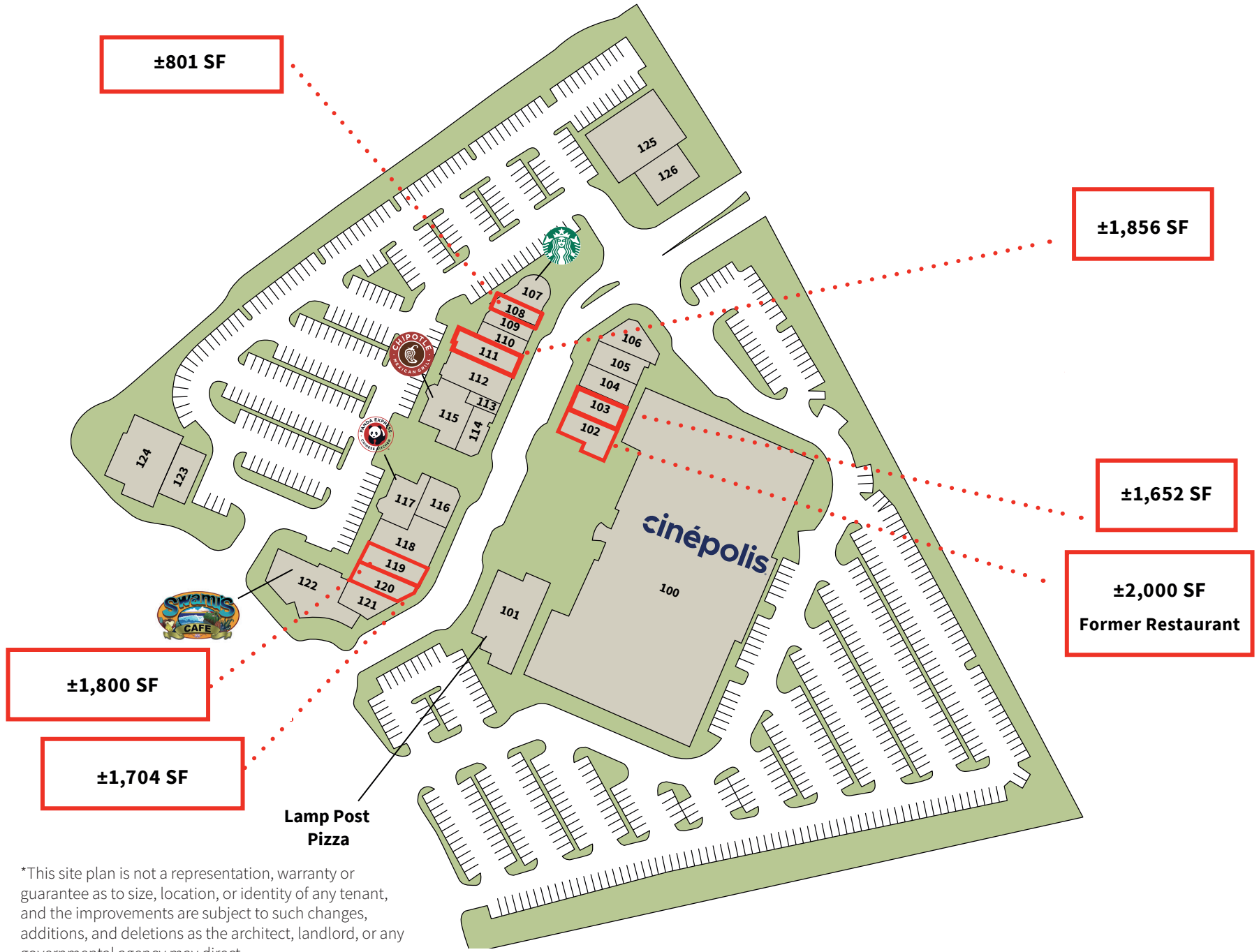


\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

| Suite             | Tenant                         | SF     |
|-------------------|--------------------------------|--------|
| <b>25 Main St</b> |                                |        |
| 100               | Cinépolis (15 Screens)         | 69,654 |
| <b>15 Main St</b> |                                |        |
| 101               | Lamppost Pizza                 | 5,862  |
| <b>35 Main St</b> |                                |        |
| 102               | Available<br>Former Restaurant | 2,000  |
| 103               | Available                      | 1,652  |
| 104               | North County Self Defense      | 1,627  |
| 105               | Botoxie                        | 1,747  |
| 106               | Wings N Things                 | 1,753  |
| <b>30 Main St</b> |                                |        |
| 107               | Starbucks Coffee               | 1,450  |
| 108               | Available                      | 801    |
| 109               | Great Clips                    | 1,065  |
| 110               | Ten Perfect Nails              | 1,175  |
| 111               | Available                      | 1,856  |
| 112               | Orthodontist                   | 2,608  |
| 113               | San Diego County Sheriff       | 502    |
| 114               | Cold Stone Creamery            | 1,029  |
| 115               | Chipotle                       | 2,569  |

| Suite                          | Tenant                         | SF     |
|--------------------------------|--------------------------------|--------|
| <b>20 Main St</b>              |                                |        |
| 116                            | Poki Poki                      | 1,174  |
| 117                            | Panda Express                  | 2,000  |
| 118                            | Serenity Retreat & Spa         | 2,971  |
| 119                            | Available                      | 1,800  |
| 120                            | Available                      | 1,704  |
| 121                            | Clay 'n Latte                  | 1,465  |
| 122                            | Swami's Cafe                   | 4,845  |
| <b>401 Vista Village Dr</b>    |                                |        |
| 123                            | Nothing Bundt Cakes            | 1,957  |
| 124                            | Matured Seoul BBQ              | 5,042  |
| <b>40 Main St</b>              |                                |        |
| 125                            | Beauty Bungalow                | 6,090  |
| 126                            | Harumama Restaurant            | 2,611  |
| <b>347 Vista Village Drive</b> |                                |        |
| 201                            | Fruttos Yogurt                 | 1,300  |
| 202                            | AT&T Mobility                  | 3,700  |
| <b>307 Vista Village Drive</b> |                                |        |
| 203                            | Available<br>Former Restaurant | 6,000  |
| <b>225 Vista Village Drive</b> |                                |        |
| 305                            | Frazier Farms                  | 25,000 |
| 310-A                          | Pets Plus                      | 10,477 |
| 310-B                          | Potentially Available          | 19,000 |

# Current availabilities



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6,000 sf  
available



Freestanding  
restaurant



# Competition map





VISTA VILLAGE

|  |  |
|--|--|
|  <b>CHIPOTLE</b><br>MEXICAN GRILL | <b>STAPLES</b>   |
| <b>chili's</b>   | <br><b>FRAZIER FARMS</b><br>NATURAL GROCERY SINCE 1971 |

OUR PROPERTY





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