

±1,135 SF - ±6,175 SF

ALAMO PLAZA

806-904 Alamo Drive, Vacaville, CA



RETAIL FOR LEASE

AVAILABLE:

±1,135 to ±6,175 SF

LEASE RATE:

\$ 1.55 PSF - \$1.85 PSF, NNN

Current NNN Expenses Estimated at just \$0.23/PSF

PROPERTY CHARACTERISTICS SUMMARY:

- Easy Access to/from I-80
- Building Signage and Prominent Monument Signage Available Along Alamo Drive & Merchant Street
- Freeway Signage Available
- Great Exposure in Established Neighborhood
- ±5/1,000 SF Parking
- Diverse Tenant Mix
- Renovated in 2012

LOCATION:

Centrally located near Interstate I-80 at the lit intersection of Alamo Drive and Merchant Street. Merchant Street serves as the I-80 West bound on and off ramp capturing very healthy freeway, neighborhood and commuter traffic. Alamo Plaza is accessible to traffic in both directions at multiple locations along both Alamo Drive and Merchant Street.

JOIN DIVERSE TENANT MIX:

Serena & Lily, In-Shape, Big Lots, Hello Furniture, Rockin' Jump, Journey Coffee, Round Table Pizza, Baskin Robins, Kid-die Academy, Beat the Room, and more.



DAKIN & DAKIN
COMMERCIAL REAL ESTATE SERVICES

619 Buck Avenue, Suite B
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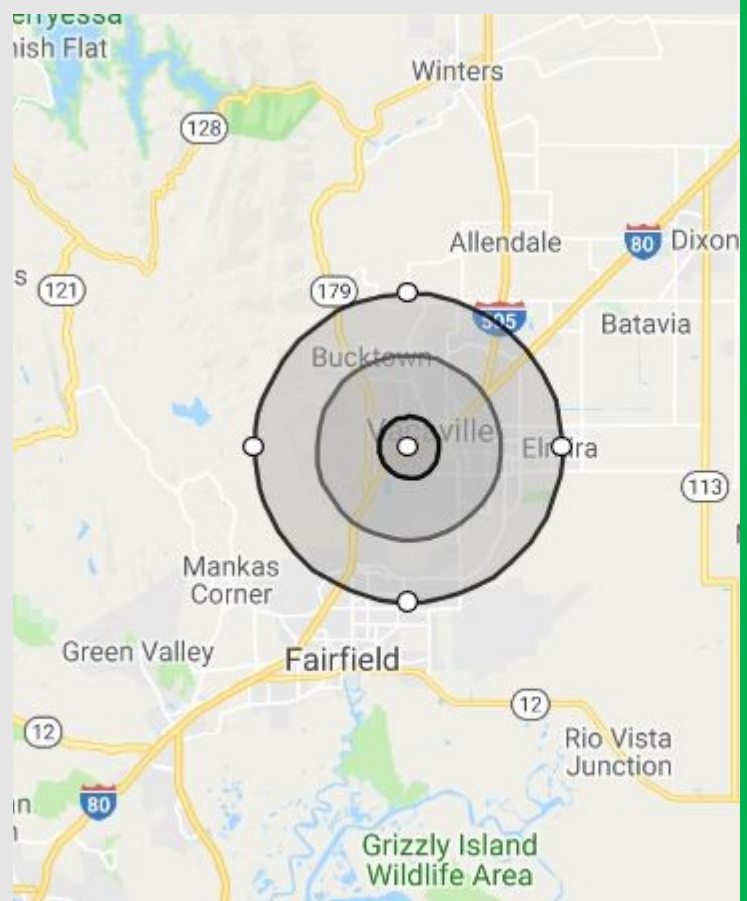
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,542	75,019	126,387
Daytime population	8,087	23,817	46,666

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Households	4,049	24,868	43,089
Avg HH Income	\$94,115	\$94,621	\$104,841

TRAFFIC COUNTS (AADT)	
Merchant Street/ Alamo Drive	44,540
Interstate I-80 / Alamo Drive	180,000



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SUITE #	SQUARE FOOTAGE	TYPE	AVAILABLE
806	±1,135	RETAIL / OFFICE	NOW
848-B	±6,175	RETAIL	JANUARY 1, 2020
890	±1,350	RETAIL	NOW
TOWER	±1,400	OTHER	NEGOTIABLE



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