

LOCATION  
MATTERS



FOR SALE  
\$2,300,000

# ICONIC RESTAURANT / ENTERTAINMENT PROPERTY FOR SALE

PERFECT FOR OWNER USERS

110 CIVIC CENTER DRIVE  
VISTA, CA 92084

rancho el agave  
RESTAURANT • BAR • LIVE MUSIC



INVESTMENT SUMMARY

\$2,300,000  
OFFERING PRICE

6,224 SF  
UNIT SIZE

\$369  
PRICE PER SF

1,232 SF  
OUTDOOR PATIO OVERLOOKING  
WILDWOOD PARK

GROUND LEVEL CONDO  
OWNERSHIP INTEREST

TYPE 47 + CABARET  
LIQUOR LICENSE

\$150,000  
ADDITIONAL PRICE

TO BE DELIVERED VACANT  
REMAINING LEASE TERM/OPTIONS

256  
PARKING SPACES

176-060-38-04 (TO 08)  
APN



THE OFFERING





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- **Prime Downtown Vista Location** – Situated next to Wildwood Park and Vista City Hall, with excellent visibility at the high-traffic intersection of Civic Center Drive, Vista Village Drive, and East Vista Way.
- **Desirable Opportunity in a Thriving Market** – Just 0.25 miles from the bustling Vista Village, this high-traffic Downtown Vista spot offers excellent visibility and a growing customer base.
- **Ample On-Site Parking** – Over 250 free surface parking spaces ensure convenient access for customers and staff.
- **Monument Signage Rights** – Included along Civic Center Drive, offering high-visibility branding opportunities.

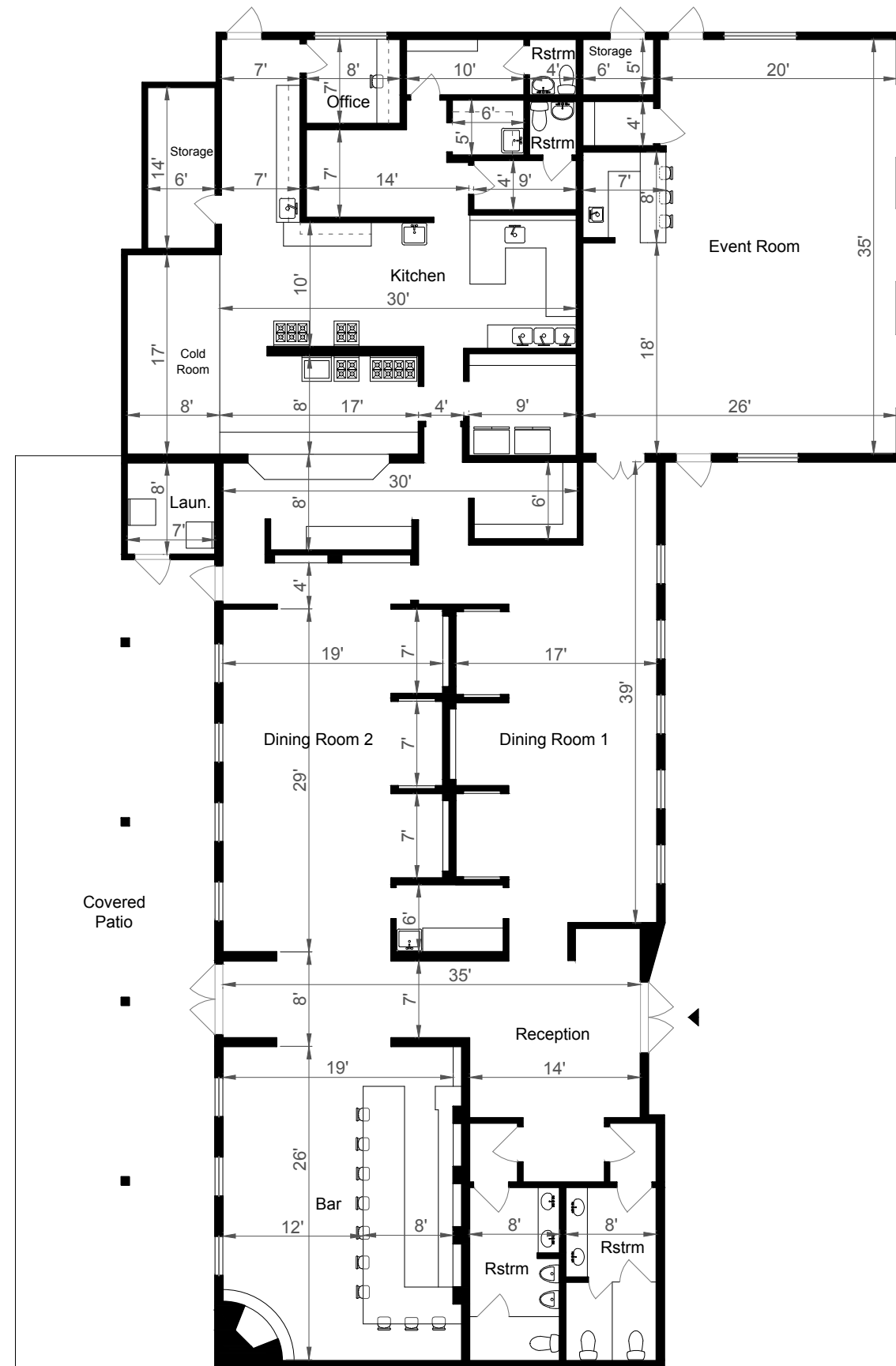
- **Turnkey Restaurant with FF&E Included** – This fully built-out, move-in-ready restaurant features an expansive kitchen, dining areas, and existing infrastructure, with all FF&E included for a seamless transition.
- **Established Restaurant Legacy** – Originally built in 1980 by Sally Schoeffel in collaboration with Diane Powers, this space has been home to several beloved restaurants, including The Rancho Restaurant, La Paloma, Wildwood, and Rancho El Agave.
- **Strong Local Goodwill** – A long history of customer loyalty, with many longtime patrons supporting the various restaurants in this space for decades.

