



FOR LEASE

Retail/Restaurant Opportunity in the Vista

700 Gervais Street | Columbia, SC 29201

HIGHLIGHTS

- ±4,550-SF available (suite C - Crafty Crab) *available October 2025*
- Second-generation restaurant space including grease trap and range hood
- Suite B | ±4,263 SF is also available
- Walking distance to Colonial Life Arena, the University of South Carolina (Fall 2024 38,500 students enrolled) and Central Business District
- Adjacent to Sylvan's Jewelers
- **Lease Rate:** \$35.00/PSF (±\$5.70 NNN)

700 Gervais Street is conveniently located in the Vista, Columbia's urban entertainment destination, that includes diverse dining, museums, hotels and art galleries displaying international and local artists. The Vista is minutes away from the Central Business District, the State Capitol complex, the University of South Carolina and all the professional and cultural activities Columbia has to offer.

CONTACT

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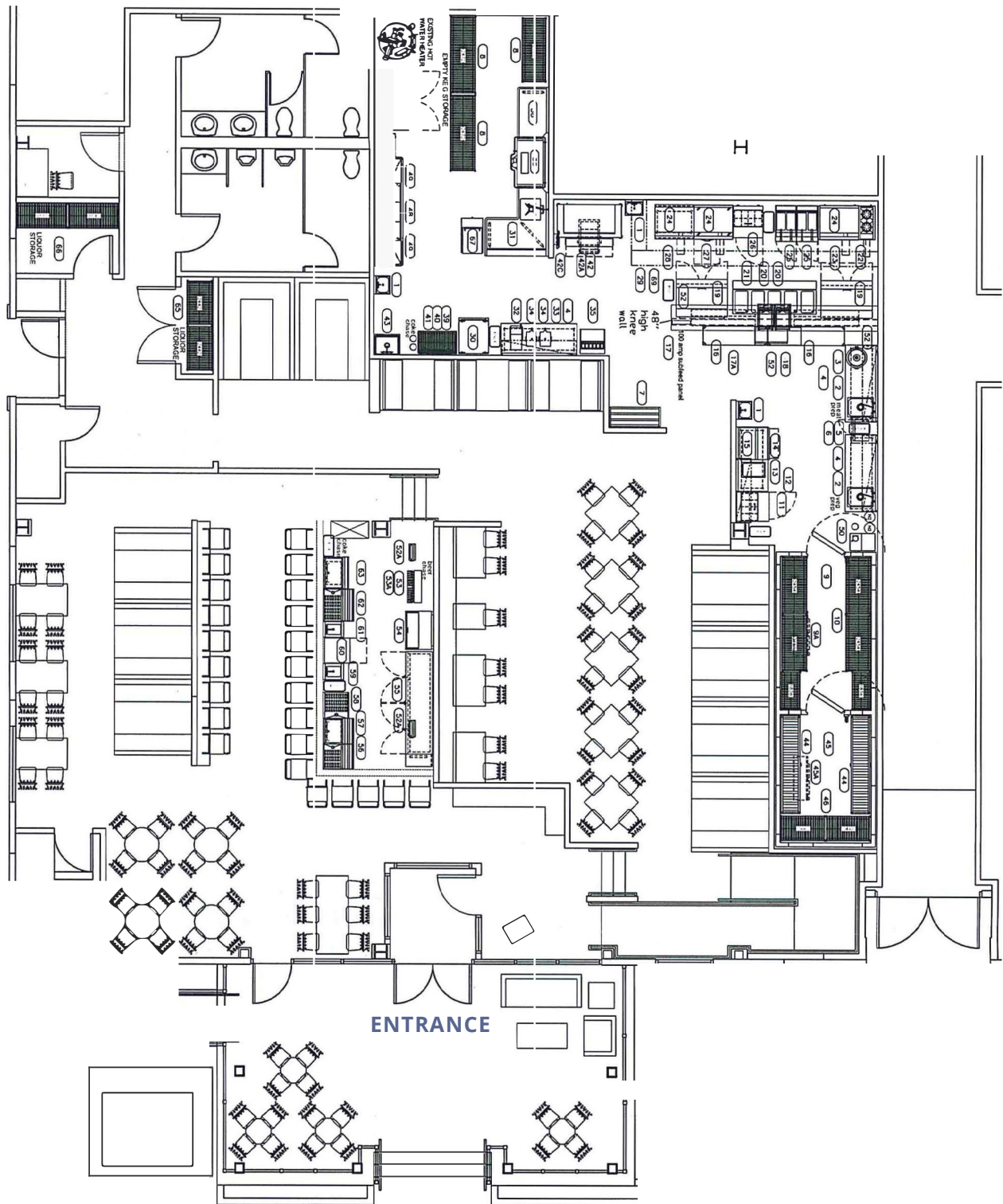
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Colliers | South Carolina

