

VISTA  
**RETAIL**  
FOR LEASE

the  
**Rylan**  
— Apts.



ANNOUNCING...

*Stave & Nail*  
BREWING CO.

JOINING...



ARCHER'S ARROW  
COFFEE HOUSE



COLDWELL  
BANKER

**FLOCKE &  
AVOYER**

Commercial Real Estate

# the Rylan

— Apts.

## RETAIL FOR LEASE

HISTORIC DOWNTOWN VISTA  
100 MAIN STREET, VISTA, CALIFORNIA 92084

### PROPERTY HIGHLIGHTS

- Two retail & restaurant opportunities remain
- Flexible space sizes
- Ideally located in the growing Historic Downtown Vista neighborhood
- 33 retail dedicated parking spaces on the ground floor
- Situated below 126 luxury apartment units
- Main & main intersection in Historic Downtown Vista
- Easy access to the 78 freeway
- Close proximity to Carlsbad, Oceanside and San Marcos
- Co-tenancy with Stave & Nail Brewing Co., Archer's Arrow Coffee House, and Coldwell Banker



### FOR LEASING INFORMATION:

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# SITE PLAN



\* FLEXIBLE SPACE SIZES \*  
SPACES CAN BE COMBINED  
AND DEMISED

\*This site plan, artistic rendering and/or other graphics 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.



# PROJECT HIGHLIGHTS

THE RYLAN APARTMENTS FEATURE ALL THE LATEST FINISHES, ALONG WITH MODERN AMENITIES AND STYLED SOCIAL SPACES



**ROOFTOP TERRACE WITH POOL DECK • OUTDOOR GRILLING & ENTERTAINING AREAS • FITNESS CENTER WITH PRECOR EQUIPMENT • & MORE**



# AREA LOCATION

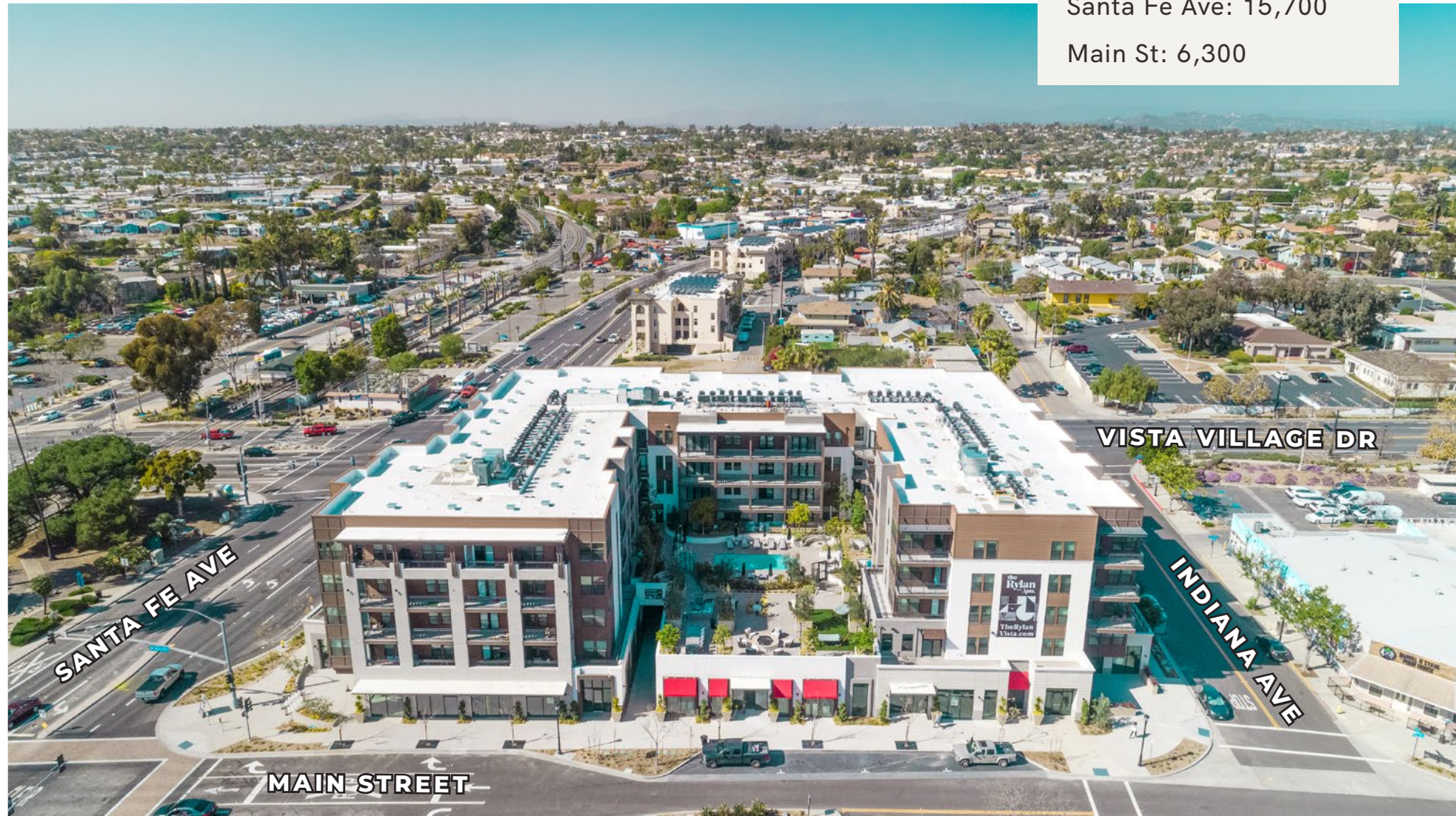
- 1 MELROSE CORPORATE CENTER  
±42,299 SF OFFICE
- 2 THE ATRIUM  
±102,147 SF OFFICE
- 3 VISTA MEDICAL OFFICES  
±25,123 SF OFFICE
- 4 VISTA TOWN CENTER  
±136,672 SF RETAIL
- 5 SUNROAD PLAZA  
±35,440 SF RETAIL
- 6 MELROSE PLAZA OFFICE PARK  
±55,601 SF OFFICE
- 7 VISTA ENTERTAINMENT CENTER  
±36,000 SF OFFICE
- 8 VISTA VILLAGE  
±235,299 SF RETAIL
- 9 VISTA BUSINESS PARK  
±66,820 SF OFFICE
- 10 VALE VISTA CENTER  
±29,848 SF OFFICE
- 11 VISTA MARKET PLACE  
±56,560 SF RETAIL
- 12 VISTA SHOPPING CENTER  
±28,500 SF RETAIL
- 13 SANTA FE PLAZA  
±37,044 SF RETAIL





