

VACA VALLEY PLAZA

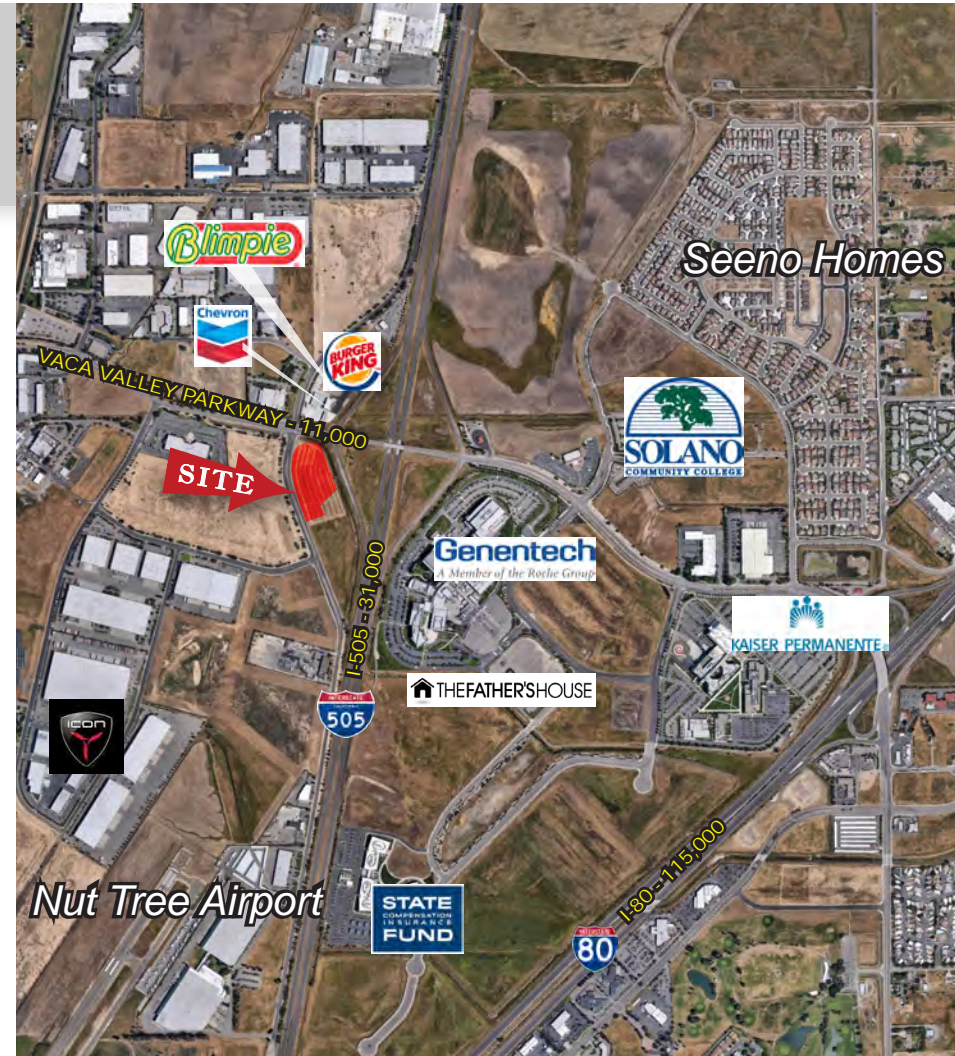
SE CORNER OF VACA VALLEY PARKWAY & E MONTE VISTA



Conveniently located at Vaca Valley Parkway and E. Monte Vista in the city of Vacaville are 5 ± acres located immediately off Hwy 505 and visible to a combined total of 42,000 cars per day. 76 Travel Station is slated to open in early 2017 with QSR Drive-Thru and Full Service Restaurant opportunities available.