- **Type 47 Liquor License with Cabaret Available for Purchase** – This location is approved for live entertainment and has hosted notable local bands such as Urban Gypsys, Clay Colton, and Backwater Blues Band, making it a prime venue for continued music and nightlife events.
- **Private Event & Banquet Capabilities** – Multiple dining rooms and an Event Room accommodating a seating capacity of 315 provide opportunities for private events, corporate functions, and celebrations.

# FLOOR PLAN

## THE PROPERTY

WILDWOOD  
PARK



# INTERIOR PHOTOS

## THE PROPERTY



### FF&E LIST

#### KITCHEN - COOK AREA

- Wolf stove/oven (with char-grill, 4 burners, 2 ovens)
- Nova 4 burner grill
- Nova flat grill
- Thermador Salamander
- 2 steam tables
- 2 Nova double basket fryers
- 3 stainless steel refrigerated prep tables
- Hood with Ansul system
- Hand sink

#### WALK-IN REFRIGERATOR & FREEZER

- APPROX. 17' x 8'

#### KITCHEN - PREP/SERVICE AREAS

- Nova 4 burner cook top
- Blodgett convection oven
- Smoke Chef smoker
- Imperial 6 burner stove/oven
- Hood with Ansul system
- True refrigerated prep table
- Manitowic ice machine
- Oster microwave
- Hobart meat slicer
- Uniworld mixer
- 5 stainless steel racks
- 2 stainless steel sinks
- Rolling rack
- Stainless steel counters & shelving units
- First Aid cabinet
- Miscellaneous cooking pots, pans, trays, containers, utensils etc.
- Employee lockers

#### KITCHEN - DISHWASHING AREA:

- Stainless steel dishwashing station with AutoChlor system
- Large wash table
- 3 compartment sink
- Stainless steel shelving & racks
- Dishracks & bus tubs

#### LAUNDRY ROOM:

- Samsung washer & dryer
- Storage racks
- BIB syrup line hub

#### OFFICE:

- Desk & chair
- Camera system with display monitor
- File cabinet
- Shelving
- Cash drawer

#### FRONT OF HOUSE - RECEPTION AREA:

- 1 antique reception desk
- 2 sofa benches with cushions
- 2 Mexican equipale chairs
- 1 large mirror
- 1 small mirror

#### DINING ROOM #1 - SOUTH SIDE:

- 2 large custom dining tables with glass tops
- 20 wood chairs
- 2 wood side tables
- 3 booths with tables
- Talavera decorative wall art

#### DINING ROOM #2 - NORTH SIDE:

- 7 wood dining tables
- 22 wood chairs
- 3 booths with tables
- Talavera decorative wall art