**TRAFFIC COUNTS**  
*CARS PER DAY*

Vista Village Dr: 39,100  
 Santa Fe Ave: 15,700  
 Main St: 6,300



# AREA TENANTS

DOWNTOWN VISTA CONTAINS A UNIQUE MIXTURE OF **CRAFT FOOD** AND **BIG BOX** TENANTS TO SERVE THE SURROUNDING POPULATION.

AREA

# TENANTS

## DINING & DRINKS

1. Barrel & Stave Pour House
2. Vista Village Pub
3. When Pigs Fly BBQ
4. Wavelength Brewery
5. Mikko Sushi
6. El Rancho Restaurant
7. Shaks Bistro
8. WildWood Crossing
9. Curbside Café
10. The Yellow Deli
11. Belching Beaver Brewery
12. URBN Pizza
13. Sonic Drive-In
14. Bear Roots Brewing
15. Dog Haus
16. Pepper Tree Frosty
17. Danny's Donuts
18. Partake Gastropub
19. Five Guys Burgers
20. Starbucks
21. Cold Stone Creamery
22. Chipotle
23. Backstreet Brewery
24. Lamppost Pizza
25. Swami's Cafe
26. Panera Bread
27. Raising Cane's
28. Chili's

## RETAIL & LIFESTYLE

29. BevMo!
30. Lowe's
31. Staples
32. Crunch Fitness
33. Frazier Farms Market
34. The Wave Waterpark
35. Clay 'N Latte
36. Cinopolis Cinemas
37. Vista Village Shopping
38. Coldwell Banker
39. Great Divine Flow Yoga
40. Bank of America
41. B&B Liquor
42. Croziers Flowers
43. Standards Record Store
44. Broadway Theater
45. AVO Playhouse
46. Vons Grocery
47. Wells Fargo





51K  
EMPLOYEES IN THE  
SURROUNDING AREAS

32,162  
HOUSING UNITS IN THE SURROUNDING AREA



the Rylan  
Apts.

GROWING  
DOWNTOWN DISTRICT  
IN VISTA

VISTA DEMOGRAPHICS

102,070  
TOTAL POPULATION

82,045  
DAYTIME POPULATION

\$91,483  
AVERAGE HHI

\*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.





## FOR MORE INFORMATION

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