

FOR LEASE

**FLOCKE &
AVOYER**
Commercial Real Estate

VISTA VILLAGE

235 - 401 Vista Village Drive, Vista, California 92083



Average HHI*

1 Mile: \$68,546
 3 Miles: \$92,1129
 5 Miles: \$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: 29,454
 3 Miles: 145,097
 5 Miles: 255,564



VISTA VILLAGE

235-401 Vista Village Drive, Vista, California

Vista Village is the area's premier, destination 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.

*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.

Site Plan



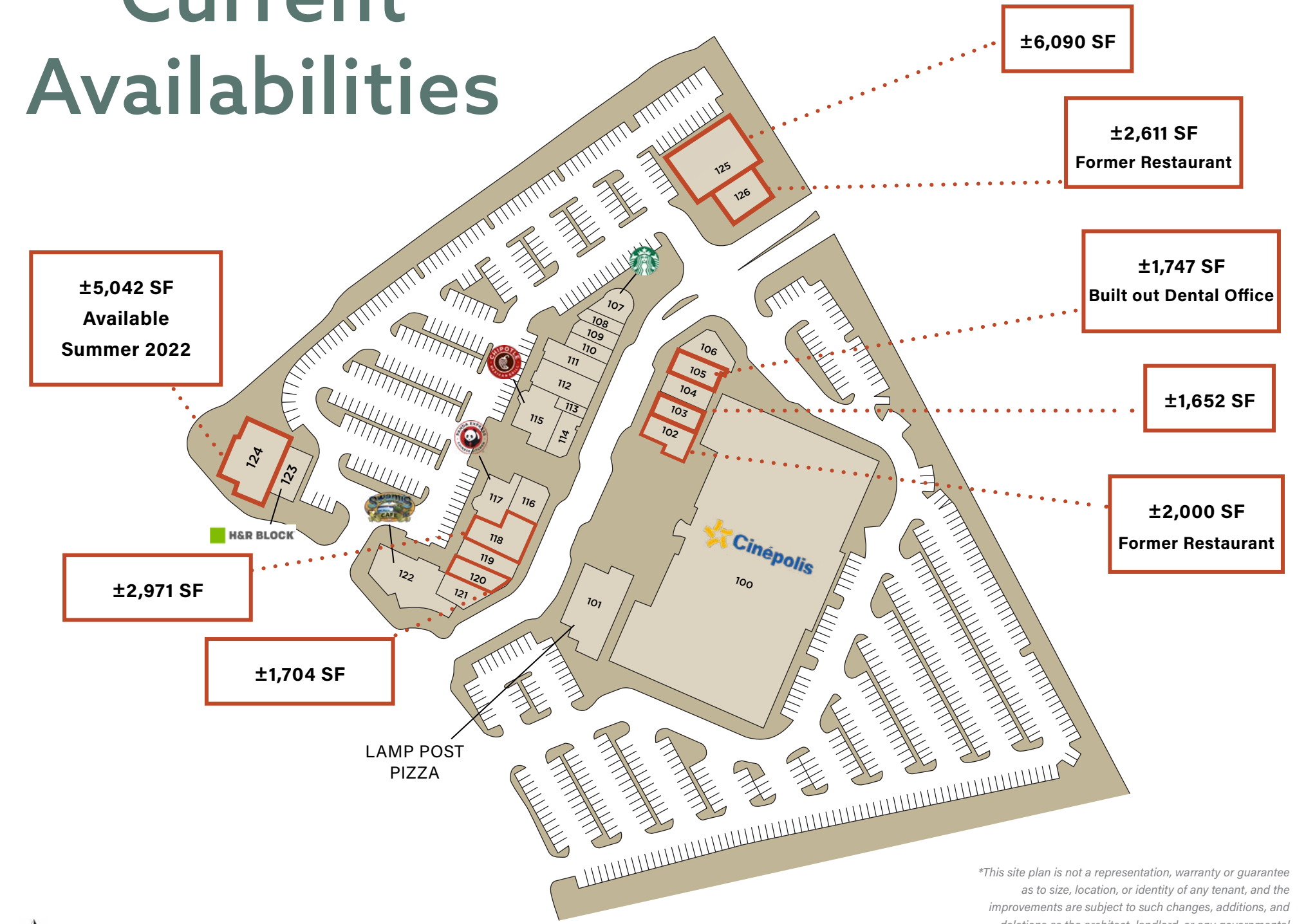
*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Suite	Tenant	SF
25 Main St		
100	Cinépolis (15 Screens)	69,654
15 Main St		
101	Lamppost Pizza	5,862
35 Main St		
102	AVAILABLE Former Restaurant	2,000
103	AVAILABLE	1,652
104	North County Self Defense	1,627
105	AVAILABLE Built out Dental Office	1,747
106	Wings N Things	1,753
30 Main St		
107	Starbucks Coffee	1,450
108	Little Cakes Cupcake Kitchen	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
20 Main St		
116	Poki Poki	1,174
117	Panda Express	2,000
118	AVAILABLE	2,971
119	Mathnazium	1,800
120	AVAILABLE	1,704
121	Clay N' Latte	1,465
122	Swami's Cafe	4,845
401 Vista Village Dr		
123	H&R Block	1,957
124	AVAILABLE	5,042
40 Main St		
125	AVAILABLE	6,090
126	AVAILABLE Former Restaurant	2,611
347 Vista Village Drive		
201	Fruttos Yogurt	1,300
202	AT&T Mobility	3,700
307 Vista Village Drive		
203	Culichitown	6,000
225 Vista Village Drive		
305	Frazier Farms	25,000
310-A	Pets Plus	10,477
310-B	Crunch Fitness	19,000

