

# Vista Village

235-401 Vista Village Drive, Vista, California 92083

### For leasing information

#### Brian J. Quinn

Senior Vice President +1 858 352 2902 brian.quinn@jll.com RE 01009041

#### Bryan Cunningham

Senior Vice President +1 858 410 6326 bryan.cunningham@jll.com RE 01348498

## **For Lease**





## **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



	102	Former Restaurant
	103	Available
	104	North County Self Defense
	105	Botoxie
uul	106	Wings N Things
		30 Main St
	107	Starcucks Coffee
	108	Little Cakes Cupcake Kitchen
	109	Available
,000 SF	110	Ten Perfect Nails
	111	Available
	112	Orthodontist
	113	San Diego County Sheriff
	114	Cold Stone Creamery
	115	Chipotle

Suite

100

101

102

**Tenant** 

25 Main St

Cinepolis (15 Screens)

15 Main St

Lamppost Pizza

35 Main St

Available

SF

69,654

5,862

2,000

1,652

1,627

1,747

1,753

1,450

801

1,065

1,175

1,856

2,608

502

1,029

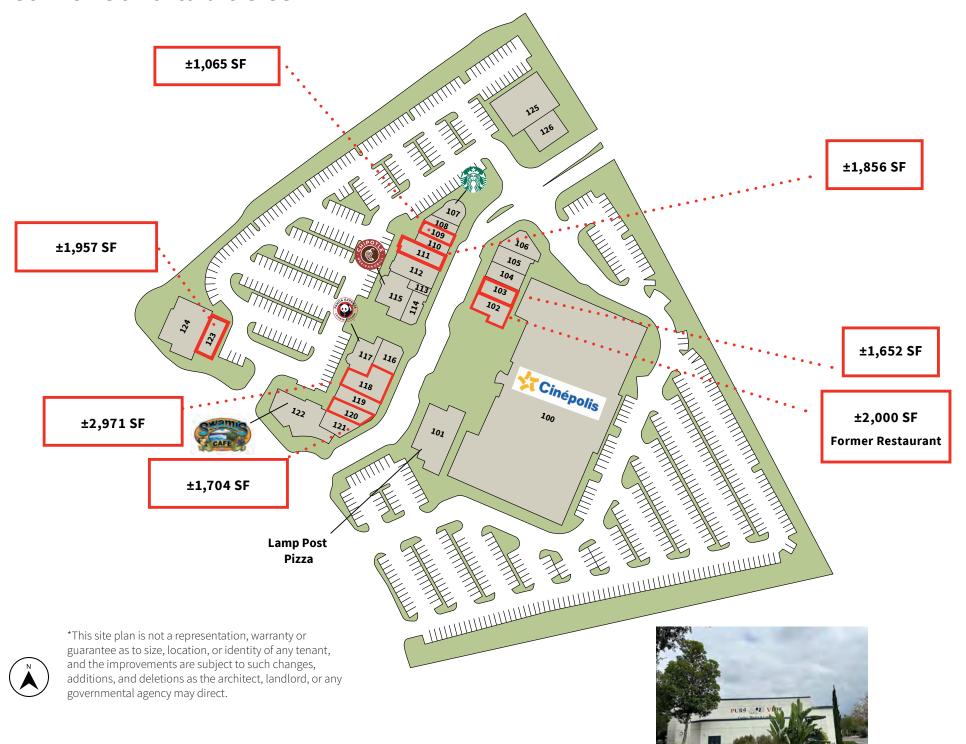
2,569

Suite	Tenant	SF
	20 Main St	
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
	401 Vista Village Dr	
123	Available	1,957
124	Matured Seoul BBQ	5,042
	40 Main Ct	
	40 Main St	
125	Beauty Bungalow	6,090
125 126		6,090 2,611
	Beauty Bungalow	
	Beauty Bungalow  Harumama Restaurant	
126	Beauty Bungalow  Harumama Restaurant  347 Vista Village Drive	2,611
126 201	Beauty Bungalow  Harumama Restaurant  347 Vista Village Drive  Fruttos Yogurt	2,611
126 201	Beauty Bungalow  Harumama Restaurant  347 Vista Village Drive  Fruttos Yogurt  AT&T Mobility	2,611
201 202	Beauty Bungalow  Harumama Restaurant  347 Vista Village Drive  Fruttos Yogurt  AT&T Mobility  307 Vista Village Drive  Available	2,611 1,300 3,700
201 202	Beauty Bungalow  Harumama Restaurant  347 Vista Village Drive  Fruttos Yogurt  AT&T Mobility  307 Vista Village Drive  Available Former Restaurant	2,611 1,300 3,700
201 202 203	Beauty Bungalow  Harumama Restaurant  347 Vista Village Drive  Fruttos Yogurt  AT&T Mobility  307 Vista Village Drive  Available Former Restaurant  225 Vista Village Drive	2,611 1,300 3,700 6,000

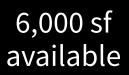


\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

### **Current availabilities**











Freestanding restaurant







## **Competition map**







### For leasing information

#### **Brian J. Quinr**

Senior Vice President +1 858 352 2902 brian.quinn@jll.com RE 01009041

### **Bryan Cunningham**

Senior Vice President +1 858 410 6326 bryan.cunningham@jll.com RE 01348498

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffed by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