#### BAR:

- Wood bar counter with 14 stools
- 4 tables
- 14 chairs
- Corner fireplace (gas)
- 4 wall-mounted TV's

#### BACK OF BAR:

- Back counter with liquor display shelving & mirrors
- 8 tap draft beer station
- Syrups / soda gun system
- Stainless steel well prep station with ice bin
- True under counter refrigeration system
- Stainless steel dishwashing sinks
- Hand sink
- Storage shelving
- Storage cupboards
- Cash drawer
- Talavera decorative wall art
- Shelving rack
- Wine rack
- Audio/stereo equipment and built-in ceiling speakers
- Barware / glassware (margarita glasses, high ball, rocks, wine glasses, martini glasses, cognac glasses, poco/tulip glasses, champagne flutes, beer mugs, pint glasses, shot glasses, cordial glasses, etc)

#### BEER / WINE / LIQUOR INVENTORY:

- See updated inventory list

#### EVENT ROOM:

- 2 large dining tables with glass tops
- 8 dining tables
- 45 dining chairs
- 2 high-top bar tables
- 6 bar stools
- Wood stage with curtain backdrop
- Wall-mounted TV (behind curtain)
- Bar / service area with hand sink, counters & shelving
- Locked liquor storage room

#### PATIO:

- 10 Mexican equipale tables with glass tops
- 40 equipale barrel chairs
- 4 wrought iron patio tables
- 25 metal patio chairs

- Music stage with curtain backdrop
- Stage lighting system
- 2 ceiling-mounted gas heaters

#### FRONT WAIT STATION:

- Stainless steel shelf
- Hand sink
- 2 service tables

#### REAR WAIT STATION / PREP AREA:

- Counters & shelving
- Under counter refrigerator
- 2 warming drawers
- Stainless steel hand sink
- Soda drink dispenser with ice bin
- Soup pot
- Warming lamps over kitchen pass-through window

#### SIDE WAIT STATION / PREP AREA:

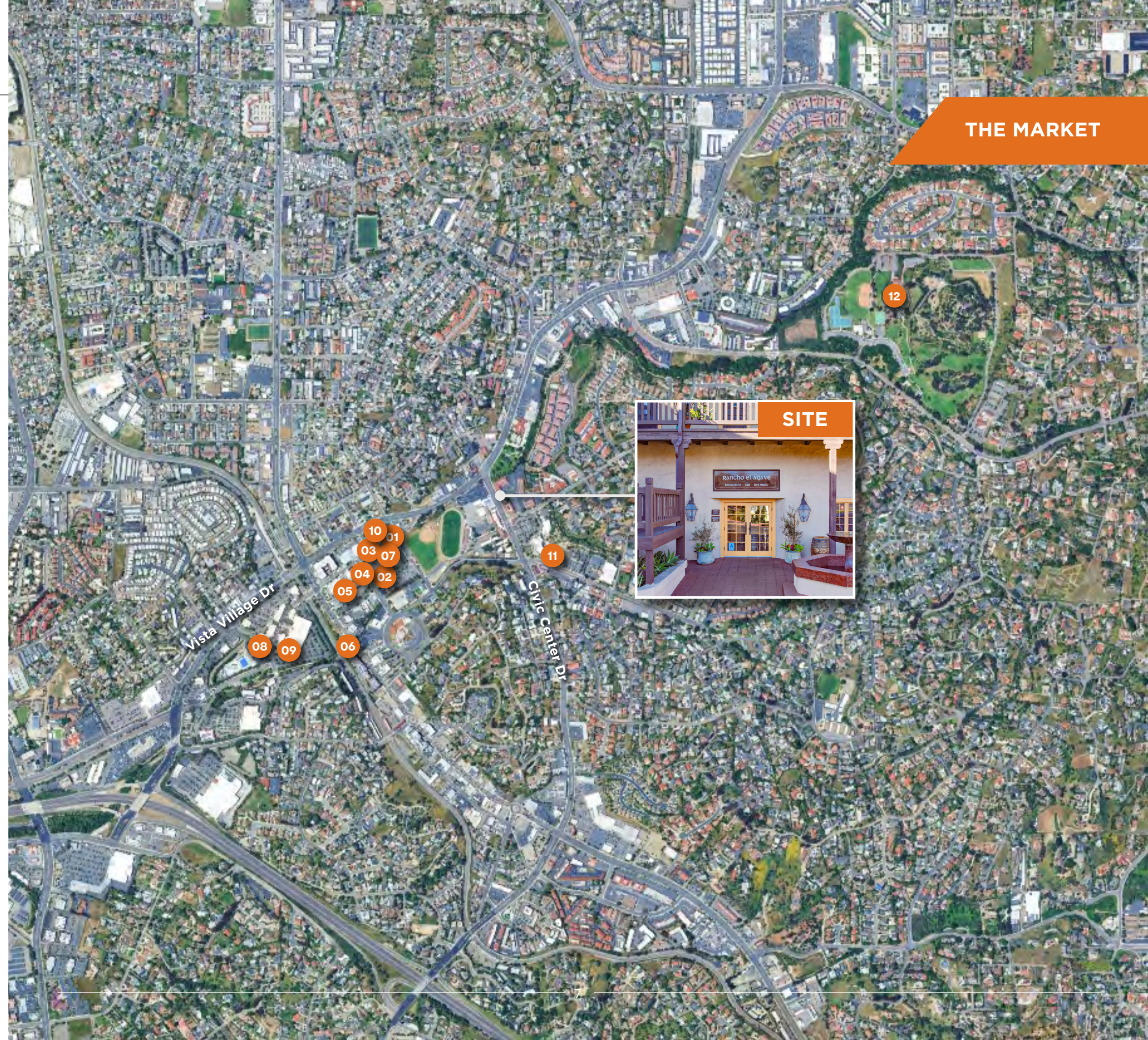
- Counters & shelving
- Dishrack storage shelves

