



**RESTAURANT & RETAIL SPACE FOR LEASE** 885 - 1,020 SF  
**1031 S SANTA FE AVE, VISTA, CA 92083**

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Lic# 02188866

## AVAILABLE:

ADDRESS	SIZE	LEASE RATE	NOTES
1031 S Santa Fe, #B	1,020 SF	Call Broker	2nd generation restaurant
1031 S Santa Fe, #G	885 SF	Call Broker	retail suite



**MONUMENT SIGNAGE**



**BUS LINE**



**45 SURFACE PARKING SPOTS**



**PLANNED FAÇADE RENOVATION**



**SIGNALIZED INTERSECTION**



**NEW OWNERSHIP**



**VISIBLE CORNER LOCATION**

## PROPERTY SUMMARY

Address: 1031 S Santa Fe Ave, Vista, CA 92083

Submarket: Vista

Building Size: 22,277 GLA

Year Built: 1991



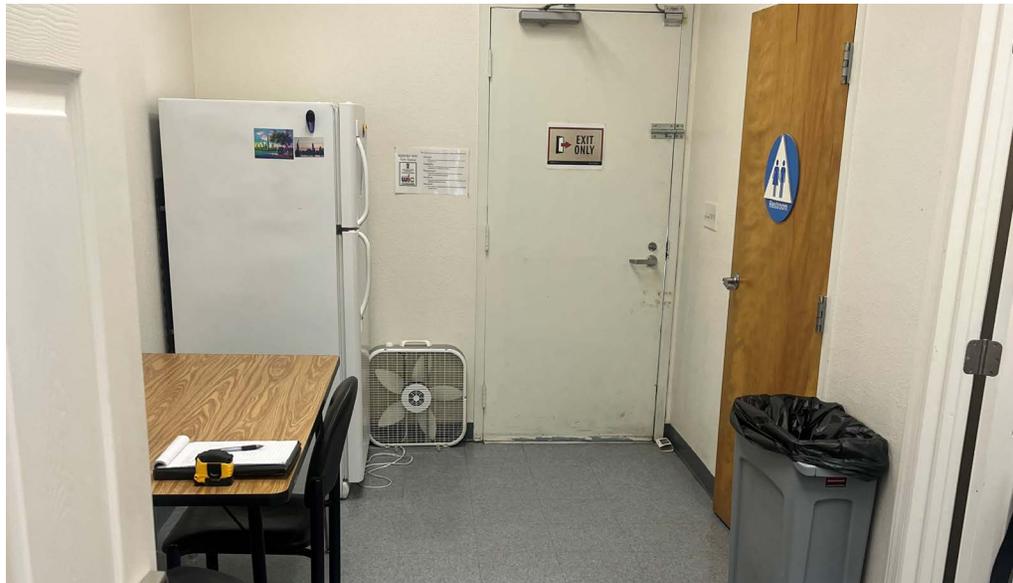
## 1031 EXTERIOR PICS



## 1031 SUITE B INTERIOR PICS

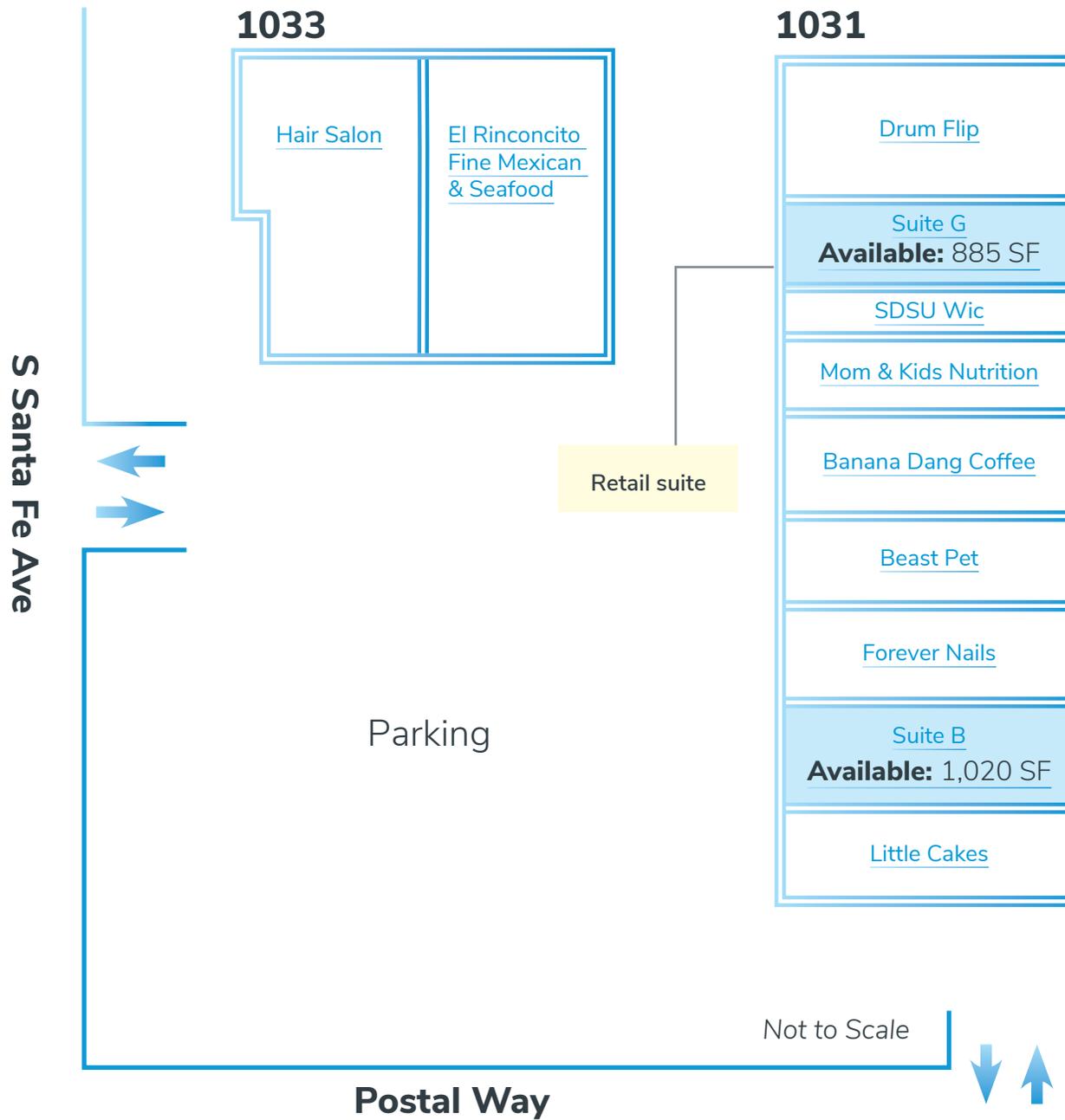


## 1031 SUITE G INTERIOR PICS



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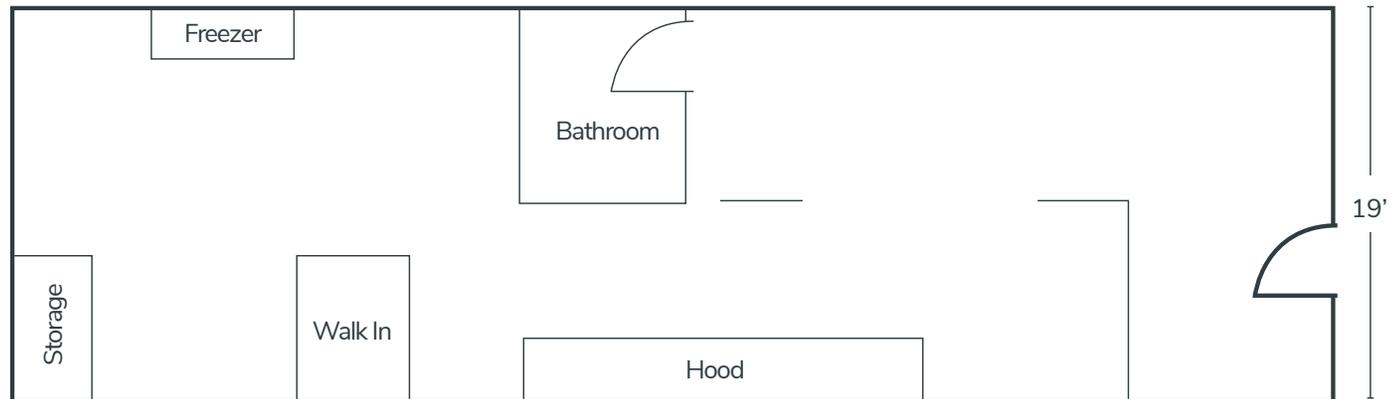