PROPERTY PROFILE

FOR LEASE	For Lease, Ground Lease or BTS
ADDRESS	SEC of Vaca Valley Parkway & E Monte Vista Vacaville, CA 95688
COUNTY	Solano County
SIZE	5+/- acres
ZONING	Area 1 zoned IP-PP with a Policy Plan
ALLOWABLE USES	QSR Drive-thrus, Full Service Restaurant or Hotel
HIGHLIGHTS	<ul style="list-style-type: none"> ◆ Drive Thru Pad Sites or Free Standing Sites; +/- 30,000 SF ◆ Ability to Accommodate Building Size 1,500 -3,500 SF with Drive-Thru and Patio ◆ Highly Visibility from 1-505 – Unrestricted from Major Streets ◆ Panel Placement on large, proposed 85' Pylon Sign ◆ Traffic counts on 505 are 35,000 and 13,000 on Vaca Valley Parkway ◆ Easy Ingress/Egress with Full Movement Access (Two Points of Access) ◆ Generators in the immediate area are Genentech, Kaiser Hospital, Solano College, Nut Tree Airport, & Seeno's new housing developments



Vaca Valley Plaza, Vacaville, CA 95688

LOCKEHOUSE

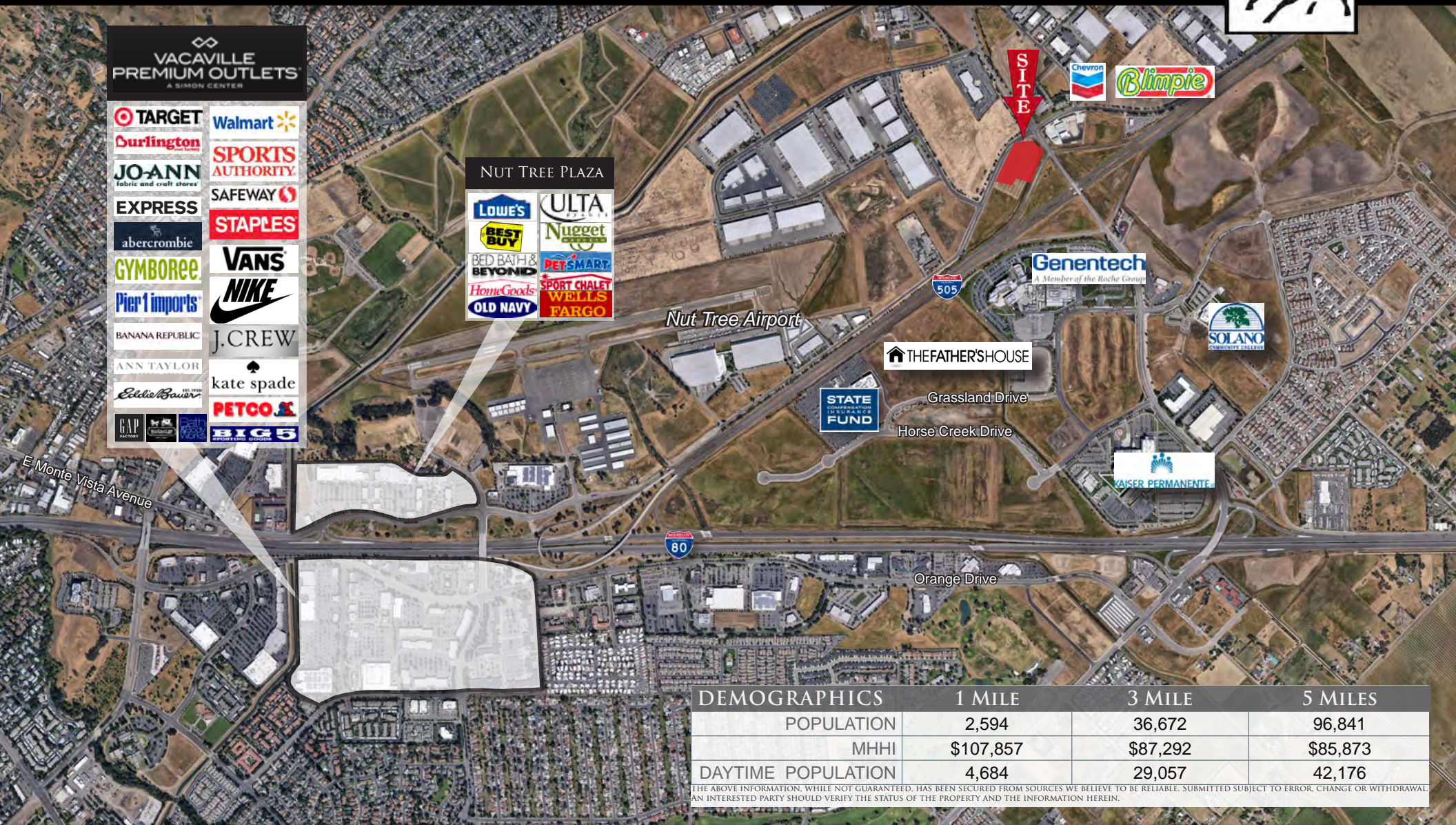
2099 Mt. Diablo Blvd., suite 206
Walnut Creek, CA 94596
License #01784084



