

115
MAIN STREET
VISTA, CA 92084

Chiropractic
WELLNESS Rehabilitation
CENTER

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FOR LEASE: ±8,340 SF RETAIL / OFFICE OPPORTUNITY

Downtown Vista · Existing Medical Office Buildout · Flexible Use Potential

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REAL ESTATE SERVICES

**RETAIL
PROPERTY
GROUP**

PROPERTY OVERVIEW



115 Main Street is a highly visible commercial property located in the heart of Downtown Vista, one of North County San Diego's fastest-growing and most active commercial districts. The property offers ±8,340 SF of flexible retail and office space well suited for medical, wellness, showroom, creative office, retail, or service-oriented users.

Positioned along Main Street, the property benefits from strong pedestrian activity, excellent street frontage, and immediate access to Downtown Vista's restaurants, breweries, retail amenities, and entertainment destinations. Convenient regional access via Highway 78 further enhances accessibility for customers and employees alike.

The existing chiropractor buildout provides a functional layout for medical or professional office users while still offering flexibility for a variety of alternative uses.

PROPERTY HIGHLIGHTS



±8,340 SF Retail / Office Opportunity

Existing Medical / Chiropractor Improvements

Prime Downtown Vista Location

Excellent Main Street Visibility & Signage

Flexible Retail, Medical, Office & Creative Use Potential

Strong Pedestrian Activity & Walkability

Surrounded by Restaurants, Breweries & Retail Amenities

Convenient Access to Highway 78

Competitive Lease Terms Available



PROPERTY INFORMATION

PROPERTY TYPE Retail / Office

BUILDING SIZE ±8,340 SF

LOT SIZE ±8,678 SF

YEAR BUILT 1985

SIGNAGE Building Signage Available

ZONING Downtown Vista Specific Plan (SPI)

LEASE RATE Contact Broker



AVAILABLE SPACE



- » ±8,340 SF Available for Lease
- » Existing chiropractor/medical office buildout in place
- » Flexible layout adaptable for a variety of uses
- » Strong Main Street identity and visibility
- » Functional floorplan with excellent accessibility
- » Competitive lease terms available

SUITABLE FOR:

- » Medical / Wellness
- » Professional Office
- » Retail
- » Showroom
- » Creative Office
- » Service-Oriented Businesses

DOWNTOWN VISTA



WHY DOWNTOWN VISTA?



PRIME LOCATION

- » Immediate access to restaurants, breweries, coffee shops & entertainment
- » Excellent connectivity via Highway 78 & Interstate 5
- » Strong pedestrian traffic and walkability
- » Convenient access to public transportation



GROWING TRADE AREA

- » Expanding residential population
- » Continued public & private investment
- » Ongoing revitalization throughout downtown
- » Strong local demographics and consumer base



BUSINESS ENVIRONMENT

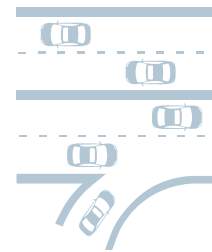
- » Active retail and restaurant corridor
- » Ideal for office, retail, medical & creative users
- » Strong visibility within a growing submarket

DOWNTOWN VISTA



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	26,537	136,983	252,091
Avg. Household Income	\$102,500	\$122,100	\$129,900



TRAFFIC COUNTS

STREET	AVE/CARS/DAY
Vista Village Drive:	42,500 ADT
Santa Fe Avenue:	19,332 ADT

Source: AlphaMap.com



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