



FOR LEASE

VISTA CENTER 1301 ASSEMBLY STREET

COLUMBIA, SC 29201

CBRE

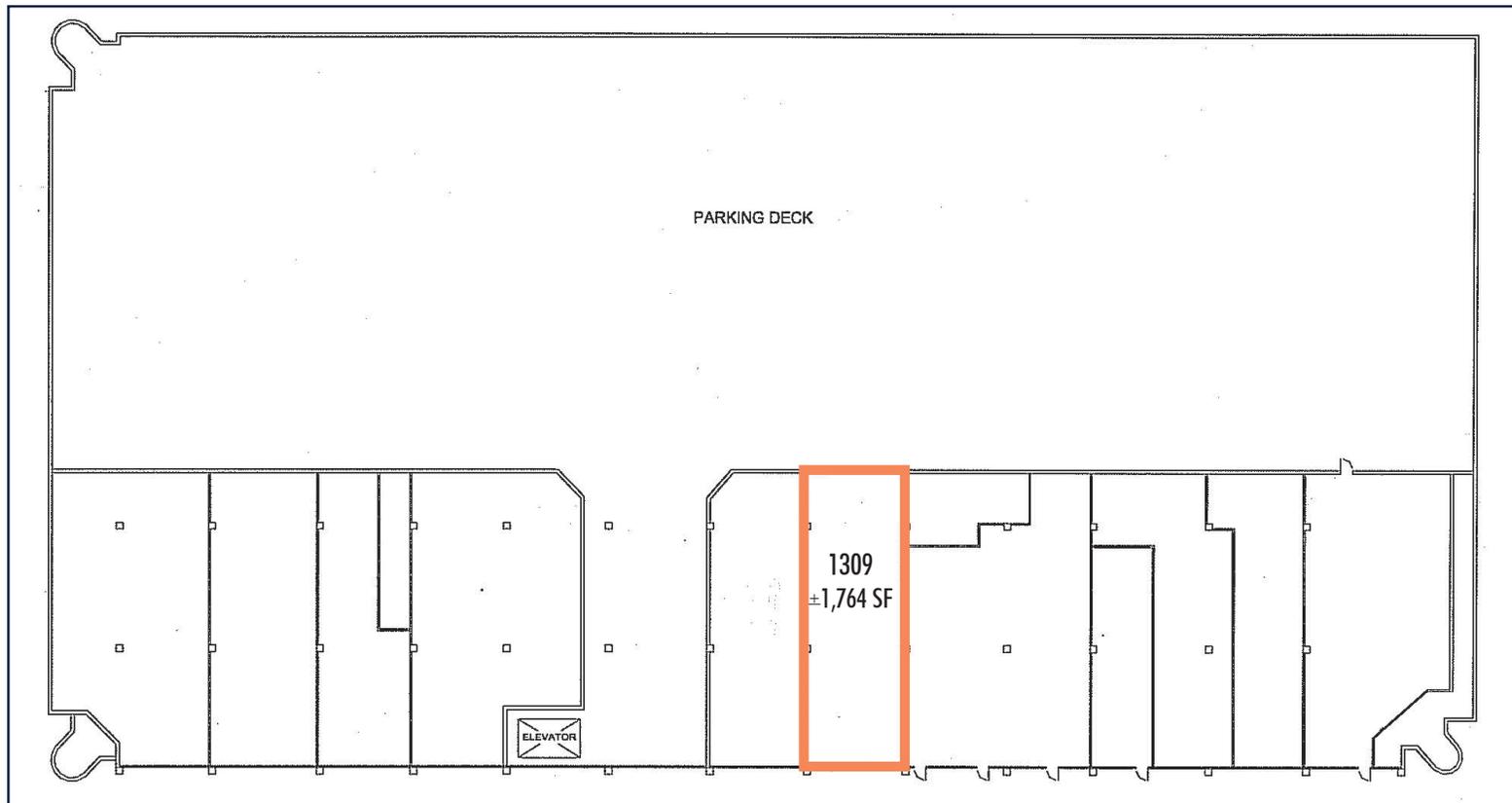
PROPERTY OVERVIEW

RETAIL/OFFICE SPACE ON HEAVILY TRAFFICKED ASSEMBLY STREET

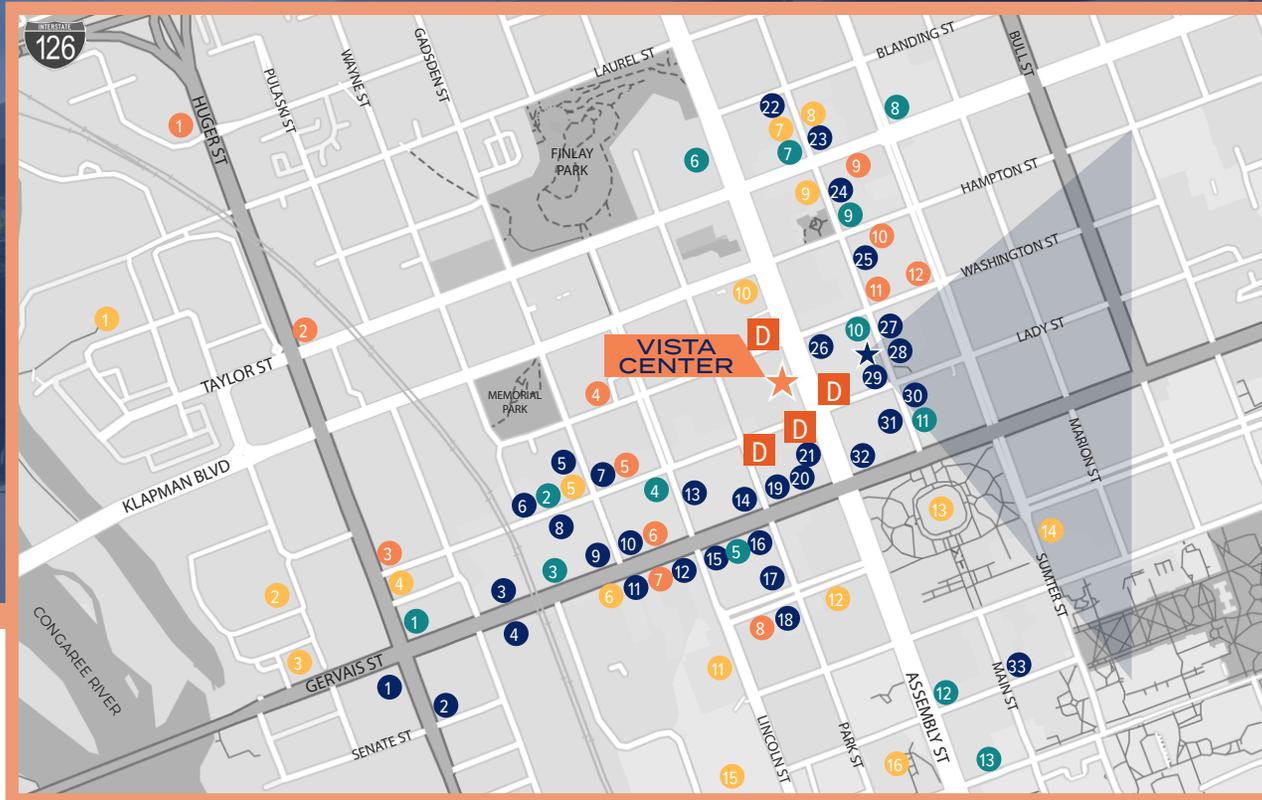
- Excellent visibility & exposure
- Walking distance to the Vista, Main Street & SC State House
- Ample street parking on Assembly Street & Lady Street
- Assembly Street Traffic Counts: 22,800 VPD
- More than 900 apartments, beds & hotel rooms currently under development or recently developed within one block
- Other tenants include Enterprise, Let's Cook Culinary Studio, State Farm, US Military recruitment offices