#### MISC INVENTORY:

- Cups, plates, bowls, dessert plates, ramekins
- Tortilla chip bowls, salsa bowls
- Glassware, glass beer pitchers, glass water carafes
- Silverware
- Linens - napkins, towels, tablecloths
- Serving trays & platters
- Coffee maker
- Hot water kettle
- Chafing dishes & buffet set-up items
- Decorative flower arrangements
- Plants & pots
- Mexican blankets
- High chairs & booster seats
- Janitorial items - trash bins, brooms, dustpans, mops, cleaning supplies

# SURROUNDING BUSINESSES

- 01 **SHAKS**  
MEDITERRANEAN BISTRO
- 02 **BELCHING BEAVER**  
BREWERY
- 03 **MIKKO**  
SUSHI
- 04 **AVO**  
PLAYHOUSE
- 05 **HANDL'S**  
HOMEMADE ICE CREAM  
SINCE 1945
- 06 **BEST PIZZA & BREW**  
SAN DIEGO
- 07 **COOMBER**  
CRAFT WINES  
Oceanside | Ca.
- 08 **swamis**  
CAFE
- 09 **cinépolis**
- 10 **SEVEN SEAS**  
BAR & GRILL
- 11 **CITY OF VISTA**  
CALIFORNIA
- 12 **MOONLIGHT**  
AMPHITHEATRE



THE MARKET

SITE





521 N SANTA FE AVE, VISTA, CA 92083

Sale Date: January 16, 2025      Asking Price: \$775,000  
 Size: 2,030 SF      PSF: \$381.77



640 HACIENDA DR, VISTA, CA 92081

Sale Date: October 10, 2024      Sale Price: \$2,300,000  
 Size: 5,300 SF      PSF: \$433.96



790 E VISTA WAY, VISTA, CA 92084

Sale Date: June 5, 2024      Sale Price: \$2,025,000  
 Size: 3,370 SF      PSF: \$600.89



630 ALTA VISTA DR, #104, VISTA, CA 92084

Sale Date: June 12, 2024      Sale Price: \$174,000  
 Size: 16,000 SF      PSF: \$345.24



759-761 E VISTA WAY, VISTA, CA 92084

Sale Date: April 30, 2024      Sale Price: \$1,100,000  
 Size: 2,300 SF      PSF: \$478.26



202-206 MAIN ST, VISTA, CA 92084

Sale Date: February 21, 2023      Sale Price: \$2,700,000  
 Size: 6,839 SF      PSF: \$394.79



127 MAIN ST, VISTA, CA 92084

Sale Date: February 17, 2023      Asking Price: \$1,110,000  
 Size: 2,125 SF      PSF: \$522.35






150 E BROADWAY, VISTA, CA 92084

Sale Date: July 21, 2023      Sale Price: \$1,065,000  
 Size: 2,900 SF      PSF: \$367.24