1301 Gervais Street, Ste 600
Columbia, SC 29201
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The Arnold Family Corporation is one of the most diverse owners and developers of commercial and multifamily properties in the Southeast. The company specializes in properties that vary from traditional commercial real estate to mixed-use entertainment complexes, to neo-traditional town centers and marinas.



UNIVERSITY OF SOUTH CAROLINA
Fall 2024 38,500 Students Enrolled

COLONIAL LIFE ARENA
18,000-Seat Arena & Home of Gamecock Basketball
29 Concerts/Events in 2024 – most in a single year

DEMOGRAPHICS 2025 EST

	1 mile	3 miles	5 miles
Population	15,485	81,427	164,355
Daytime Population	52,561	149,313	243,765
Households	5,224	37,232	75,872
Avg. HH Income	\$77,121	\$83,404	\$86,602

ANNUAL RETAIL SALES (3 MILES)

Food	Apparel & Services	Entertainment
\$327,494,969	\$70,765,027	\$109,400,324



CLICK TO VIEW Available Properties in the Vista



721 LADY STREET



729 LADY STREET



700 GERVAIS STREET



701 GERVAIS STREET



740 GERVAIS STREET



701 LADY STREET



The Vista

1.1 MILLION AVERAGE MONTHLY VISITS

The district is immediately west of the Main Street District stretching from Gervais Street to the Congaree River. The Vista entertainment district is home to multiple conventions, concerts and athletic events each year.

- 1

COLA'S
- 2

929 KITCHEN
- 3

RUTH'S CHRIS
- 4

OYSTER BAR
- 5

MOTOR SUPPLY COMPANY

6

BLUE MARLIN

7

COA AGAVERIA Y COCINA

8

SMALLSUGAR

9

CITY GRIT

10

THIRSTY FELLOW

- 1

IHOP

2

MENKOI RAMEN HOUSE

3

MELLOW MUSHROOM

4

BITTY & BEAU'S COFFEE

5

CAROLINA WESTERN PUB

6

ART BAR

7

PANERA BREAD

8

PEARLZ OYSTER BAR

9

KAMINSKY'S DESSERT CAFE

10

MONTERREY MEXICAN

11

FIVE GUYS

12

SWEETWATERS COFFEE

13

SOCIAL BAR

14

THE CHAMPAGNE LOUNGE
- 15

PEEBLES BBQ

16

LONGHORN STEAKHOUSE

17

HICKORY TAVERN

18

BOKU KITCHEN

19

DI VINO ROSSO

20

POKE BROS

21

SMOOTHIE KING

22

DULCE BAKERY & CAFE

23

CAVA

24

THE HOLLOW

25

SAKITUMI GRILL

26

THE DRAGON ROOM

27

OLD CHICAGO

28

M VISTA

29

JIMMY JOHN'S
- 30

GRILL MARKS

31

STEEL HANDS

32

CRAFTY CRAB

33

TSUNAMI SUSHI

34

VISTA UNION

35

CHIPOTLE

36

GERVAIS & VINE

37

TWIN PEAKS

38

FRESH POKE

39

MCDONALD'S

40

COLUMBIA CRAFT

41

PALMETTO PIG BAR-B-Q

42

TIN ROOF

MAIN STREET DISTRICT

- HENDRIX

SMOKED

LULA DRAKE WINE PARLOR

HAMPTON ST VINEYARD

SPOTTED SALAMANDER

TAKOSUSHI

MARKET ON MAIN

HALLS CHOPHOUSE

BOURBON COLA'S

AMBROSIA TAVERNA

SWEET CREAM CO.

