

SEEKING RETAIL/RESTAURANT TENANT

the  
**Rylan**  
Apts.

±3,687 plus  
Patio  
CORNER  
For Lease

JOIN THESE TENANTS TODAY

JAMES  
COFFEE CO.

CB  
COLDWELL  
BANKER

PREY  
BREWING CO

ALLOY



# the Rylan Apts.

**HISTORIC DOWNTOWN VISTA**  
100 MAIN STREET  
VISTA, CALIFORNIA 92084

## PROPERTY HIGHLIGHTS

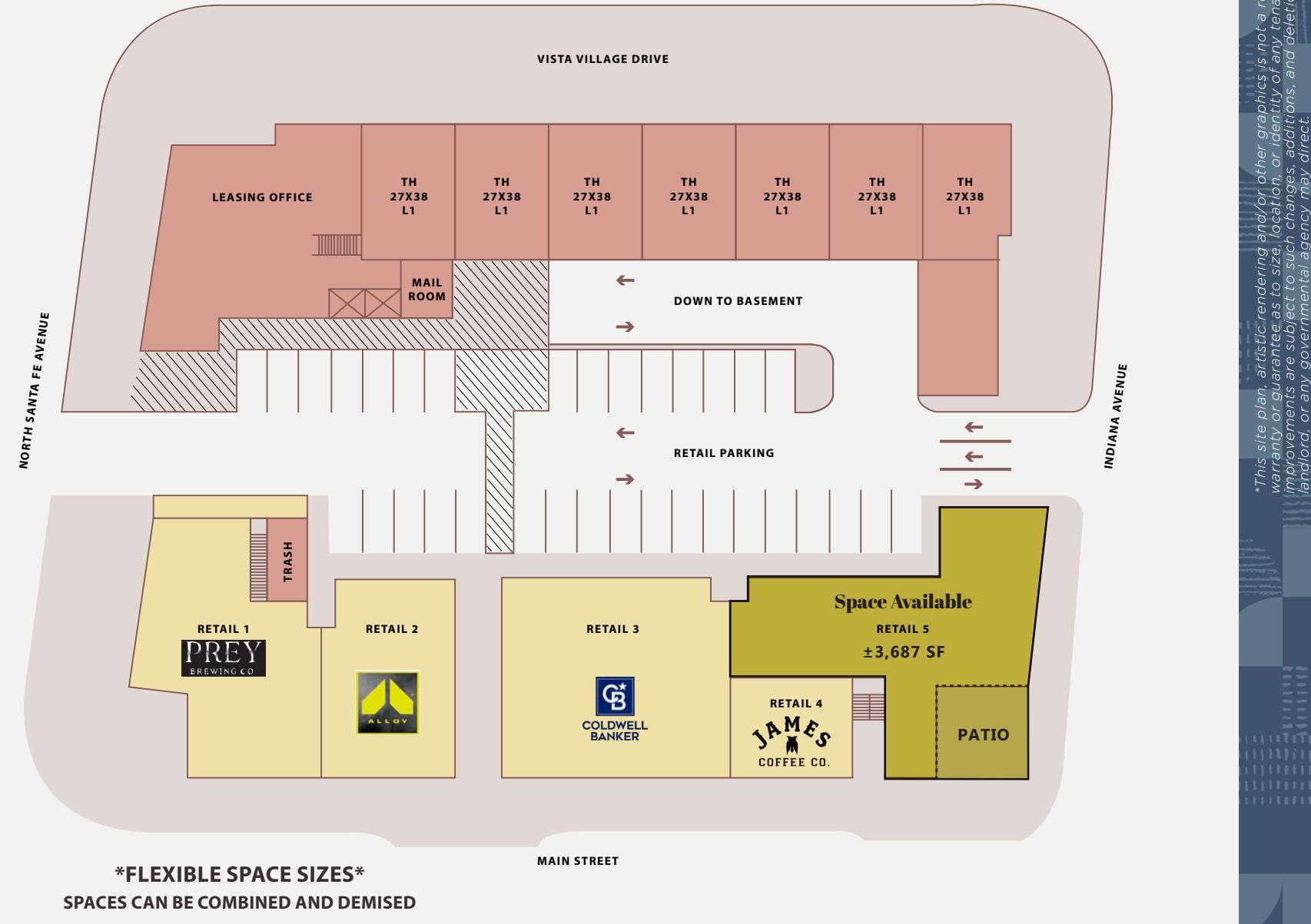
- End cap retail/restaurant opportunity
- Ideally located in the growing Historic Downtown Vista neighborhood
- 33 retail dedicated parking spaces on the ground floor
- Situated below 126 luxury apartment units
- Main & main intersection in Historic Downtown Vista
- Easy access to the 78 freeway
- Close proximity to Carlsbad, Oceanside and San Marcos
- Co-tenancy with Prey Brewing Co., Jame's Coffee, Alloy Personal Training and Coldwell Banker