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VACA VALLEY PLAZA - MARKET AERIAL

SE CORNER OF VACA VALLEY PARKWAY & E MONTE VISTA



VACAVILLE PREMIUM OUTLETS
A SIMON CENTER

- TARGET
- Walmart
- Curlington
- SPORTS AUTHORITY
- JO-ANN fabric and craft stores
- SAFeway
- EXPRESS
- STAPLES
- abercrombie
- VANS
- GYMBOREE
- NIKE
- Pier 1 imports
- BANANA REPUBLIC
- J.CREW
- ANN TAYLOR
- Edie Bauer
- kate spade
- GAP FACTORY
- PETCO
- BIG 5

NUT TREE PLAZA

- LOWE'S
- ULTA
- BEST BUY
- NUGGET
- BED BATH & BEYOND
- PET SMART
- HomeGoods
- SPORT CHALET
- OLD NAVY
- WELLS FARGO

DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
POPULATION	2,594	36,672	96,841
MHHI	\$107,857	\$87,292	\$85,873
DAYTIME POPULATION	4,684	29,057	42,176

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.

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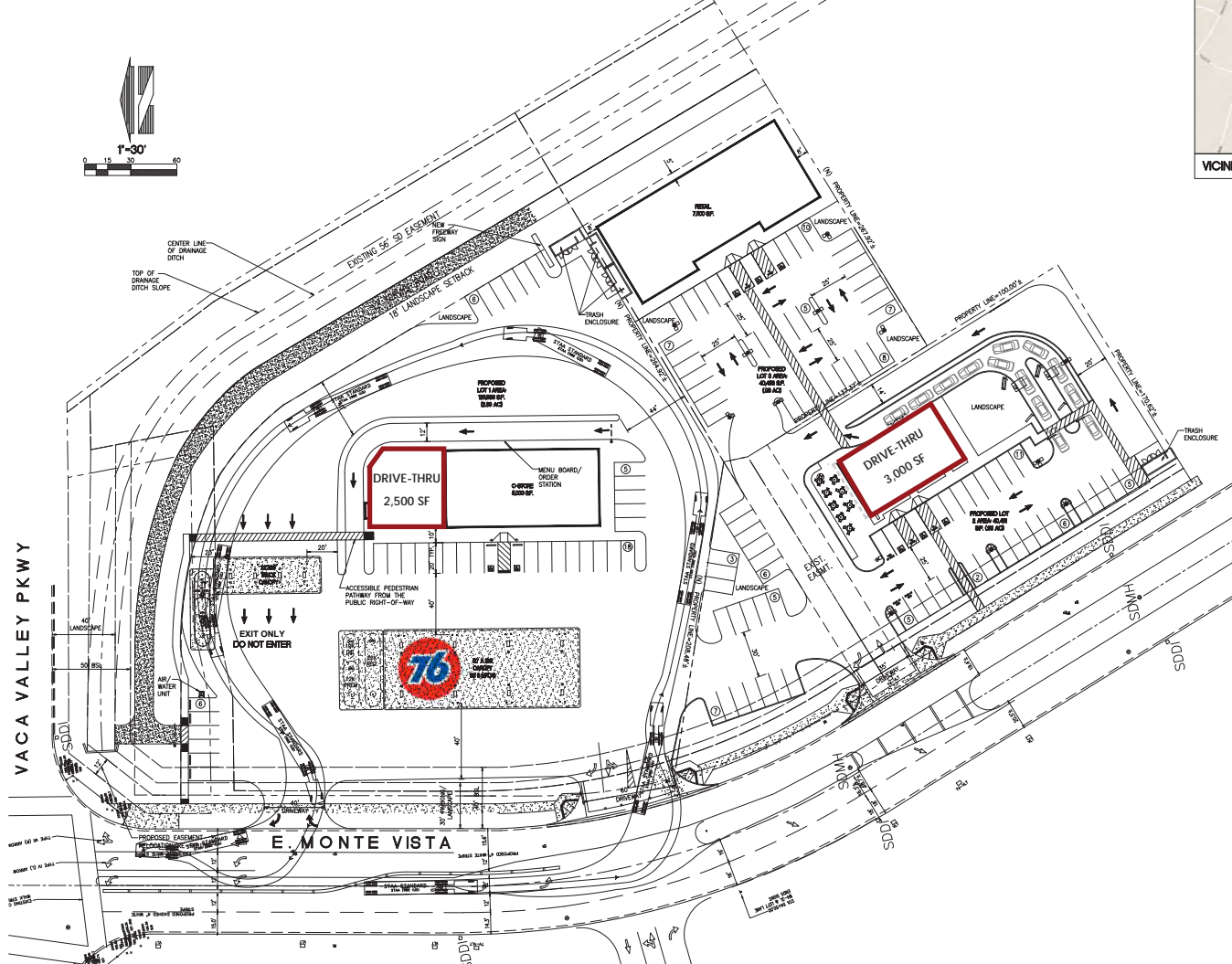
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VACA VALLEY PLAZA - SITE PLAN

