

Vacaville Freestanding Building
Vacant Bank with Drive-Thru

201 E. Monte Vista Avenue, Vacaville, CA

± 15,000 SQ. FT. (.34 ACRES)



LOCKEHOUSE

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Located at 201 E. Monte Vista is an opportunity to redevelop the hard corner lot. The visibility and exposure at the highly-traveled 6-lane intersection to the downtown offers unlimited opportunities. The City of Vacaville has approved a High Density Overlay allowing for Banks, Retail, and Restaurants.



Offering Price:	\$850,000
Address:	201 E. Monte Vista Avenue Vacaville, CA 95688
Cross Street:	Cernon Street and Dobbins Street
APN:	0125-283-010
Built:	1967
Building:	±4,664 Square Feet
First Floor:	±2,880 Square Feet
Second Floor:	±1,784 Square Feet
Lot Area:	±15,000 Square Feet/ .34 Acres
County:	Solano
Zoning:	General Commercial (GC) with a High-Density Overlay
Uses:	Drive-thru Restaurant or Bank Okay!

HIGHLIGHTS

- Hard corner location at 6-lane, 4-way, Signalized Intersection
- To be shadow anchored by new residence, across from USPO, Transit Station & High School
- Ideal Egress and Ingress on E. Monte Vista & Cernon
- ±22,000 cars a day at Intersection

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CITY OVERVIEW

The City of Vacaville is located in the Northern Solano County on Interstate 80 between San Francisco and Sacramento. Vacaville originally known for its agricultural and rail shipping area has developed substantial commercial and industrial sectors which have transformed the community into a thriving and progressive city with a diverse population of over 92,000 residences. Major employers include Genentech, Kasier, and the popular Vacaville Premium Outlets. The City of Vacaville has also indentified a strong position for redevelopment of its downtown corridor.

BUILDING INFORMATION:

- Vacant Bank Building with Drive-Thru
- Former Community Trust Federal Credit Union, a Division of Self-Help FCU
- Includes Security System, Depository and Vault
- Approximate Dimensions: 72'x40' Depth
- First Floor: $\pm 2,880$ SF/ $\pm 1,784$ SF
- 2 restrooms, each with 2 stalls on second floor
- HVAC units mounted on second floor
- Lot Area: $\pm 15,000$ SF (.34 Acres)

Vacant Bank with Drive-Thru

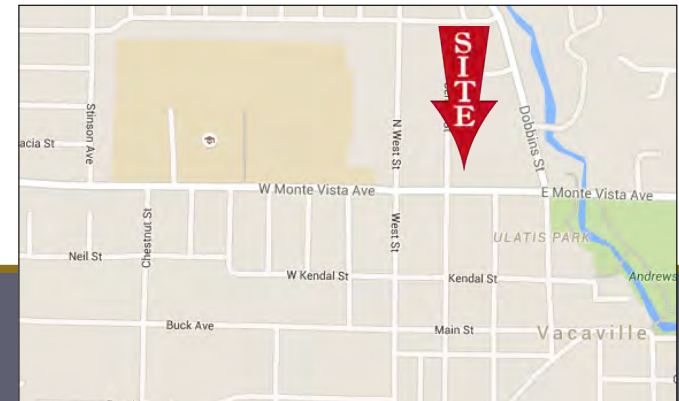
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
AHHI	\$86,349	\$93,925	\$85,328
MED. DISPOSABLE INCOME	\$66,417	\$79,088	\$81,553
TOTAL POPULATION	83,287	108,794	233,304
TOTAL HOUSEHOLDS	28,525	37,169	77,804

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
TOTAL HSHLD. EXPENDITURES	\$634	\$710	\$734
FOOD & BEVERAGE	\$634	\$710	\$734
FURNISHINGS & EQUIPMENT	\$181	\$210	\$219
HEALTH CARE	\$253	\$278	\$286
SHELTER	\$790	\$903	\$939
TRANSPORTATION	\$834	\$937	\$970



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