

**NOW LEASING FREESTANDING RESTAURANT**

# Former Home Town Buffet

1030 HELEN POWER DRIVE, VACAVILLE, CA 95687

**±8,277 SQ. FT. IMPROVED RESTAURANT SPACE AVAILABLE**

**RETAIL**



## CONTACT US

### **Rick Martinez**

+1 916 446 8233  
rick.martinez@cbre.com  
www.cbre.com/rick.martinez  
Lic. 00991459

### **Josh Schmidt**

+1 916 446 8776  
josh.schmidt@cbre.com  
www.cbre.com/josh.schmidt  
Lic. 01328601

[www.cbre.us/sacramentodt](http://www.cbre.us/sacramentodt)

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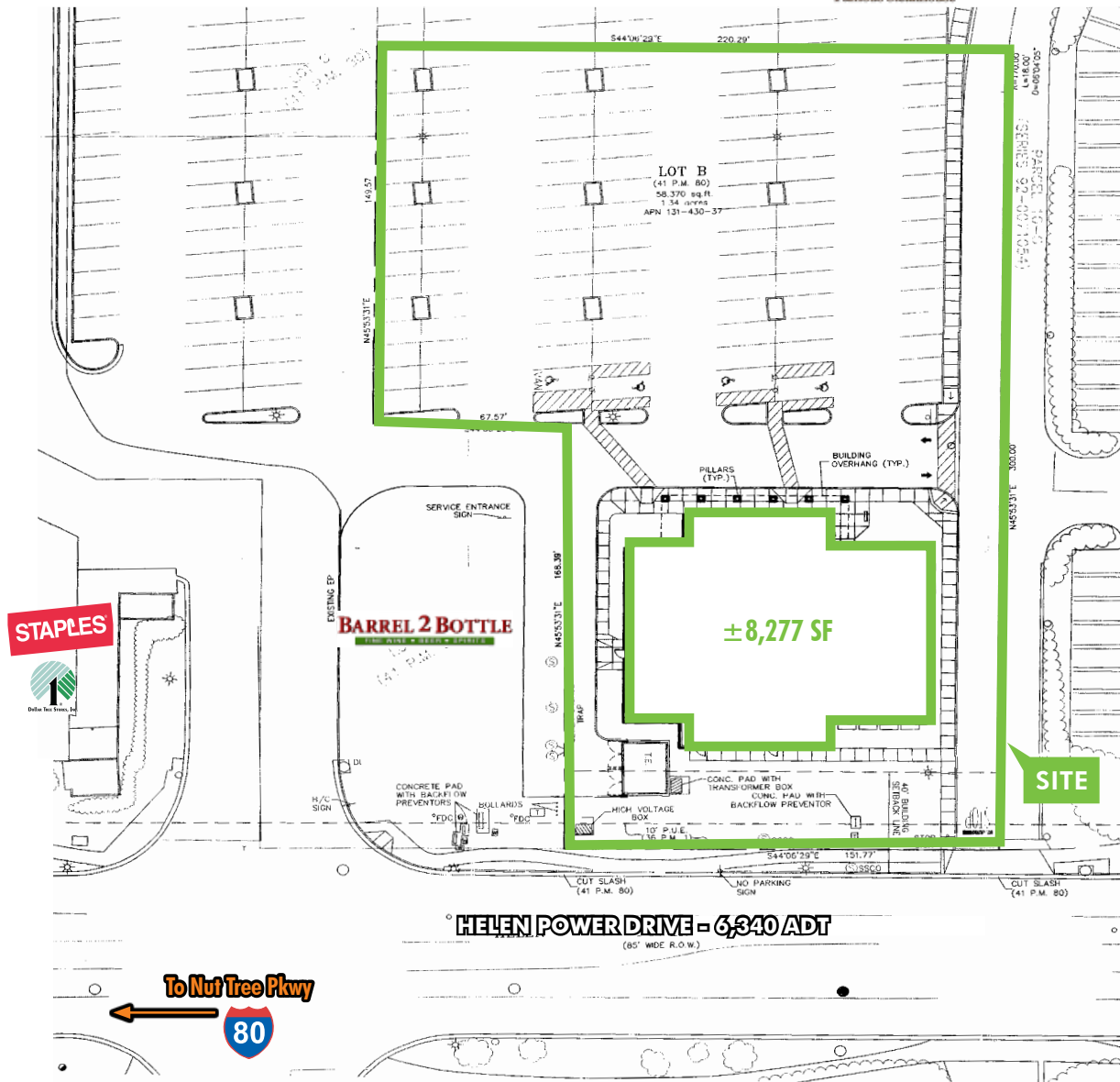
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## SITE PLAN

Marshall's

Tahoe Joe's  
Famous Steakhouse



SITE PLAN IS NOT TO SCALE --  
ALL DIMENSIONS ARE APPROXIMATE.