Seeking Retail /  
Restaurant Tenant



# Site Plan

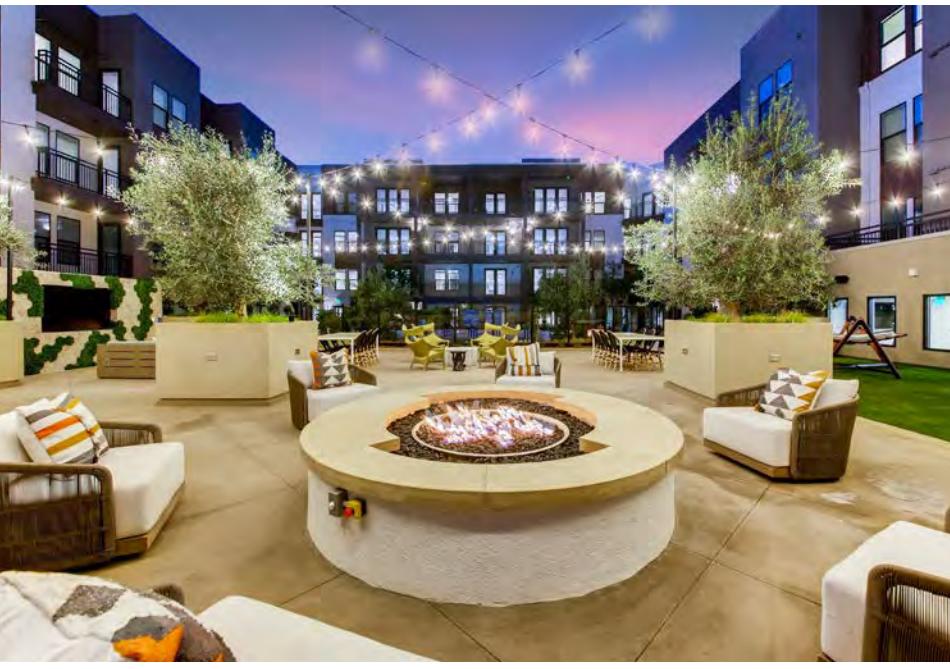
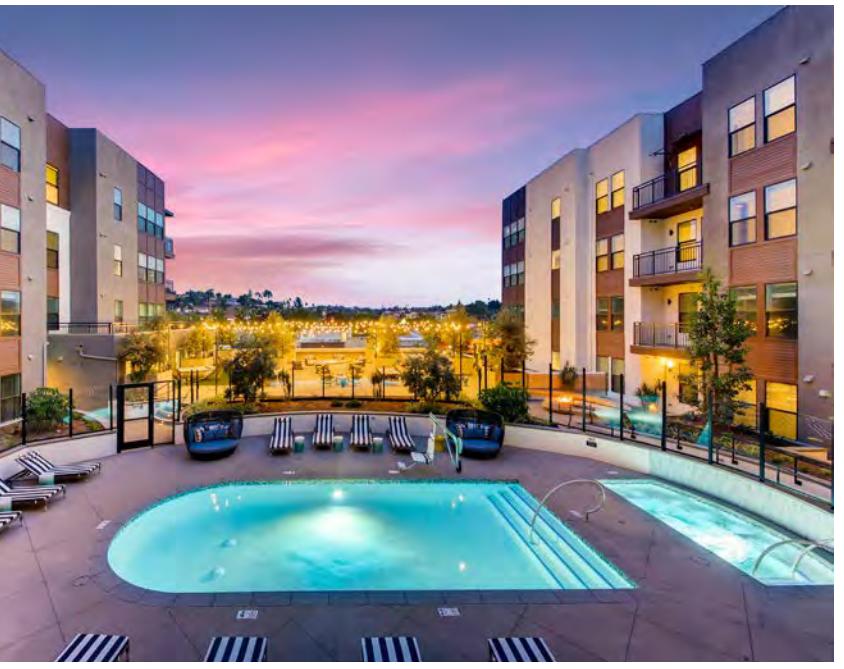


