

FOR LEASE

**117-153 PEABODY RD
VACAVILLE, CA 95687**

1,540-3,060 SF Available

VACA VILLAGE

TANNER LAVERTY, CCIM

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DRE Officer #01436559

MARC CHACON, CPM

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DRE CORPORATE ID #1901749 // LAVERTYCHACON.COM



PROPERTY DESCRIPTION

The project is anchored by Del Taco and Weinerschnitzel, both on long term leases. The 3,060 sf pad space is currently subdivided, but ownership is interested in leasing the entire pad building to one tenant, or possibly two tenants who can benefit from the amazing visibility along Peabody Rd. They are well capitalized and are open to a full building rehab for a national credit tenant(s).

LOCATION DESCRIPTION

Vaca Village center benefits from its prime location, offering its tenants excellent visibility from Highway 80 with a reported daily traffic count of 177,000 and convenience with the Cliffside Drive exit which dead ends into the center. The property has been recently refreshed with landscaping, paint, sealing and striping.

Also coming soon to the city of Vacaville is the perfect blend of luxury and convenience! Located across from Vaca Village, there will be 120 residential apartments offering a pedestrian-friendly lifestyle with easy access to transit, shopping, schools, and dining.

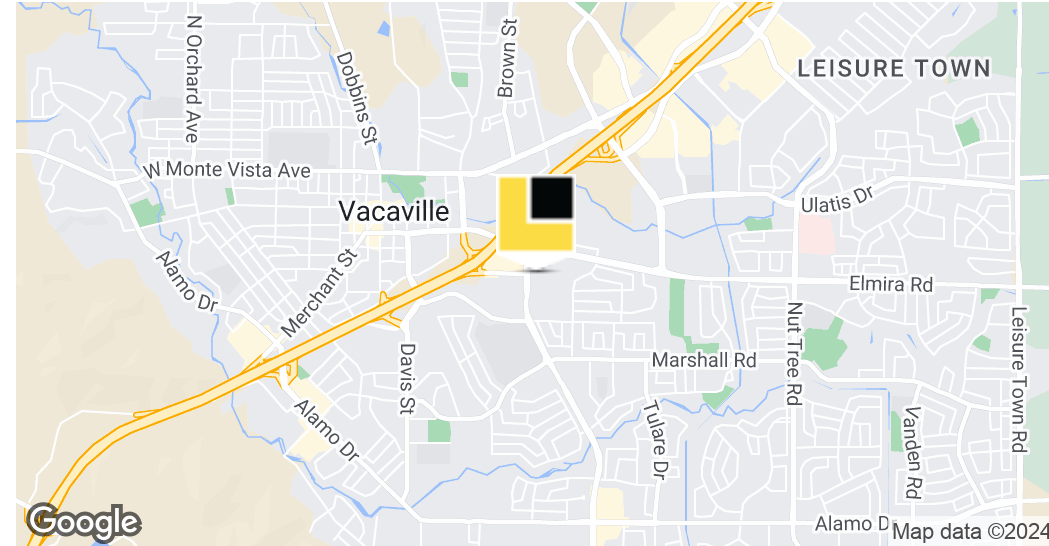
EXTERIOR DESCRIPTION

- New parking lot sealing and striping
- New paint all around
- Refreshed landscaping

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LEASING DETAILS

Asking Lease Rate:	\$2.25-\$3.50/SF/M
Lease Type:	NNN
2023 Estimated NNNs:	.90/SF/M
Available SF:	1,540 to 3,060 SF
Market:	North Bay/Santa Rosa
Submarket:	Vacaville

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,540 - 3,060 SF	Lease Rate:	\$2.25 - \$3.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 141	Available	1,540 SF	NNN	\$2.25 SF/month	-
■ Unit 153	Available	3,060 SF	NNN	\$3.50 SF/month	-
■ Unit 123	Available	1,800 SF	NNN	\$2.25 SF/month	-