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PRELIMINARY SITE PLAN < 6/22/16



Preliminary Not For Construction

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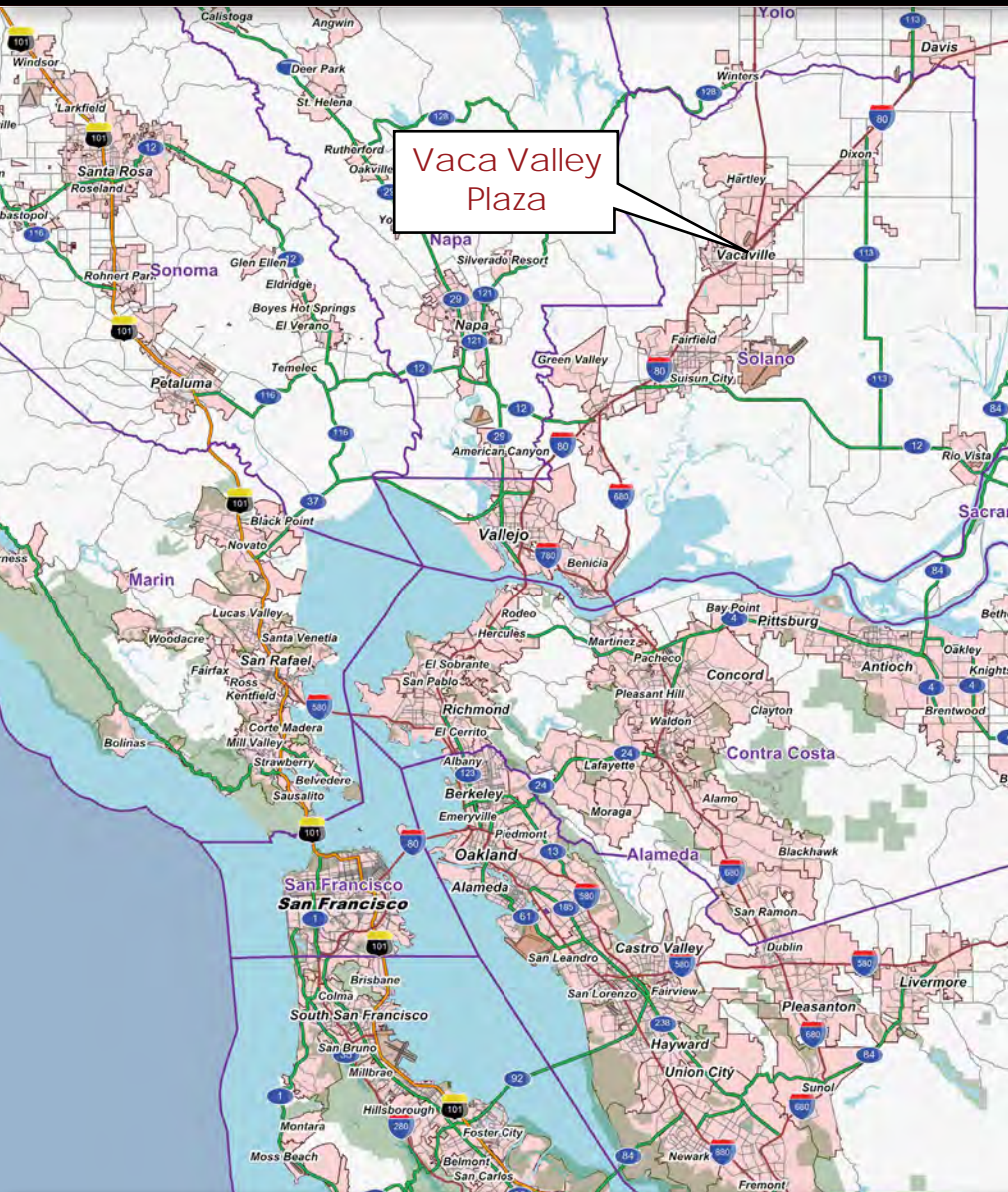
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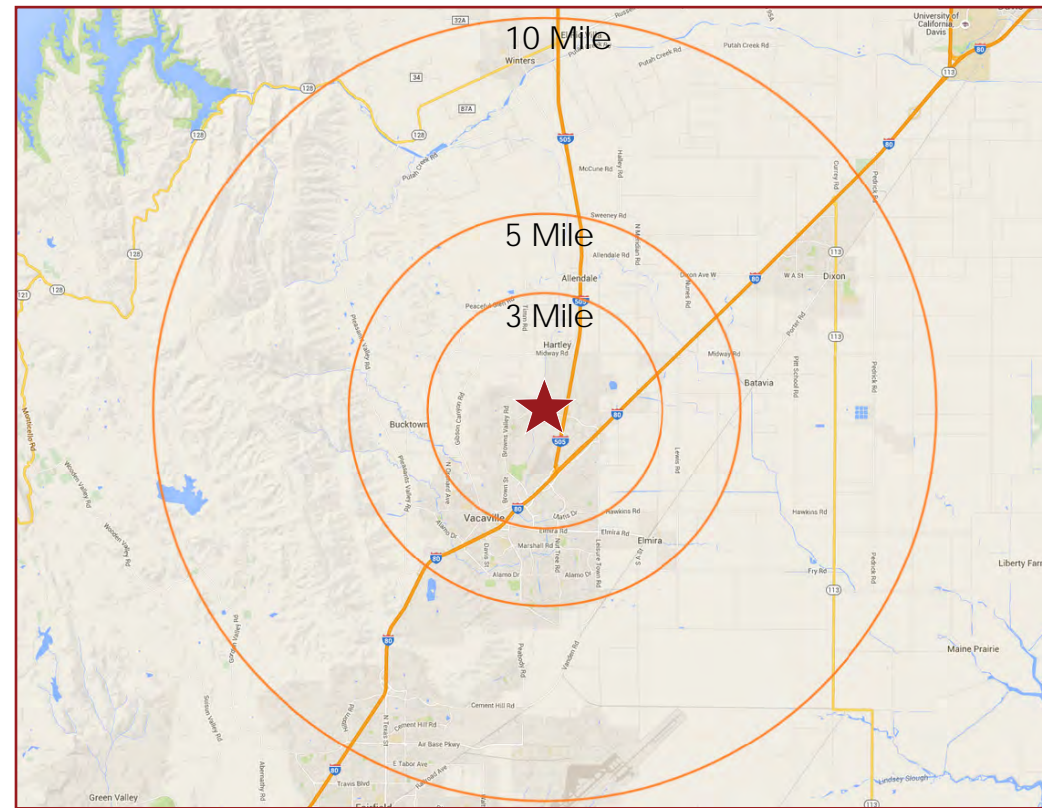
VACA VALLEY PLAZA - LOCATION

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CITY OVERVIEW

The City of Vacaville is located in Solano County in Northern California. The city is nearly half way between Sacramento and San Francisco. It sits approximately 35 miles from Sacramento, and 45 miles from San Francisco. As one of the 2010 census, the city had a population of 92,428, making it the third largest city in Solano County.



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