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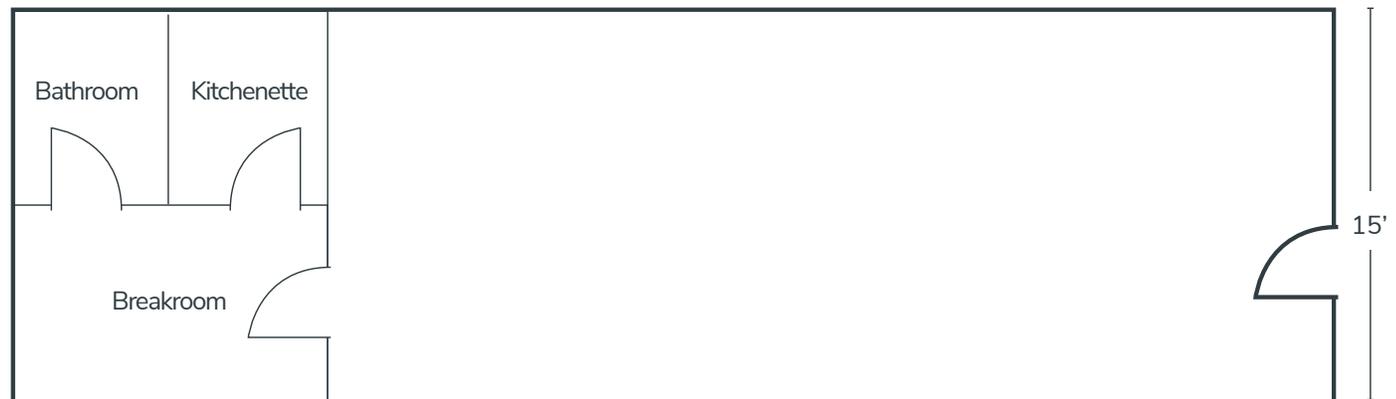
## 1031 FLOOR PLAN

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**Suite B**  
1,020 SF



**Suite G**  
885 SF



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1031 S SANTA FE AVE



**Lowe's**  
**BevMo!**

**FRAZIER FARMS**  
**STAPLES**  
**Chili's**  
**Chick-fil-A**

**Wave**  
**BURGER KING**  
**AT&T**

**Cinépolis**  
**Swami's CAFE**  
**Massage Envy**  
**PIZZA HUT**  
**POKI POKI**  
**Little Caesars**

**Erlbor's Mexican Food**  
**Pegah's KITCHEN**  
**TIME OUT CAFE**  
**El Refectorio**

**Tacos Don Paco**  
**7 ELEVEN**  
**YUM YUM**  
**WINGS MIX**  
**PORTERS - TAPS & RIBS -**  
**PAN PAN WOK**

**urbn**  
**Curbside CAFE**  
**Wavelength**  
**VISTA VILLAGE PUB**  
**Door House BIER GARTEN**  
**THE YELLOW DOLL**  
**BREWING BEAVER BREWERY**  
**mikko sushi**

