



VALLEY BROKERS



Suisun City Downtown Properties

Various Lots and Buildings

Suisun City, California

PREPARED BY:

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Suisun City Downtown Properties

EXECUTIVE SUMMARY

**Various Lots and Buildings
Suisun City, CA**

PROPERTY SPECIFICATIONS

Property Type:	Vacant Land and Buildings
Land:	3,049-11,326 +/- Sq. Ft.
Asking Price	\$100,000-\$225,000

INVESTMENT HIGHLIGHTS

- Various vacant lots and buildings in Downtown Suisun City
- Commercial zoning
- City downtown is benefitting from massive investment from Suisun City in the area surrounding the Marina

SALES PROCESS

Coldwell Banker Commercial has an approved listing agreement with the Seller that has the right to sell through a Development and Disposition Agreement with the Successor Agency of the Suisun City Redevelopment Agency. Any purchase of these properties will include an Assignment of Rights through the Development and Disposition Agreement.

Due to the disposal process required by the State of California Department of Finance, the sale of these properties will not be a standard real estate transaction. The process is as follows:

- 1) Buyer makes an offer on the specific property
- 2) Seller and Successor Agency Staff shall receive, evaluate and accept Non-Binding Letter of Intent Offers and present them to the Oversight Board for consideration.
- 3) Buyer moves forward with closing

PROPERTY LEGEND

Property	Address	Lot Size (Sq. Ft.)	Zoning	Property Type	APN	Asking Price	Price per Sq Ft.
3	To Be Determined	7,459	Misc	Parking Lot	032-142-030	\$120,000	\$16.09
5	701 Main Street	4,425	Com	Bank Building	032-130-010	\$225,000	\$50.85
6	419 Main Street	7,183	Misc	Vacant Lot	032-082-050	\$185,000	\$25.76
7	To Be Determined	6,372	Misc	Vacant Lot	032-142-280	\$130,000	\$20.40
8	To Be Determined	4,300	Misc	Vacant Lot	032-142-250	\$85,000	\$19.77
9	To Be Determined	4,900	Misc	Vacant Lot	032-142-240	\$100,000	\$20.41
11	To Be Determined	7,150	Misc	Vacant Lot	032-061-390	\$150,000	\$20.98
15	711 & 713 Main Street	3,275	Com	Retail Building	032-130-030, 040	\$160,000	\$48.85

Suisun City Downtown Properties

PROPERTY OVERVIEW

PROPERTY PHOTOS



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PROPERTY OVERVIEW

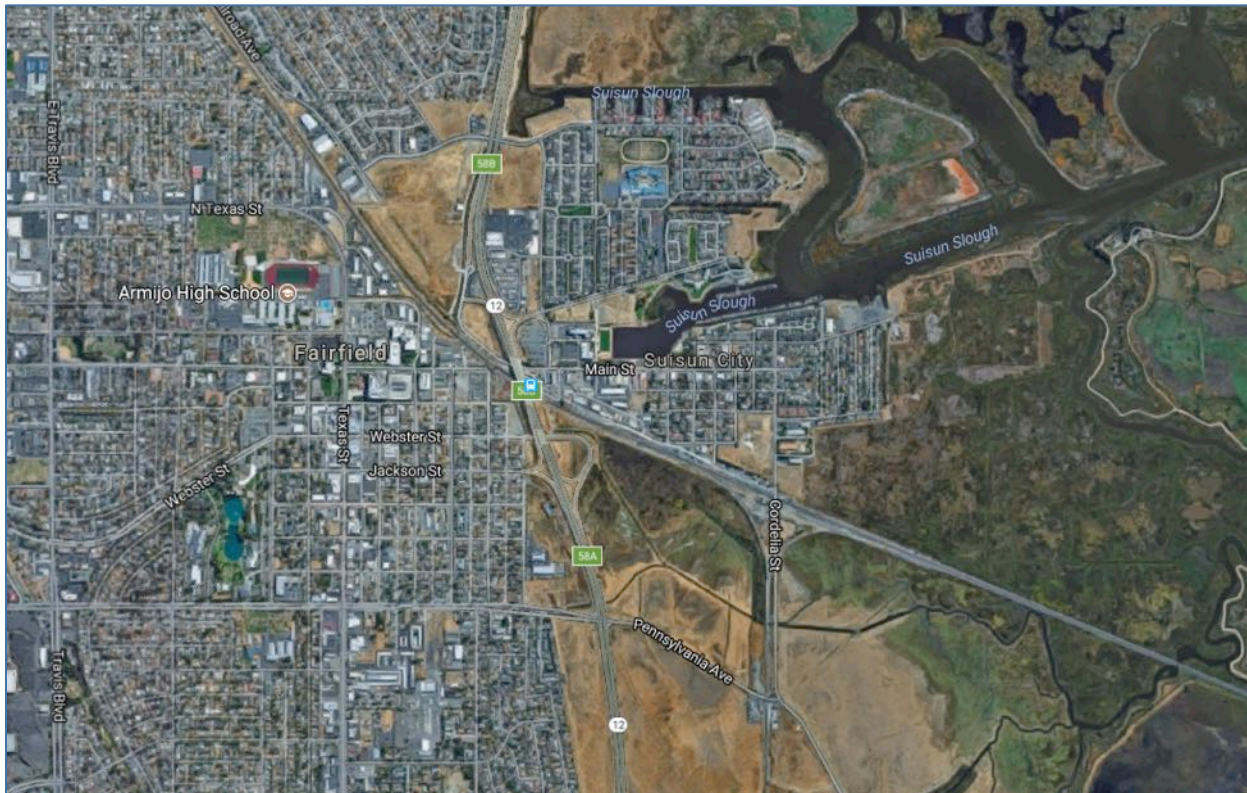
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Suisun City Downtown Properties