*\*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



# Project Highlights

THE RYLAN APARTMENTS FEATURE ALL THE LATEST FINISHES, ALONG WITH MODERN AMENITIES AND STYLED SOCIAL SPACES



# AREA Location

- 1 MELROSE CORPORATE CENTER  
±42,299 SF OFFICE
- 2 THE ATRIUM  
±102,147 SF OFFICE
- 3 VISTA MEDICAL OFFICES  
±25,123 SF OFFICE
- 4 VISTA TOWN CENTER  
±136,672 SF RETAIL
- 5 SUNROAD PLAZA  
±35,440 SF RETAIL
- 6 MELROSE PLAZA OFFICE PARK  
±55,601 SF OFFICE
- 7 VISTA ENTERTAINMENT CENTER  
±36,000 SF OFFICE
- 8 VISTA VILLAGE  
±235,299 SF RETAIL
- 9 VISTA BUSINESS PARK  
±66,820 SF OFFICE
- 10 VALE VISTA CENTER  
±29,848 SF OFFICE
- 11 VISTA MARKET PLACE  
±56,560 SF RETAIL
- 12 VISTA SHOPPING CENTER  
±28,500 SF RETAIL
- 13 SANTA FE PLAZA  
±37,044 SF RETAIL



**14.1K**

Population in 3 Mile Radius

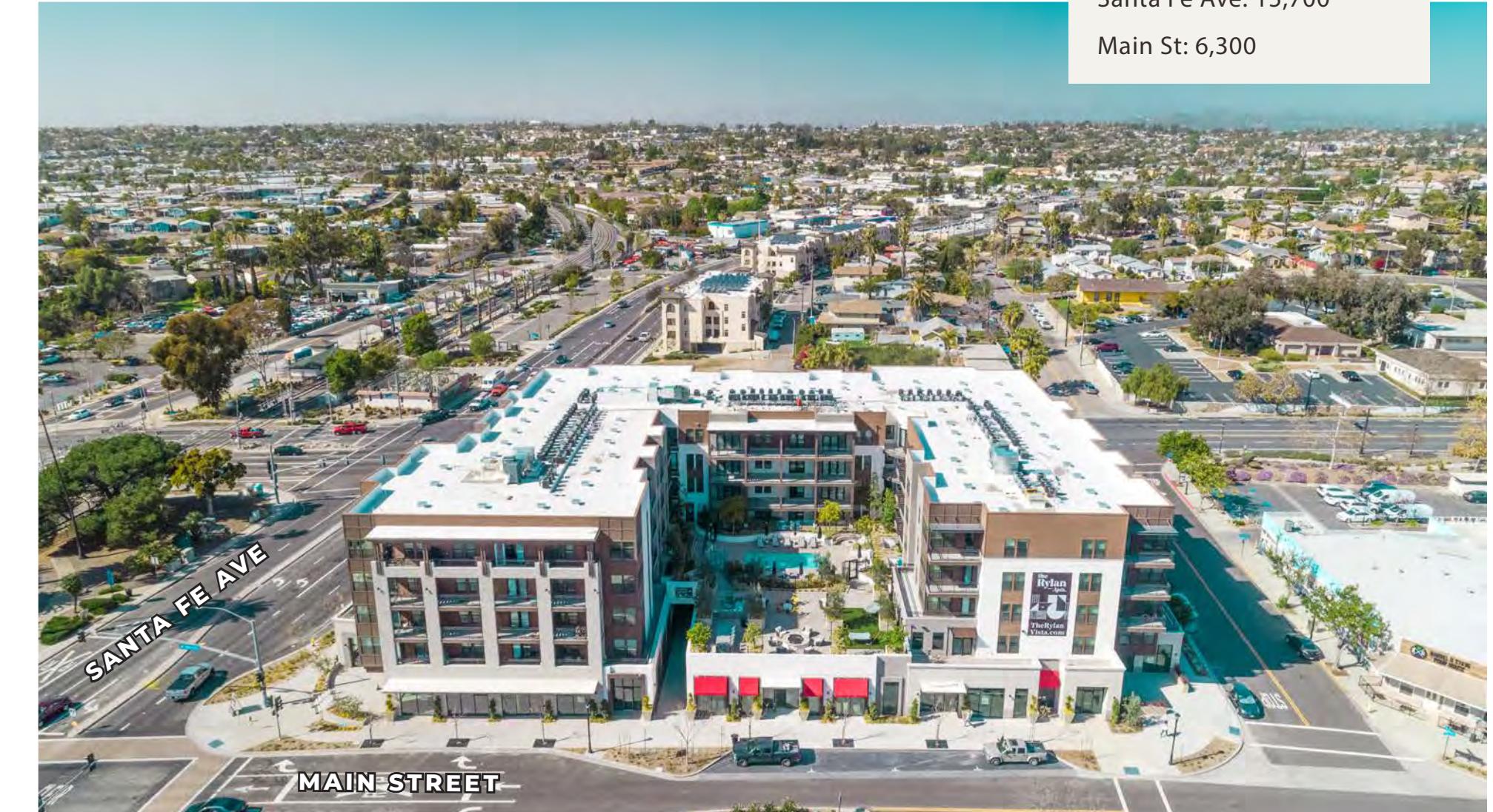
**4.6K**

Households in 3 Mile Radius

**\$98K**

Average HH Income in 3 Mile Radius





**TRAFFIC COUNTS**  
CARS PER DAY

Vista Village Dr: 39,000  
Santa Fe Ave: 15,700  
Main St: 6,300

## Area Tenants

DOWNTOWN VISTA CONTAINS A  
UNIQUE MIXTURE OF **CRAFT FOOD**  
AND **BIG BOX** TENANTS TO SERVE  
THE SURROUNDING POPULATION.





## DINING &amp; DRINKS

1. Prey Brewing Co.
2. Vista Village Pub