# DEMOGRAPHICS




## 1 MILE

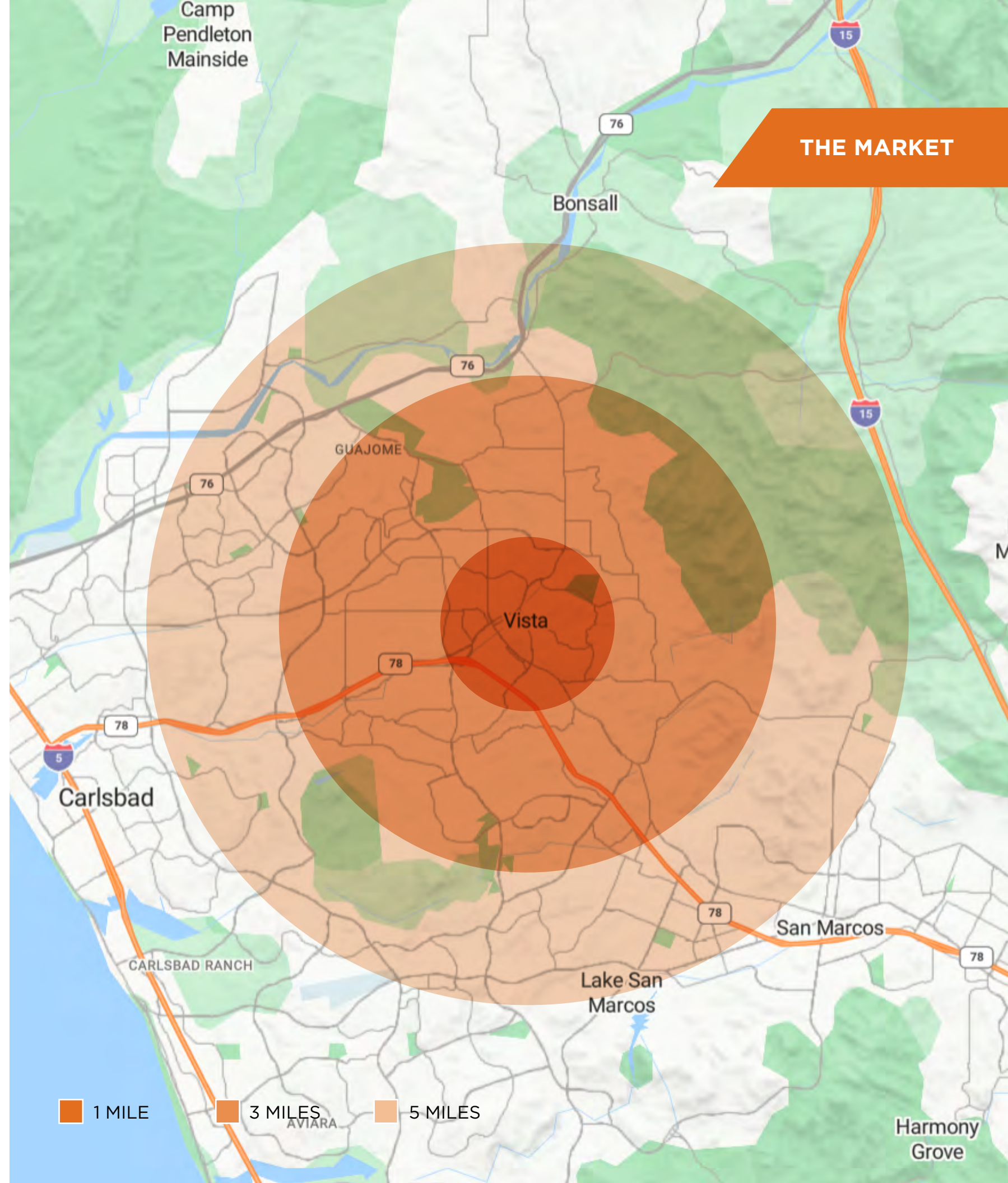
	Population	28,483
	Daytime Population	22,823
	Average Household Income	\$115,035

## 3 MILES

	Population	126,660
	Daytime Population	95,562
	Average Household Income	\$126,245

## 5 MILES

	Population	237,497
	Daytime Population	203,758
	Average Household Income	\$132,369



110 CIVIC CENTER DRIVE, VISTA, CA 92084

**FOR SALE**  
\$2,300,000



## SALES INQUIRIES



MARC KARREN  
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