AVAILABLE SPACE

SUITE	SF	LEASE RATE
1309*	±1,764	\$17.50-\$20.00, PSF NNN



AREA AMENITIES



D Current housing & hotel developments
Details on next page

DINING

- ★ MOA Korean BBQ & Bar
- 1 McDonald's
- 2 Freshe Poke
- 3 Chipotle Mexican Grill
- 4 Gervais & Vine
- 5 Wild Wing Cafe
- 6 M Grille
- 7 COA Agaveria y Cocina
- 8 Carolina Ale House
- 9 Jimmy John's
- Grill Marks
- Twisted Spur Brewing

- 10 Jason's Deli
- 11 Old Chicago Pizza
- 12 Liberty Tap Room
- 13 Blue Marlin
- 14 Panera Bread
- 15 LongHorn Steakhouse
- 16 Pearlz Oyster Bar
- Motor Supply Co. Bistro
- 17 Five Guys Burgers & Fries
- 18 Ruth's Chris Steakhouse
- 19 Marble Slab Creamery
- 20 Mellow Mushroom
- 21 Cola's Restaurant

- 22 Sweet Cream Company
- Hendrix Restaurant
- The Grand on Main
- 23 Michael's Cafe
- 24 Cowboy Brazilian Steakhouse
- 25 East Bay Deli
- Starbucks
- 26 Camon Japanese
- 27 Takosushi
- Swanson's Deli
- Ally & Eloise
- Stoner's Pizza Joint
- 28 Market on Main

- 29 Cantina 76
 - 30 Bourbon
 - 31 Halls Chophouse
 - 32 Capital City Club
 - 33 Hunter Gatherer Brewery
- ## SHOPPING & SERVICES
- 1 Publix
 - 2 Imagine This Boutique
 - Entourage Gifts & Clothing
 - Frank's Gentlemen Salon
 - 3 The UPS Store
 - 4 Sandler's Diamonds & Time
 - 5 Urban Outfitters

- 6 United State Postal Service
 - 7 Mast General Store
 - 8 Prisma Health
 - 9 Sylvan Jewelers
 - 10 Granger Owings
 - 11 Uptown Gifts
 - 12 CVS Pharmacy
 - 13 FedEx Office
- ## LODGING
- 1 Staybridge Suites
 - 2 Holiday Inn Express & Suites
 - 3 SpringHill Suites
 - 4 Holiday Inn Express & Suites

- 5 Aloft Columbia
 - 6 Hyatt Place
 - 7 Hampton Inn by Hilton
 - 8 Hilton Columbia Center
 - 9 Hotel Trundle
 - 10 Marriott Columbia
 - 11 Sheraton Columbia
 - 12 Holiday Inn
- ## POINTS OF INTEREST
- 1 Canalside Development
 - Riverfront Park & Trails
 - 2 South Carolina State Museum
 - 3 EdVenture Children's Museum

- 4 Trustus Theater
- 5 Escapology Columbia
- 6 Craft Axe Throwing
- 7 Nickelodeon Theatre
- 8 TopGolf Swing Suite
- 9 Columbia Museum of Art
- 10 Richland County Library
- 11 Convention Center
- 12 The Senate
- 13 South Carolina State House
- 14 Town Theatre
- 15 Colonial Life Arena
- 16 Koger Center for the Arts