3. When Pigs Fly BBQ
4. Wavelength Brewery
5. Mikko Sushi
6. El Ranchero Restaurant
7. Shaks Bistro
8. WildWood Crossing
9. Curbside Café
10. The Yellow Deli
11. Belching Beaver Brewery
12. URBN Pizza
13. Sonic Drive-In
14. Bear Roots Brewing
15. Dog Haus
16. Pepper Tree Frosty
17. Danny's Donuts
18. Partake Gastropub
19. Five Guys Burgers
20. Starbucks
21. Cold Stone Creamery
22. Chipotle
23. Backstreet Brewery
24. Lamppost Pizza
25. Swami's Cafe
26. Panera Bread
27. Raising Cane's
28. Chili's

## RETAIL &amp; LIFESTYLE

29. BevMo!
30. Lowe's
31. Staples
32. Crunch Fitness
33. Frazier Farms Market
34. The Wave Waterpark
35. Clay 'N Late
36. Cinepolis Cinemas
37. Vista Village Shopping
38. Coldwell Banker
39. Great Divine Flow Yoga
40. Bank of America
41. B&B Liquor
42. Crozier's Flowers
43. Standard's Record Store
44. Broadway Theater
45. AVO Playhouse
46. Von's Grocery
47. Wells Fargo



**32,162**

HOUSING UNITS IN THE SURROUNDING AREA



**51K**  
EMPLOYEES IN THE  
SURROUNDING AREAS



**GROWING** Downtown District IN VISTA

## Vista Demographics

**102,070**  
TOTAL POPULATION

**82,045**  
DAYTIME POPULATION

**\$91,483**  
AVERAGE HHI

\*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.



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