115 MAIN STREET

VISTA, CA 92084

MICHAEL PAUL
Lic #02219768 · 760.472.5622 · mpaul@voitco.com

MAX STONE, CCIM
Lic #01944151 · 858.458.3348 · mstone@voitco.com

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

Downtown Vista · Existing Medical Office Buildout · Flexible Use Potential

Voit 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

115

MAIN STREET

VISTA, CA 92084

±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

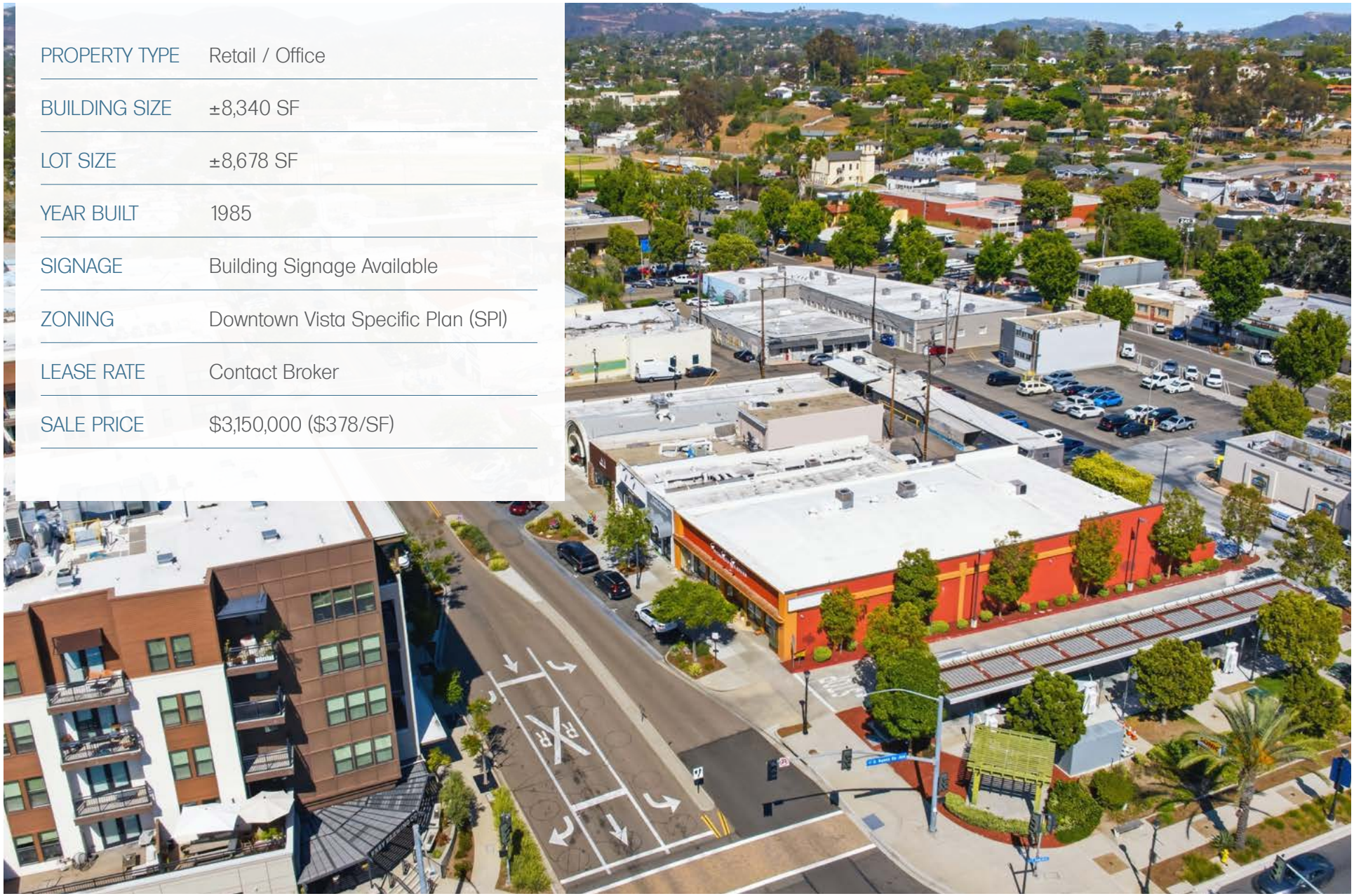
Convenient Access to Highway 78

Competitive Lease Terms Available

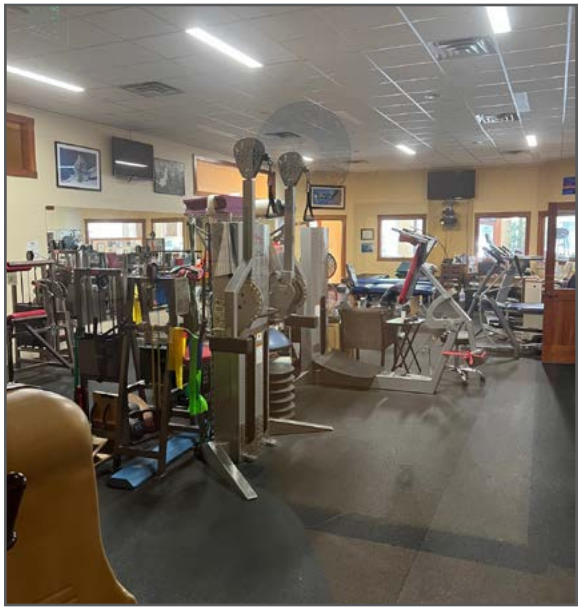
Sale Price: $3,150,000 ($378/SF)

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
SALE PRICE	$3,150,000 ($378/SF)



AVAILABLE SPACE



- ±8,340 SF Available for Lease or Sale
- 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
- Sale Price: $3,150,000 ($378/SF)

SUITABLE FOR:

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

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

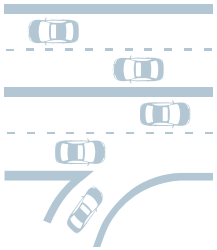
BUSINESS ENVIRONMENT

- » 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

MICHAEL PAUL
License # 02219768
760.472.5622
mpaul@voitco.com

MAX STONE, CCIM
License #01944151
858.458.3348
mstone@voitco.com

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 858.453.0505 (P) | 858.408.3976 (F) | Lic #01991785 | www.voitco.com

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