



# Vista Village

235-401 Vista Village Drive, Vista, California 92083

**For leasing information**

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## For Lease



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



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
<b>25 Main St</b>		
100	Cinépolis (15 Screens)	69,654
<b>15 Main St</b>		
101	Lampost Pizza	5,862
<b>35 Main St</b>		
102	Available Former Restaurant	2,000
103	Available	1,652
104	North County Self Defense	1,627
105	Botoxie	1,747
106	Wings N Things	1,753
<b>30 Main St</b>		
107	Starbucks Coffee	1,450
108	Little Cakes Cupcake Kitchen	801
109	Available	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
<b>20 Main St</b>		
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
<b>401 Vista Village Dr</b>		
123	Available	1,957
124	Matured Seoul BBQ	5,042
<b>40 Main St</b>		
125	Beauty Bungalow	6,090
126	Harumama Restaurant	2,611
<b>347 Vista Village Drive</b>		
201	Fruttos Yogurt	1,300
202	AT&T Mobility	3,700
<b>307 Vista Village Drive</b>		
203	Available Former Restaurant	6,000
<b>225 Vista Village Drive</b>		
305	Frazier Farms	25,000
310-A	Pets Plus	10,477
310-B	Potentially 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.



# Current availabilities



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6,000 sf  
available



Freestanding  
restaurant



# Competition map









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