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Fueling Station

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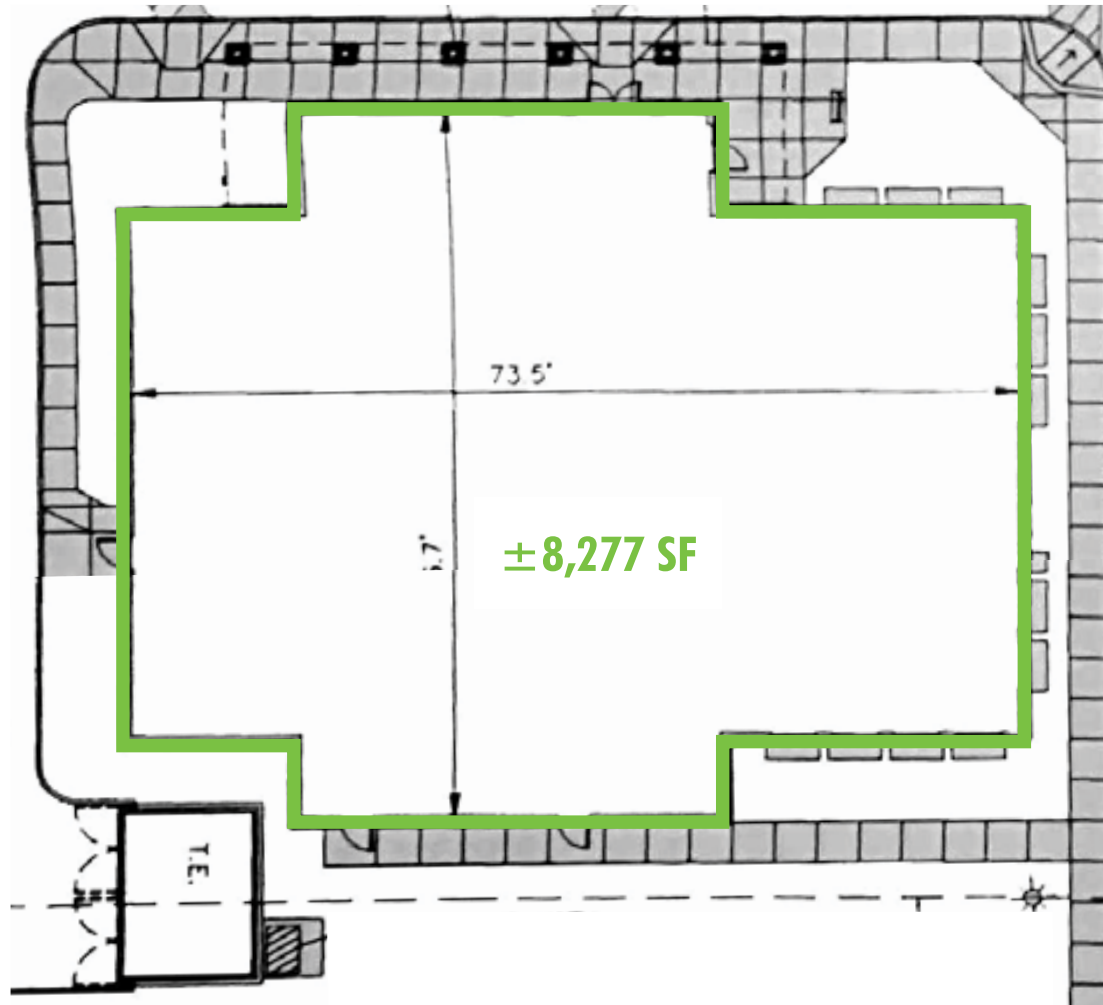
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## FLOOR PLAN



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HELEN POWER DRIVE - 6,340 ADT

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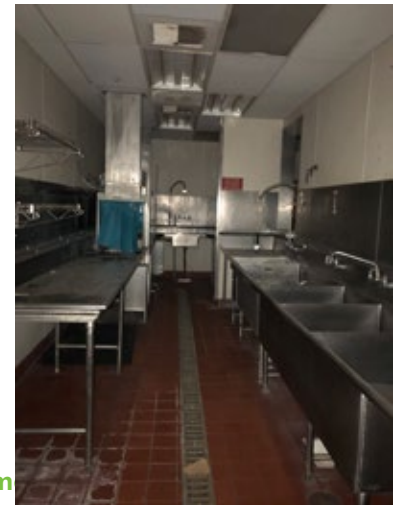
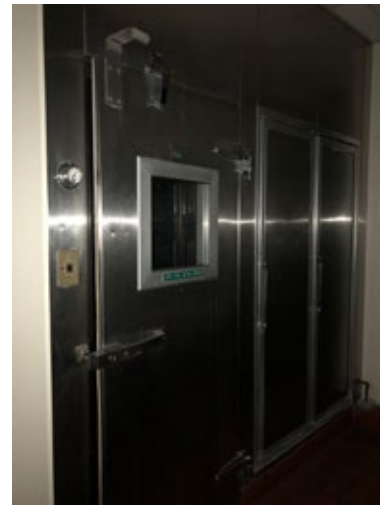
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±8,277 SQ. FT. FORMER HOMETOWN BUFFET