MAPS & AERIALS



Suisun City Downtown Properties

MARKET OVERVIEW

SUISUN CITY

Suisun History

Set on the banks of the California Delta in Solano County, Suisun City takes its name from the adjacent Suisun Bay, which in turn is named for the Suisunes, a Native American tribe of the area.

Beginnings in the Gold Rush Days

Suisun City was established in the 1850s around the time of the California Gold Rush. During that time Suisun City's was the ideal location for commerce and transportation between the foothills and the bay area. The town was a beehive of activity; wagons, carts, buggies, cattle, horses and men filled the streets. In the 1850s, the principle business in Suisun City was the sale of grain. It was the shipping point for the very productive Vaca, Suisun and Green valleys. Schooners were constantly in Suisun Slough headed for San Francisco and Sacramento with their cargo. The buildings in Suisun City indicated its mercantile prosperity. Located in the center of town was a flourmill that was constantly operating. There were also blacksmith shops, tin shops, saddleries, carpenter shops and many other industries in operation. Suisun City was known in some circles as the mercantile center of Solano County.

Rail Service Comes to Suisun City

In 1869, the Transcontinental Railroad connected to Suisun City, expanding the region's reach across the nation. It was the first train stop in Solano County, California, and continues as the county's only passenger rail stop to this day.

Great Earthquake of 1906

A major milestone in the history of the entire Bay Area was the San Francisco earthquake of 1906. Suisun City suffered little damage but didn't escape the "jolt." Though Suisun City escaped physical harm, its good fortune didn't last. A fire swept through town a few months later, destroying about half the residential section, the train depot, the creamery, several packing sheds and other buildings. This fire changed the face of Suisun City forever.

Destination Suisun City

Today, the spirit of commerce is enjoying a renaissance in Suisun City. Popular restaurants dot the waterfront promenade area. New business activity is brisk with several new dining establishments, an art gallery, and a 102-room hotel now open for business. The city is quickly becoming a popular destination for a day trip or even an overnight getaway. Activities abound for nature lovers and water sports enthusiasts. Kayaking, fishing, bike riding, bird watching, hiking, Suisun Wildlife Center programs, and popular events are just some of the reasons that visitors are drawn to Suisun City from throughout the Bay Area and beyond.

Suisun City Waterfront District History

The renaissance that Suisun City's Waterfront District is experiencing today did not happen by accident. Community leaders set out a clear plan and doggedly stood by it during tough economic times. The vision of a new Suisun City waterfront was born from the desire to recapture the City's historic role as a regional maritime center, preserve its character and update it for a new century. Done right, the waterfront would become an economic engine for the community that would endure financial cycles. That vision is coming true.

The Suisun City Waterfront District is a walkable mix of housing, office space, restaurants and services clustered around a magnificent waterway. With 12 unique, independent, family-owned restaurants offering a worldwide variety of cuisines, Suisun City is fast becoming a dining destination. The initial vision of a waterfront hotel came true in 2009 when the Hampton Inn & Suites opened in Suisun City.