Current Availabilities



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The Wave Waterpark

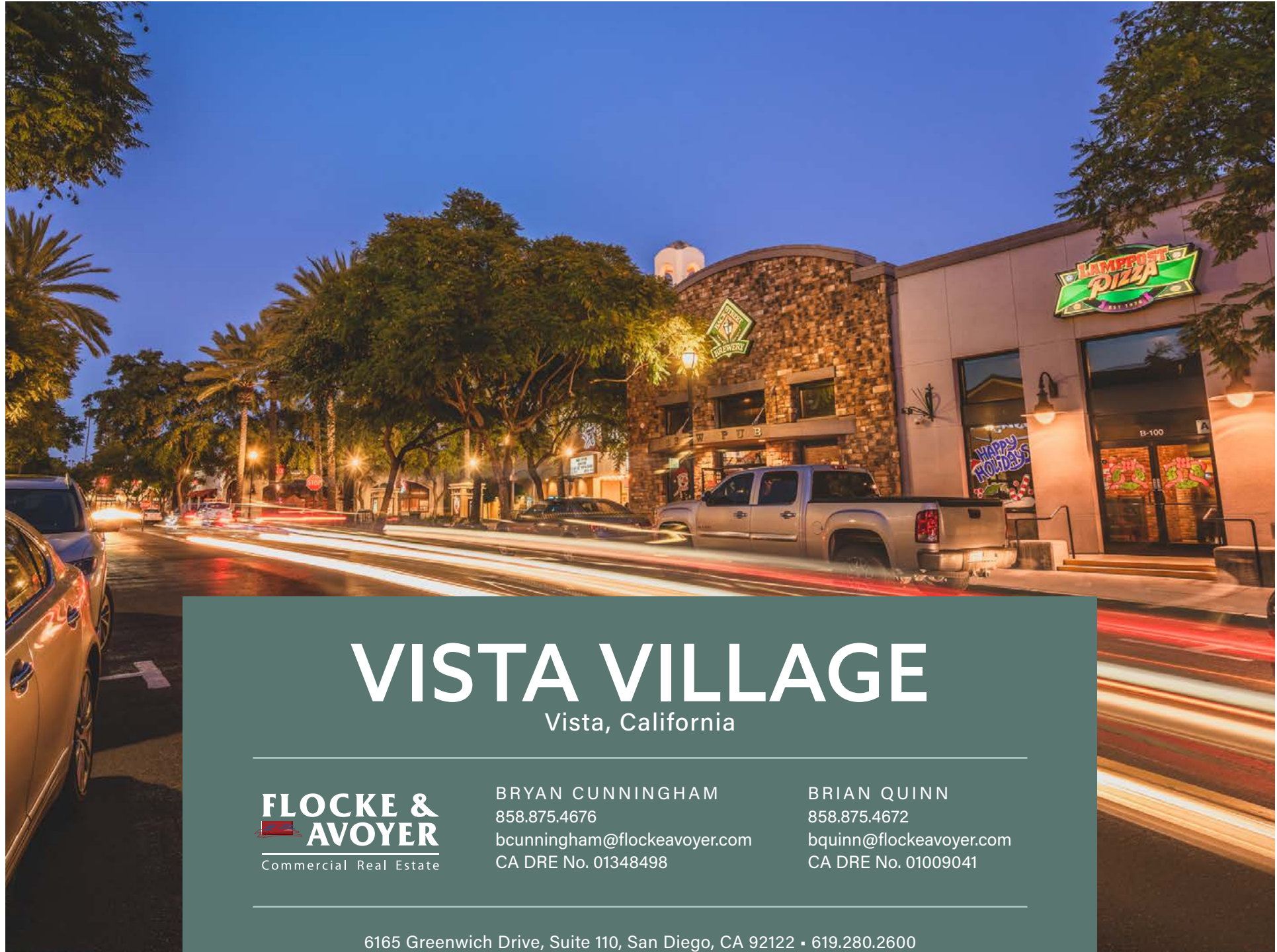
Within Vista Village is the [Wave Waterpark](#)



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.

Competition Map





VISTA VILLAGE

Vista, California

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*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.