Vista Village

For Lease

235-401 Vista Village Drive, Vista, California 92083

For leasing information

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JLL

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

Cinépolis

LOWE'S

FRAZIER FARMS
NATURAL GROCERY SINCE 1971

Staples

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

Suite	Tenant	SF
	25 Main St	
100	Cinepolis (15 Screens)	69,654
	15 Main St	
101	Lamppost Pizza	5,862
	35 Main St	
102	Available	2,000
103	Available	1,652
104	North County Self Defense	1,627
105	Botoxie	1,747
106	Wings N Things	1,753
	30 Main St	
107	Starbucks Coffee	1,450
108	Desserts by Clement	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

Suite	Tenant	SF
	20 Main St	
116	Poki Poki	1,174
117	Panda Express	2,000
118	Serenity Retreat & Spa	2,971
119	Mathnasium	1,800
120	Available	1,704
121	Clay 'n Latte	1,465
122	Swami's Cafe	4,845
	401 Vista Village Dr	
123	Nothing Bundt Cakes	1,957
124	2N1 Korean BBQ	5,042
	40 Main St	
125	Beauty Bungalow	6,090
126	Harumama Restaurant	2,611
	347 Vista Village Drive	
201	Fruttos Yogurt	1,300
202	AT&T Mobility	3,700
	307 Vista Village Drive	
203	Available Former Restaurant	6,000
	225 Vista Village Drive	
305	Frazier Farms	25,000
310-A	Pets Plus	10,477
310-B	Available	19,000

*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.

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Current availabilities

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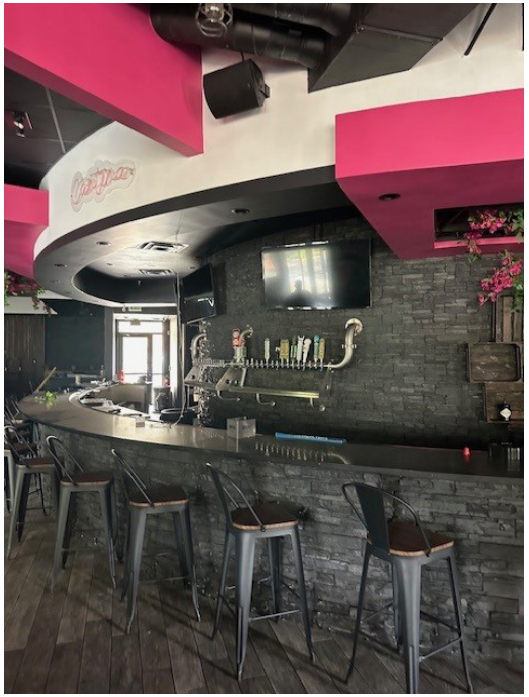
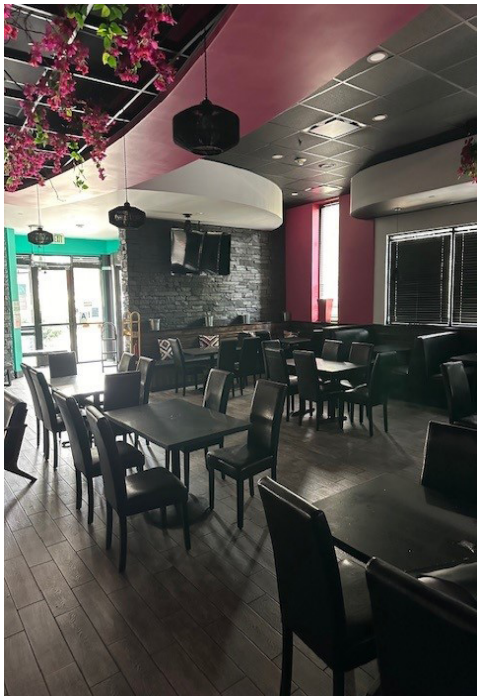
6,000 sf
available

Freestanding
restaurant





Competition map

VISTA VILLAGE
CHIPOTLE
MEXICAN GRILL
STAPLES
chili's
FRAZIER FARMS
NATURAL GROCERY SINCE 1971
A DGR PROPERTY

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