**VACA VILLAGE
SITE PLAN**

Building D

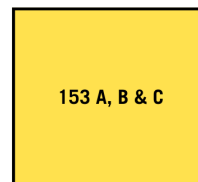


PEABODY ROAD

Building C

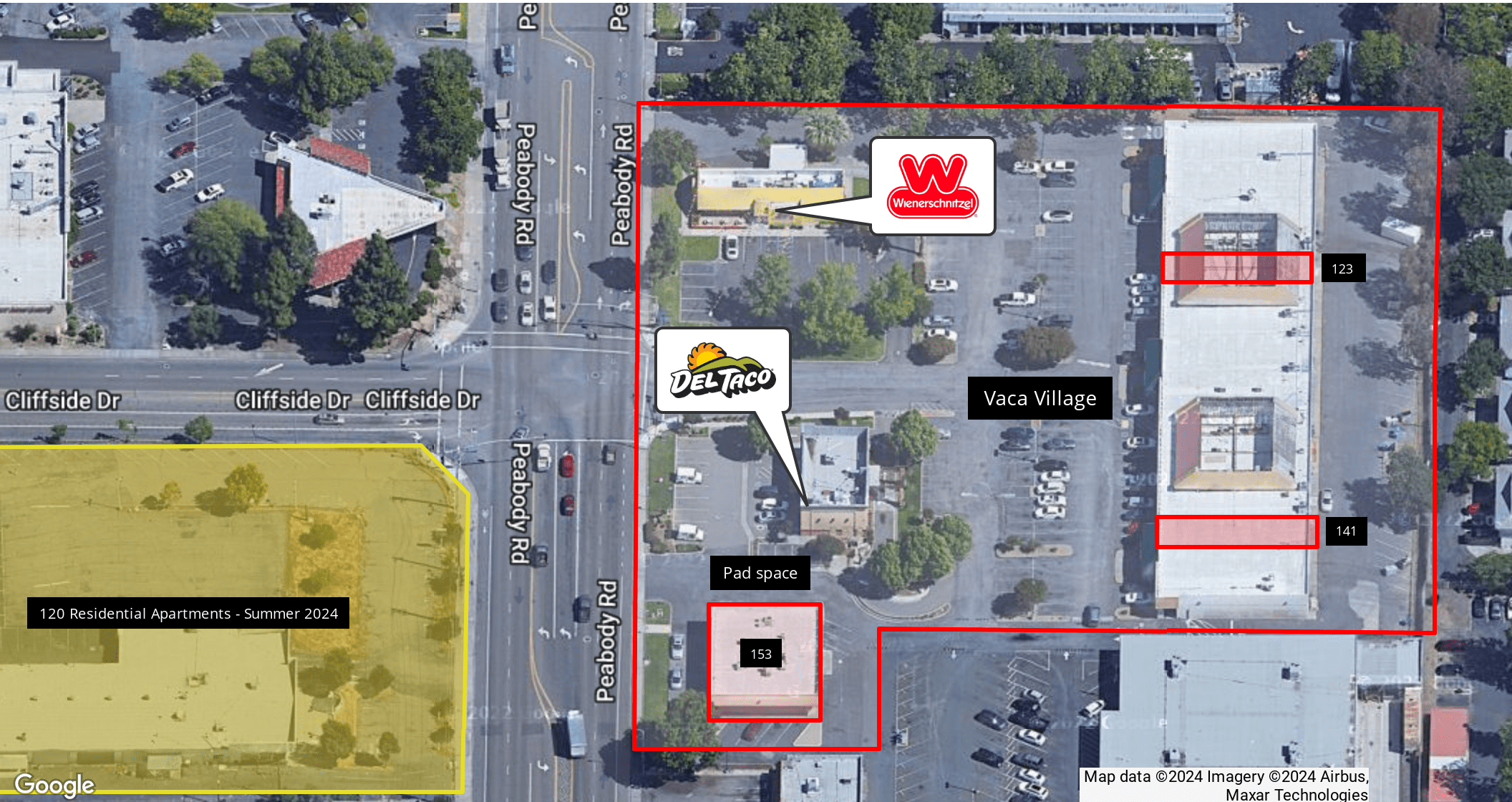


Building B



Building A

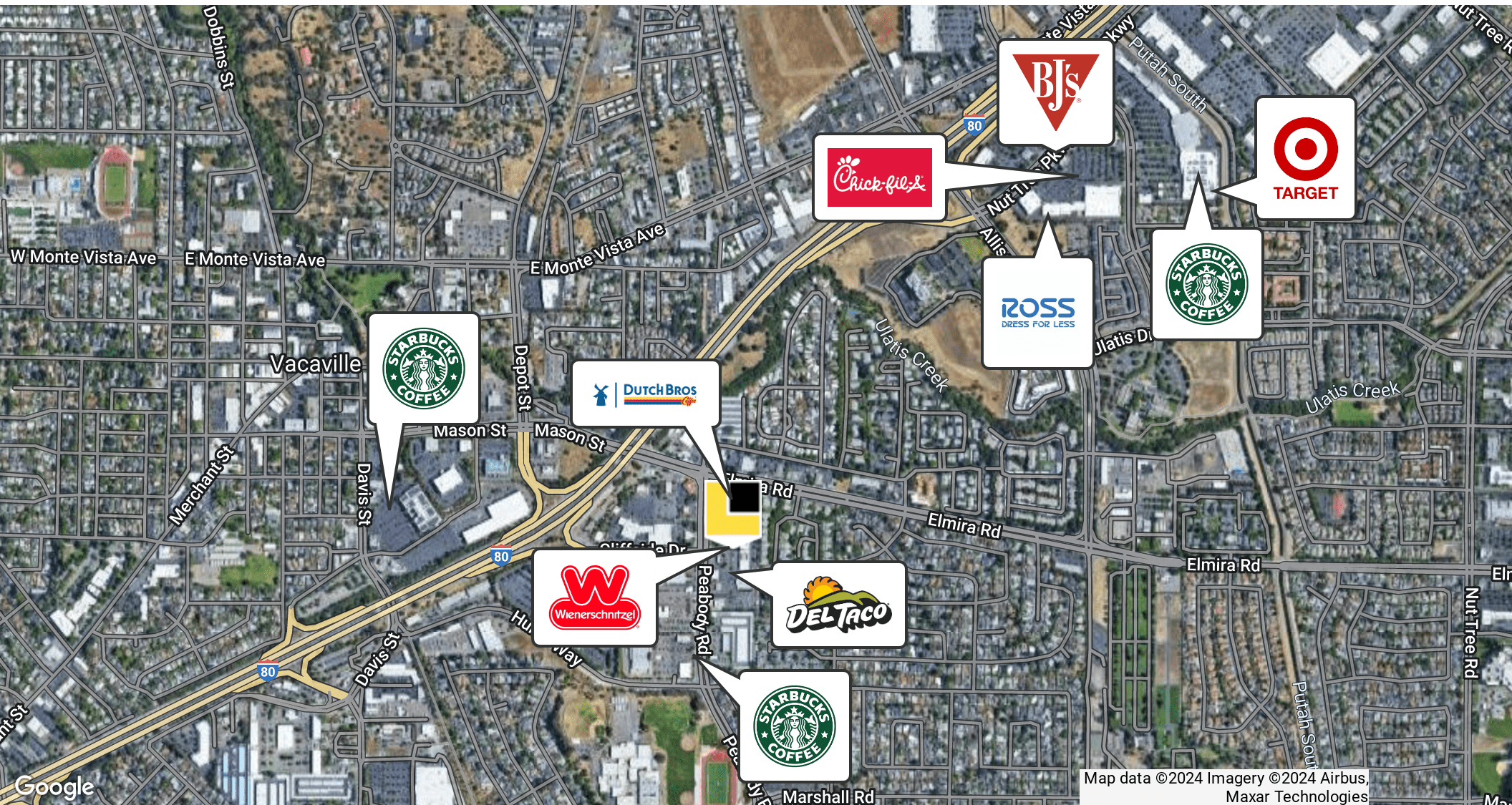
117 VIVID WINDOW TINTING
119 L & U GRANITE & CABINET
121 KAZAN JAPANESE CUISINE
123 VACANT 1,800 sf
125 PERFECT EYEBROWS
127-A DESI OUTLET
127-B ABOVE GROUND SOCIETY
129 GOOD DAY SPA
131 ITS ALL ABOUT ME
133 U-SAVE SPEEDWASH LAUNDROMAT
135 CALIFORNIA CHECK CASHING STORES
137 CAFE 137
139 LAVENDER NAILS & SPA
141 VACANT 1,540 SF
143 & 145 WAH SHINE



