

LAND FOR SALE

VacaValley Business Park

NEC INTERSTATE 80 & INTERSTATE 505, VACAVILLE, CA 95688

PRIME FREEWAY ORIENTED REGIONAL COMMERCIAL LAND

RETAIL



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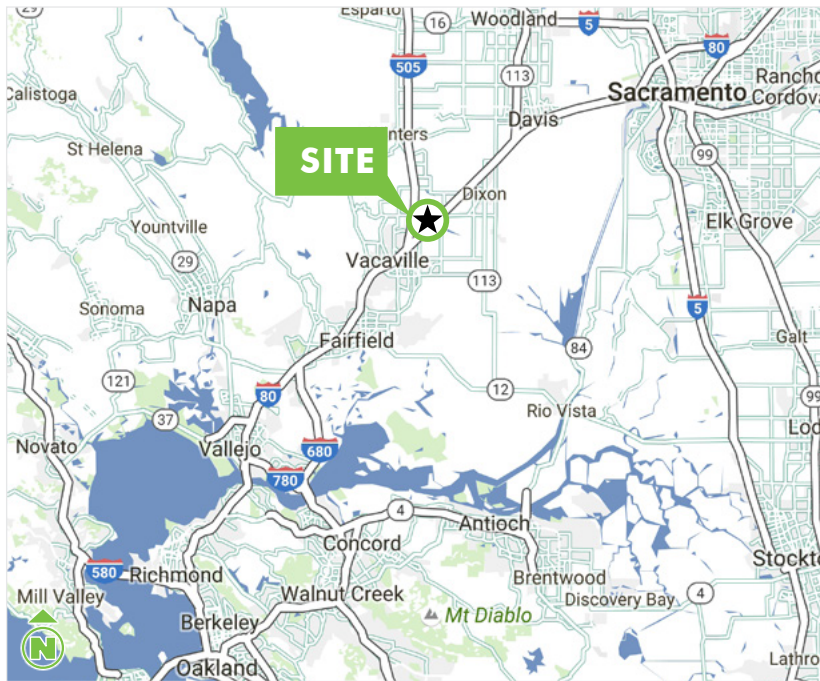
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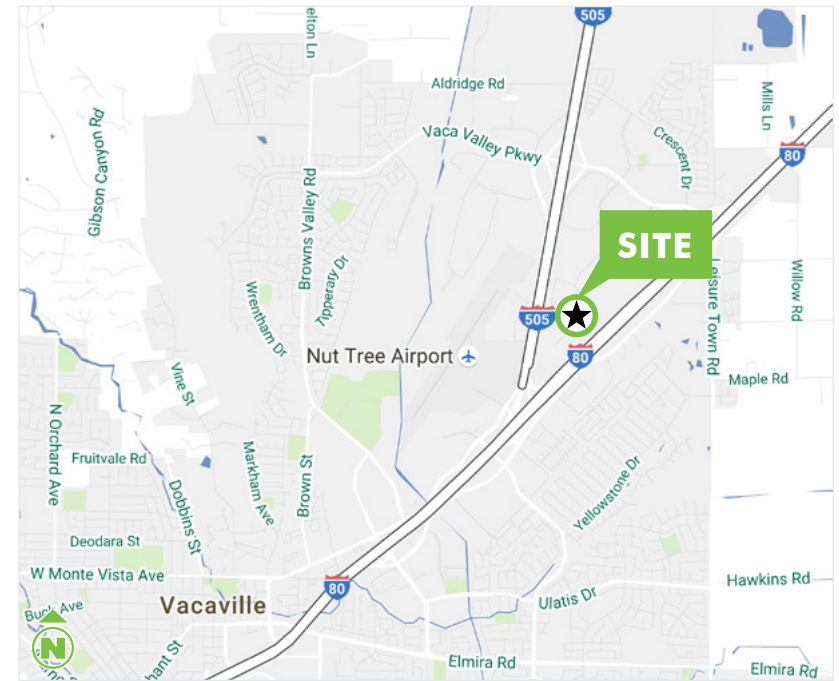
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AREA MAP



LOCATION MAP



MAPS NOT TO SCALE

DEMOGRAPHICS

(2016 Est.)

	3-mile Radius	5-mile Radius	10-mile Radius
Population	68,397	101,554	231,895
Average Household Income	\$87,654	\$91,087	\$87,611
Median Household Income	\$69,838	\$73,722	\$69,784
Daytime Employment	37,739	43,199	79,376

Source: Nielsen

Traffic Counts (2014)

Interstate 80	146,000 ADT
Interstate 505	32,500ADT

Source: Caltrans

Significant Employers (3-mile radius)

Employers	# Employees
GBG Corp	10,001
Westrust-Nut Tree	1,000
Genentech Inc	1,000
Vacaville City Hall	735
North Bay Vaca Valley Hospital	500
M&G Dura Vent Inc	500
Pacific Gas & Electric Co	248
Mariani Packing Co	225
Vacaville Police Dept	205
Travis Credit Union	201

Source: Nielsen

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PROPERTY FEATURES

- + Exceptional property located at the intersection of I-80 and I-505 in Vacaville, CA
- + ±37.44 Acres and ±8.85 Acres available (all or part)
- + The south parcel has over 2,155 feet of frontage along I-80 and over 770 feet of frontage along I-505
- + Outstanding freeway visibility and access
- + Accessed from freeway interchanges on both I-80 and I-505
- + Adjacent to Vaca Valley Parkway
- + Property is 30 miles from Sacramento and 60 miles from San Francisco
- + Near the highly successful Nut Tree, Vacaville Factory Outlets and many National retailers
- + Adjacent to ±500,000 SF State Comp Insurance, Genentech, and Kaiser Permanente Hospital
- + Fully-improved, “shovel-ready” parcels with streets, curbs, gutters, sidewalks, streetlights, and storm drains installed. All utilities stubbed to parcels, including cable
- + Minimal Bonds and Assessments

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