HANABI HIBACHI & SUSHI

ROBINSON ROOM

SANDWICH DEPOT

PROHIBITION

GOOD LIFE CAFE

DRAKE'S DUCK-IN

HAMPTON PLACE CAFE

GREEK BOYS

HIGHER GROUNDS

CREPES & CROISSANTS

SOUND BITES EATERY

THE STRUDEL SHOP

STONER'S PIZZA

STARBUCKS

SWANSON'S DELI

EAST BAY DELI

CAMON JAPANESE

MOA KOREAN BBQ

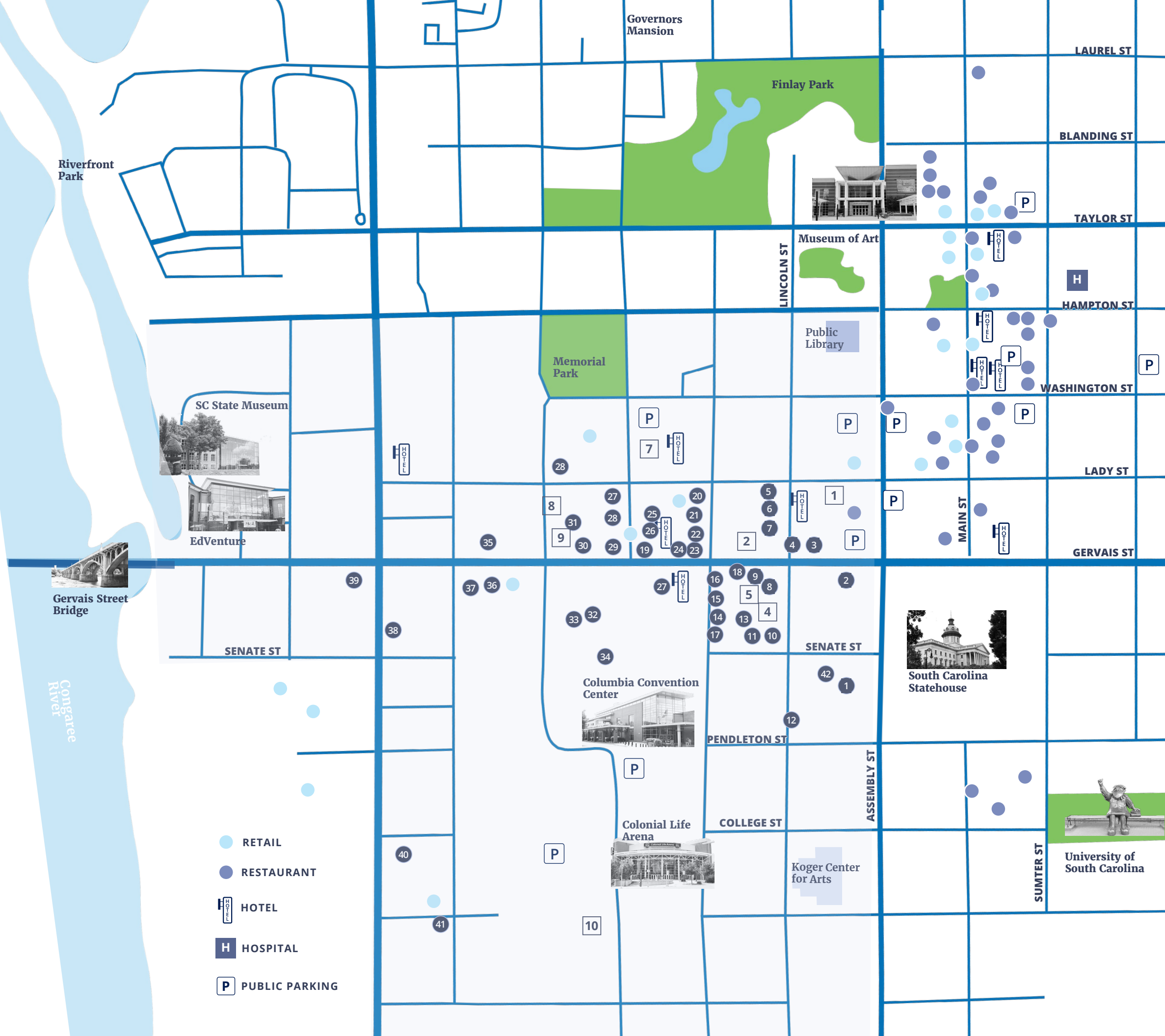
KAO THAI CUISINE

BEEZER'S

COOL BEANS COFFEE

GREEN OLIVE

IMMACULATE CONSUMPTION





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Households	5,224	37,139	75,882
Median Age	22.2	28.8	33.4



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