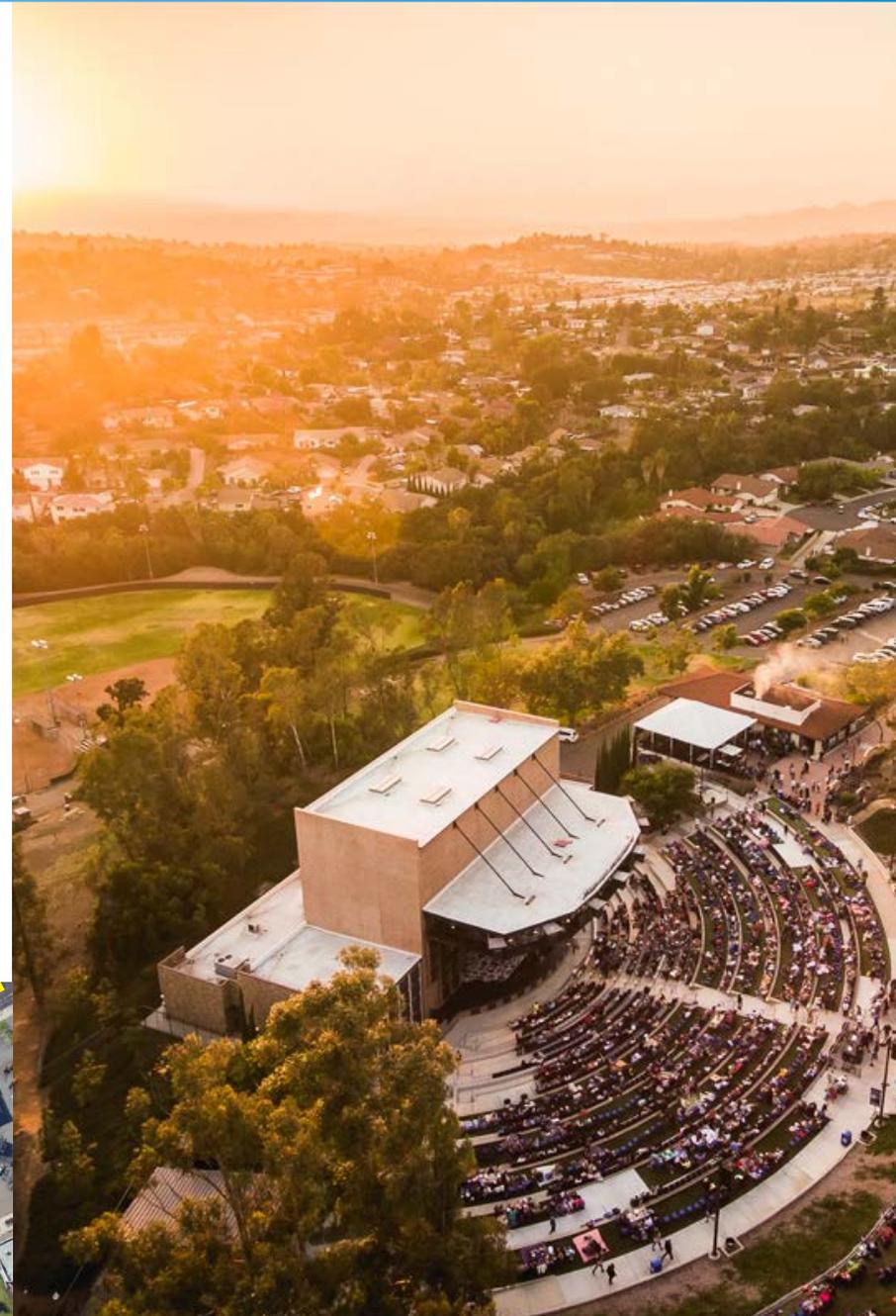
## VISTA

There is an excellent tenant mix in the area of the property. The development of Downtown Vista is a focus of the City of Vista. The city expanded budget spending to improve roads, transportation and has drawn the interest of many new and established business owners. Restaurants, breweries, and developers. Because the area is immediately accessible via the Sprinter Station at S. Santa Fe Ave and Vista Village Drive, Downtown Vista has become a destination stop for day trippers and people looking for evening entertainment.

Demographics	1 Mile Radius	3 Mile Radius	10 Mile Radius
Population:	14,463	122,492	247,644
Households:	4,689	41,078	85,849
Avg HH Income:	\$131,152	\$129,188	\$134,167

### Traffic Counts (Vehicles Per Day)

S Santa Fe Ave:	23,652
Postal Way:	5,603



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**CONTACT BROKER FOR MORE INFO**

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