



COFFEE SHOP FOR SUBLEASE + ASSET SALE

170 MAIN ST, VISTA
CA 92084

DO NOT DISTURB TENANT



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

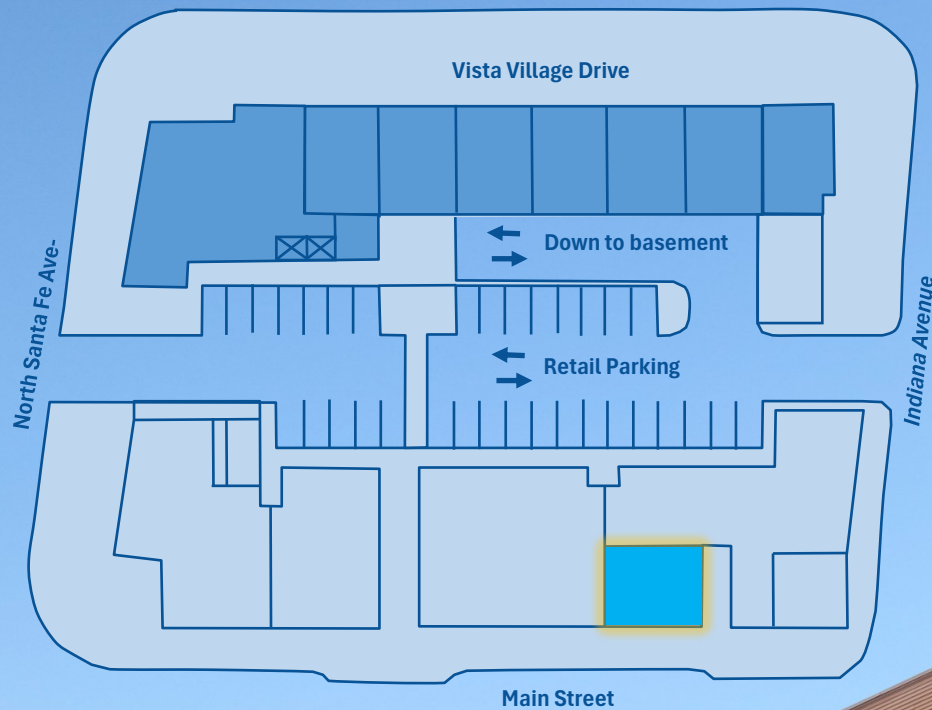
Space Features

Address	170 Main St, Vista, CA 92084
Property Name	Archer's Arrow Coffee House At The Rylan Apts
Availability	± 974 SF 2nd Generation Coffee Shop
Property Type	Coffee Shop / Retail
Zoning	Downtown Vista Specific Plan
Website	archersarrowcoffeehouse.com
Condition	Brand New Construction / Buildout
Sublease Term & Rate + Asset Sale	Contact Agent





Site Plan



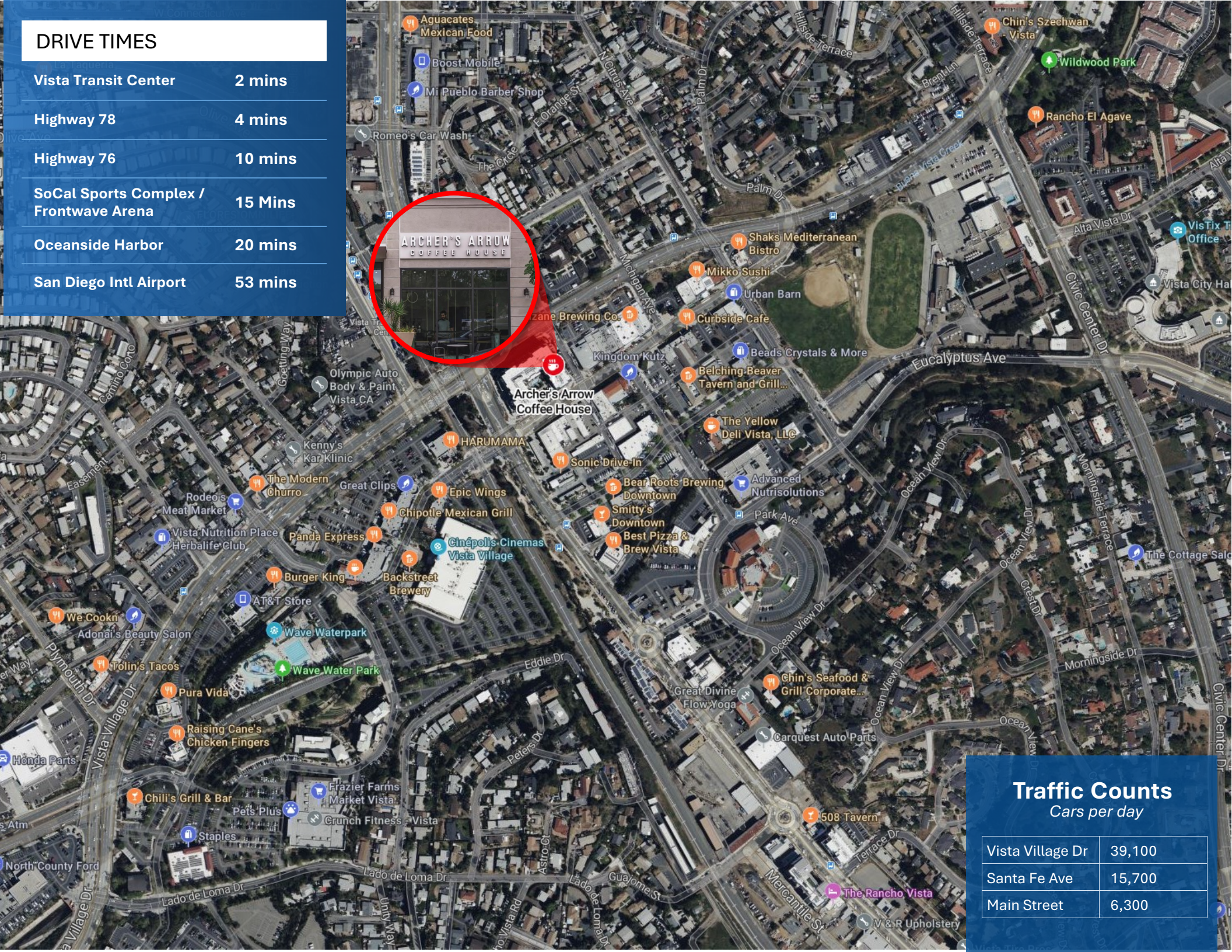
Property Highlight

- Located in Historic Downtown Vista <<<
- 33 Designated Retail Parking Spaces <<<
- Situated Below 126 Luxury Apartment Units <<<
- Main & Main Intersection <<<
- Easy Access to I-78 Freeway <<<
- Close proximity to Carlsbad, Oceanside, and San Marcos <<<
- Co-Tenancy with Prey Brewing & Coldwell Banker <<<



DRIVE TIMES

Vista Transit Center	2 mins
Highway 78	4 mins
Highway 76	10 mins
SoCal Sports Complex / Frontwave Arena	15 Mins
Oceanside Harbor	20 mins
San Diego Intl Airport	53 mins



Traffic Counts
Cars per day

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

Demographics



44,369

Owner Occupied
(5 Mile)



197,635

2023 Population
(5 Mile)



63,849

Total Households
(5 Mile)



\$128,596

Avg. Household Income
(5 Mile)



225,366

Number of Employees
(5 Mile)



21,000

Number of Businesses
(5 Mile)



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