

1,800 SF 2nd Generation Restaurant Space with Exclusive Patio

FOR SUBLEASE

**SUBJECT
SITE**


24

MEXICO VIEJO
MEXICAN FOOD

when pigs fly
BBQ



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**2
2
6**

MAIN STREET
Vista, CA 92084

PROPERTY HIGHLIGHTS

- 1,800 SF 2nd generation restaurant space
- Over 3 Years of term remaining (expires 12/31/2027) – with one 5-year option
- Located in the heart of Downtown Vista which boasts an array of new retail shops, restaurants, breweries, and innovative businesses
- Exclusive patio for customer seating

RATE: CONTACT BROKER FOR DETAILS



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	28,627	133,320	240,764
Households	7,931	43,252	81,100
Average HH Income	\$95,357	\$111,536	\$114,977

Traffic counts

Vista Village Drive	±24,000 VPD
Main Street	±6,300 VPD

226 MAIN STREET, VISTA

PROPERTY PHOTOS



Dining Area



Exclusive Patio



Kitchen

AERIAL



Vista Village Dr. ±24,000 VPD

Vista Magnet Middle School



Main St. ±6,300 VPD



VISTA SUBMARKET

In recent years, Vista, CA, situated in San Diego County, has experienced a notable surge in construction and development, underscoring its growing significance in the regional real estate market. Its advantageous location—balancing suburban serenity with proximity to San Diego’s urban amenities—has made Vista a prime spot for both residential and mixed-use projects. Among the standout developments is Vista Village, which offers contemporary townhomes and single-family residences tailored for young professionals and families.

Downtown Vista, part of one of Southern California’s Opportunity Zones, has emerged as a central player in the city’s revitalization efforts. This dynamic district, celebrated for its diverse community and vibrant business scene, has been transformed into a lively, pedestrian-friendly area. It now boasts an array of retail shops, restaurants, breweries, and innovative businesses, including a bustling co-working space. With its rich artistic heritage and newfound energy, Downtown Vista has become a thriving hub of community and commerce.

Demographics

*3 mile

\$133,320
POPULATION

\$111,536
AVERAGE HH INCOME

37.7
MEDIAN AGE

5,659
TOTAL BUSINESSES

38,493
TOTAL EMPLOYEES

226 MAIN STREET, VISTA

THE RYLAN APARTMENTS
126 apartments



PASEO POINTE
68 apartments



PASEO ARTIST VILLAGE
60 apartments




SUBJECT SITE

FOUND LOFTS
42 apartments



DOWNTOWN VISTA MULTIFAMILY PROJECTS



2
2
6

MAIN STREET
Vista, CA 92084

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