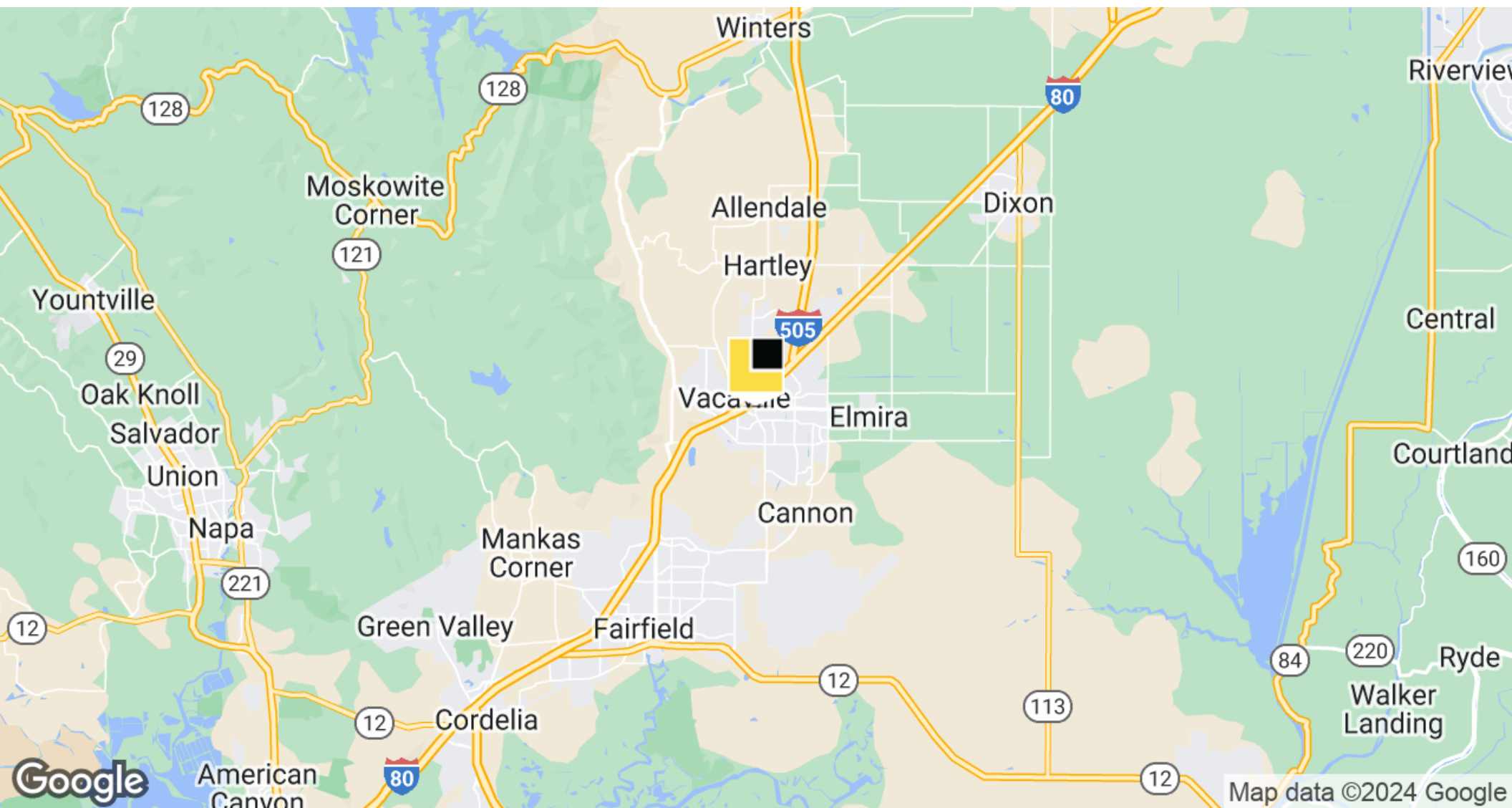






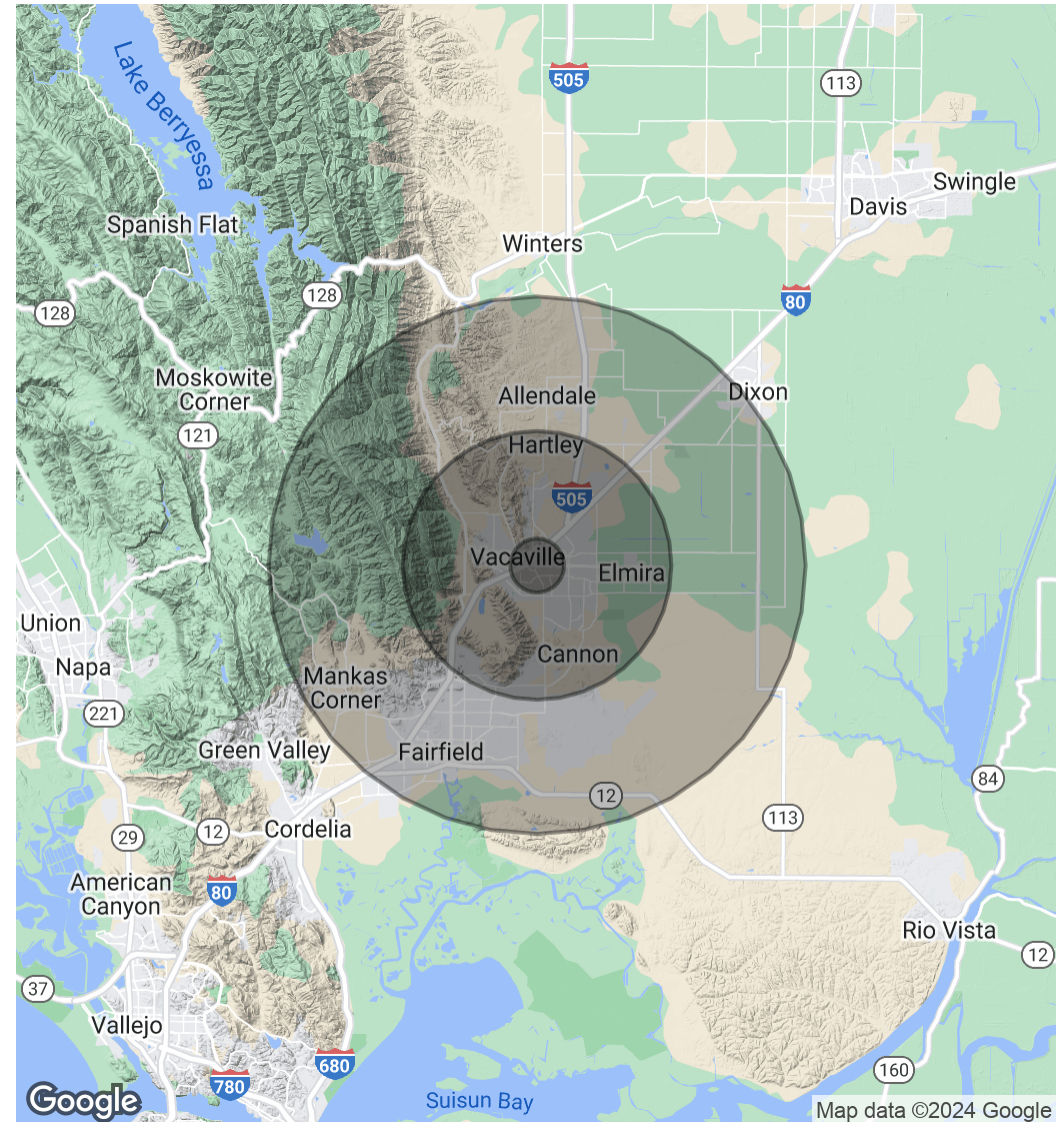


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Maxar Technologies



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,161	118,697	240,061
Average Age	37	40	40
Average Age (Male)	36	39	39
Average Age (Female)	38	42	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,403	40,387	80,362
# of Persons per HH	2.7	2.9	3
Average HH Income	\$101,300	\$136,471	\$125,266
Average House Value	\$540,145	\$648,215	\$625,138

Demographics data derived from AlphaMap





RETAIL PROPERTY FOR LEASE

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For More Information:

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