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## PROPERTY FEATURES

- + ±8,277 sq. ft. Former HomeTown Buffet
  - Fully improved Restaurant space
  - Includes all FF&E
  - Zoned: Commercial / County Use: Restaurant
- + Anchored by Sam's Club, Marshalls, Staples and Dollar Tree; co-tenants also include Tahoe Joe's, The Original Mel's, and Barrel 2 Bottle
- + Prominent Interstate 80 Retail Corridor
- + Near the Premium Factory Outlet Mall which reports 7 million visitors per year, the Nut Tree Village, and many National retailers
- + Other major retail in the immediate area includes Target, Safeway, Burlington Coat Factory, Ross, JoAnn Fabrics, Pier 1, and more
- + Easy access to/from Interstate 80 via Nut Tree Parkway and Allison Drive
- + Center is positioned to serve an affluent Northern California trade area of over 4.5 million
- + Vacaville draws from the Bay Area, Sacramento and San Joaquin Valley areas, and benefits from tourist traffic between the Bay Area and Lake Tahoe/Reno



## AREA INFORMATION

Vacaville is nestled in the rolling hills midway between Sacramento and San Francisco, and within minutes of the Napa and Sonoma wine country. A vibrant community in one of the fastest growing areas of the nation, Vacaville has become home to some of the largest and most successful life-science companies in the world, including Genentech, Alza, and Chiron. Its location makes it one of California's most attractive family communities and a popular stopping point for travelers between the Bay Area and Tahoe/Reno.

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## DEMOGRAPHICS (2019 est.)

### Population

3-mile radius	90,241
5-mile radius	109,017

### Average Household Income

3-mile radius	\$105,796
5-mile radius	\$110,887

### Median Household Income

3-mile radius	\$82,455
5-mile radius	\$86,521

### Daytime Employment (3-mile radius)

1-mile radius	8,027
3-mile radius	36,144

### Significant Employers (3-mile radius)

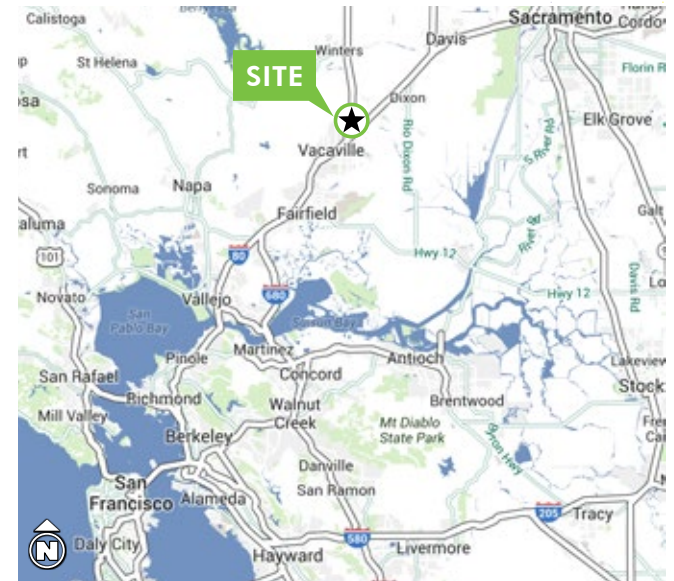
Employers	# Employees
GBG Corp.	10,000
California Medical Facility	1,415
Westrust-Nut Tree	1,000
Genentech Inc.	1,000
Vacaville City Hall	735
Northbay Vacavalley Hospital	500
M&G Dura Vent Inc.	500
Pacific Gas & Electric Co.	248
Mariani Packing Co.	225
Vacaville Police Dept.	205

Source: Esri

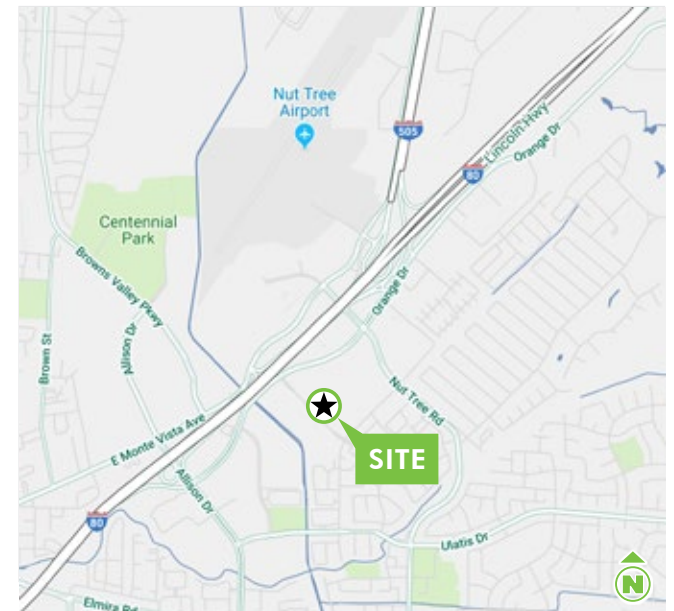
### Traffic Counts (2018)

Nut Tree Parkway	16,362 ADT
Helen Power Drive	6,340 ADT
Interstate 80 (2017)	184,800 ADT

Source: City of Vacaville; Caltrans



MAPS NOT TO SCALE.





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