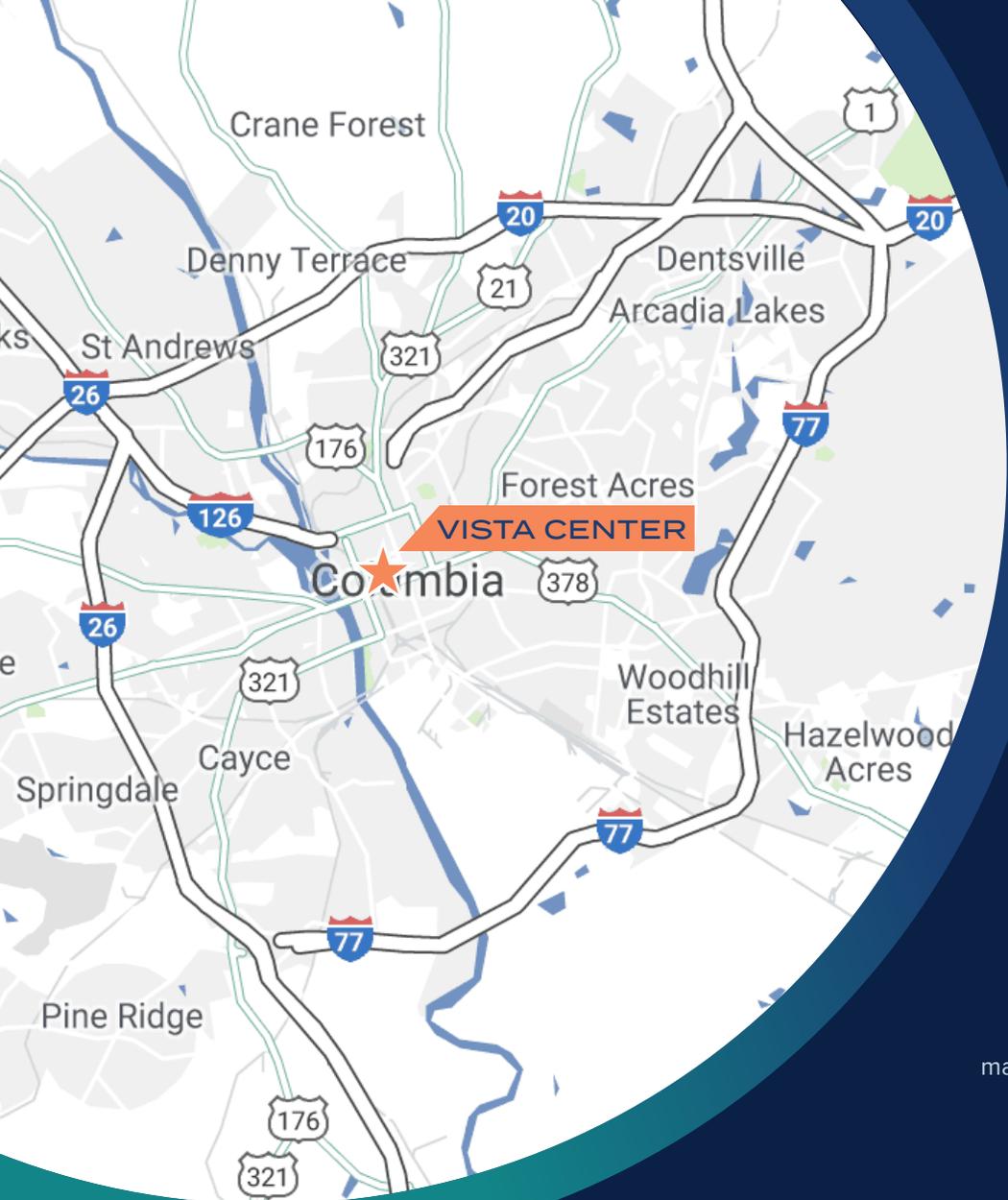
DEVELOPMENTS

		TYPE	CAPACITY	OPENING
1	THE STANDARD AT COLUMBIA	Student Housing	678 Beds	Now Open
2	THE PALMS ON MAIN	Luxury Apartments	83 Units	Now Open
3	THE ARMORY	Historic Boutique Hotel	34 Rooms	Coming Soon
4	CAMBRIA HOTEL	Hotel	144 Rooms	Now Open

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,523	84,200	168,658
AVERAGE HOUSEHOLD INCOME	\$68,566	\$72,771	\$76,408
DAYTIME POPULATION	59,149	151,524	246,644





CBRE

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