

100 Main St - The Rylan

Vista, California 92084 (San Diego County) - Vista Submarket



Apartments

Property Summary

Units	126
Built	2023
Stories	5
Elevators	Yes
Market Segment	All
Vacancy %	4.8
Asking Rent Per Unit	\$3,253
Parking Spaces	268 (0.90/Unit)
Commercial Available	974 - 6,934 SF
Commercial Asking Rent	Withheld



Property Details

Land Area	1.23 AC (53,579 SF)	Average Unit Size	1,000 SF
Building FAR	1.87	Zoning	60
Number of Buildings	1	Parcel	175-137-30
Units Per Area	102/AC		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	5	Retail	Direct	3,687	3,687	3,687	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
P 1	2	Retail	Direct	2,273	2,273	2,273	Withheld	Vacant	Negotiable
Flocke & Avoyer Commercial Real Estate: Andrew Shemirani (858) 412-9168, Michael Burton (858) 752-9000									
E 1	170 Main St	Retail	Sublet	974	974	974	Withheld	Vacant	Negotiable
Pacific Coast Commercial: Ethan Park (760) 978-8053									

Amenities

Unit Amenities			
• Air Conditioning	• Balcony	• Cable Ready	• Dishwasher
• Freezer	• Heating	• Kitchen	• Microwave
• Mud Room	• Oven	• Range	• Refrigerator
• Storage Space	• Tub/Shower	• Walk-In Closets	• Washer/Dryer
Site Amenities			
• Bicycle Storage	• Breakfast/Coffee Concierge	• Controlled Access	• Courtyard
• Elevator	• Fitness Center	• Grill	• Lounge
• On-Site Retail	• Online Services	• Pet Washing Station	• Pool
• Property Manager on Site	• Public Transportation	• Roof Terrace	

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Apartments

Transportation

Parking Details	268 Covered Spaces; Ratio of 0.90/Unit		
Traffic Volume	19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 6,350 on S Indiana Ave (2025); 19,332 on E Broadway (2025); 1,575 on Hanes Pl (2025); 37,876 on Olive Ave (2025); 1,861 on Main St (2025); 25,153 on W Orange St (2025); 19,255 on Eucalyptus Ave (2025); 3,299 on Washington St (2025)		
Transit/Subway	Vista Transit Center		4 min walk
	Escondido Avenue		20 min walk
Commuter Rail	Carlsbad Village		14 min drive
Walk Score ®	Very Walkable (89)		
Transit Score ®	Good Transit (51)		

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
F45	1	3,687	-	Jan 2023	-
Stave & Nail Brewery	1	3,544	-	Jan 2023	-
Archer's Arrow Coffee	1	974	-	Jan 2023	-

Showing 3 of 3 Tenants

170 Eucalyptus Ave - Historic Downtown Vista

Vista, California 92084 (San Diego County) - Vista Submarket



Office

Property Summary

RBA (% Leased)	12,350 SF (100%)
Built/Renovated	1960/2019
Stories	2
Typical Floor	6,175 SF
Tenancy	Multiple
Available	84 - 1,755 SF
Max Contiguous	1,755 SF
Asking Rent	Withheld
Parking Spaces	35 (2.83/1,000 SF)



Property Details

Land Area	0.70 AC (30,492 SF)	Owner Occupied	No
Building FAR	0.41	Zoning	SP1
Slab to Slab	9'	Parcel	175-303-11

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	115 - 145	Office	Coworking	87 - 1,206	1,206	1,755	Withheld	TBD	-
The Film Hub: Lauren Fehlhaber (760) 643-0850									
P 2	200-225	Office	Coworking	84 - 549	549	1,755	Withheld	TBD	-
The Film Hub: Lauren Fehlhaber (760) 643-0850									

Amenities

• 24 Hour Access	• Air Conditioning	• Bicycle Storage	• Central Heating
• Conferencing Facility	• Controlled Access	• Courtyard	• Fenced Lot
• Fireplace	• High Ceilings	• Kitchen	• Natural Light
• Outdoor Seating	• Shower Facilities	• Signage	• Skylights
• Wi-Fi			

Transportation

Parking Details	35 Surface Spaces; Ratio of 2.83/1,000 SF
Traffic Volume	19,255 on Eucalyptus Ave (2025); 1,575 on Hanes Pl (2025); 2,732 on S Citrus Ave (2025); 19,332 on E Broadway (2025); 6,350 on S Indiana Ave (2025); 1,861 on Main St (2025); 19,247 on Main St (2025); 24,160 on N Indiana Ave (2025); 37,876 on Olive Ave (2025); 18,050 on TerDr (2025)
Transit/Subway	Vista Transit Center 9 min walk
	Escondido Avenue 18 min walk
Commuter Rail	Carlsbad Village 14 min drive
Walk Score ®	Very Walkable (89)
Transit Score ®	Good Transit (50)

170 Eucalyptus Ave - Historic Downtown Vista

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Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Alison Johnson & Team	1	500	-	Sep 2022	-
California Coast Escrow, Inc	1	500	-	Nov 2024	-
Jim Ellis	1	500	-	Dec 2019	-
RSG	2	500	18	Dec 2023	-
RSG	2	500	16	Jul 2023	-

Showing 5 of 7 Tenants