While projects remain to be completed, opportunities abound in Suisun City. Rather than fashion a one-size fits all approach to business development, Suisun City works hard to weave good ideas into an overall fabric that is the redevelopment of our entire community.

Suisun City Downtown Properties

DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population (Current Year)	8,732	88,069	112,532
Total Population (Five Year Projection)	8,899	87,727	123,978
Adult Population (Current Year)	6,575	65,549	91,272
Adult Population (Five Year Projection)	6,724	65,986	94,773
Total Daytime Population	10,674	78,733	104,845
Population aged 16 and under (Children)	2,094	18,022	23,286
Daytime population (16+)	8,580	60,711	81,559
Civilian 16+, at Workplace	6,457	36,966	46,322

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	31.59	33.24	34.98
% Age 18+	75.3%	74.43%	75.55%
% Age 55+	18.02%	22.43%	24.53%
% Age 65+	7.51%	11.43%	12.63%

Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	2,924	29,183	37,170
Total Households	2,803	28,385	39,971
Owner-Occupied: Owned with a mortgage or loan	833	11,219	17,800
Owner-Occupied: Owned free and clear	261	3,400	4,783
Renter-Occupied	1,710	13,767	17,387
Aggregate Contract Rent	\$1,679,581	\$15,265,639	\$20,299,733
Land Area (Estimated Square Miles)	2.6	94.11	131.98

Housing Value	1-mi.	3-mi.	5-mi.
Housing Value \$0-\$99,999	77	1,581	2,174
Housing Value \$100,000-\$149,999	187	1,731	2,327
Housing Value \$150,000-\$299,999	477	6,089	8,289
Housing Value \$300,000-\$399,999	193	2,520	4,183
Housing Value \$400,000-\$499,999	99	1,524	2,790
Housing Value \$500,000 or more	60	1,174	2,820
Total Owner-occupied housing units (OOHU)	1,094	14,618	22,584

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (Current Year based on Total Population)	\$21,797	\$23,475	\$27,725
Per Capita Income (Five Year Projection based on Total Population)	\$25,861	\$27,658	\$32,751
Average (Mean) Household Income	\$63,545	\$72,025	\$83,179
Median Household Income	\$46,588	\$57,955	\$65,760
Aggregate Income	\$190,327,978	\$2,067,427,460	\$3,349,700,168

Suisun City Downtown Properties

DEMOGRAPHICS

Retail Sales Volume	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$60,977,675	\$254,660,130	\$610,778,829
Building Material & Garden Equipment & Supply Dealers	\$3,298,940	\$11,855,057	\$28,863,761
Clothing & Clothing Accessories Stores	\$2,724,837	\$11,583,637	\$27,932,379
Electronics & Appliance Stores	\$962,557	\$4,052,661	\$9,965,567
Food & Beverage Stores	\$10,731,761	\$45,128,667	\$106,564,225
Foodservice & Drinking Places	\$9,497,751	\$39,860,179	\$98,461,898
Furniture & Home Furnishings Stores	\$1,100,217	\$4,661,558	\$11,826,981
Gasoline Stations	\$5,883,902	\$25,836,386	\$60,455,631
General Merchandise Stores	\$9,135,327	\$38,182,277	\$90,730,793
General Merchandise Apparel and Accessories, and Furniture	\$15,468,653	\$65,099,389	\$155,915,042
Health & Personal Care Stores	\$2,050,611	\$7,904,901	\$18,756,131
Miscellaneous Store Retailers	\$1,029,675	\$4,169,950	\$9,867,229
Motor Vehicles and Parts Dealers	\$9,707,125	\$41,159,130	\$99,135,081
Nonstore Retailers	\$3,628,750	\$14,967,524	\$35,959,652
Sporting Goods, Hobby, Book, & Music Stores	\$1,226,213	\$5,288,203	\$12,259,501

Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry and Fishing (01-09)	17	45	117
Construction (15-17)	22	96	201
Finance, Insurance and Real Estate (60-69)	30	154	323
Manufacturing (20-39)	12	53	107
Mining (10-14)	2	2	4
Public Administration (90-98)	10	64	89
Retail Trade (52-59)	54	384	662
Services (70-89)	139	886	1,495
Transportation, Communications, Electric, Gas, & Sanitary Services	11	73	206
Wholesale Trade (50-51)	8	50	105

2012/2013 Demographics provided by Experian through Alteryx



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CONTACT INFORMATION

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CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.