



810 VACA VALLEY PARKWAY



Office space for lease

±3,797 - ±26,939 SF

810 Vaca Valley

The Property

- Two-story $\pm 107,169$ SF Class A office
- $\pm 35,670$ rentable SF on the first floor
 - Available Space #1: 3,797 SF
 - Available Space #2: 4,934 SF
 - Available Space #3: 26,939 SF (Divisible)
- Building is in "warm shell" condition with finished lobby, restrooms and corridors.
- Ceiling Height: $\pm 9'$ - $\pm 10'$
- Built in 2006
- Zoning: Industrial Park (IP) – Office
- Immediate access to I-80 and I-505



Ample Parking

5.1/1,000 parking ratio

Additional parking can be made available



The Neighborhood

VVP is located in one of **Northern California's** most charming communities.

- Enjoy views of the city from the hiking trails
- Explore historic downtown
- Shoppers and diners can choose from hundreds of local and national retailers
- Experience wine tasting and one of the first-class vineyards in neighboring Suisun Valley



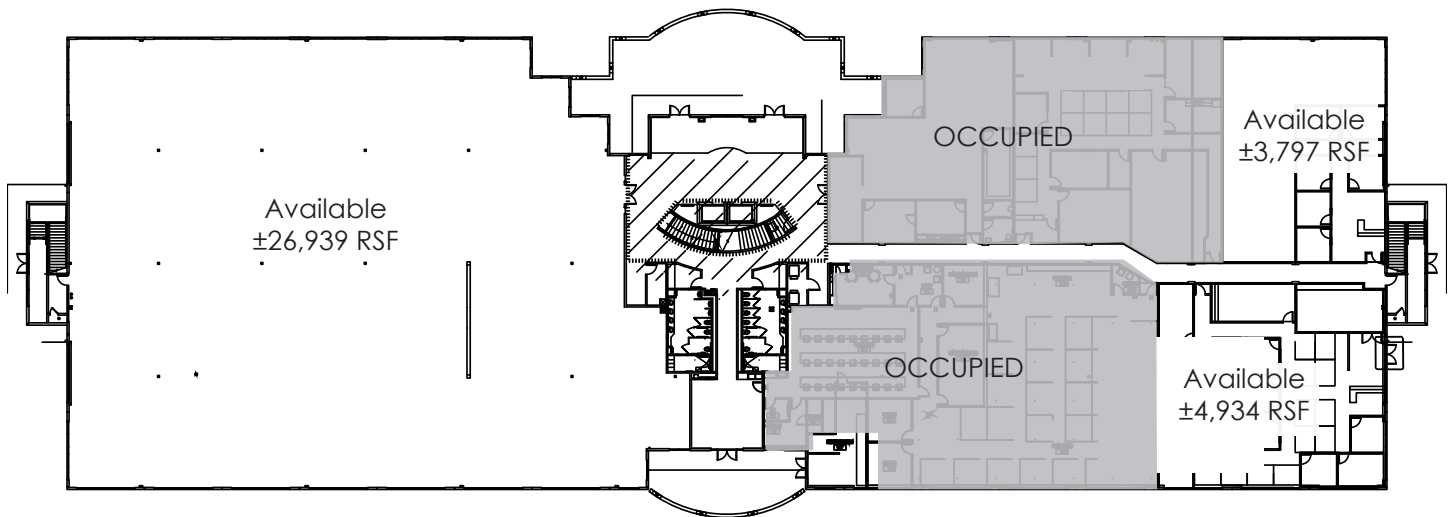
Visit us to find out
what makes
Vacaville
such a special
place to **live,**
work and play!



Site & Floor Plans

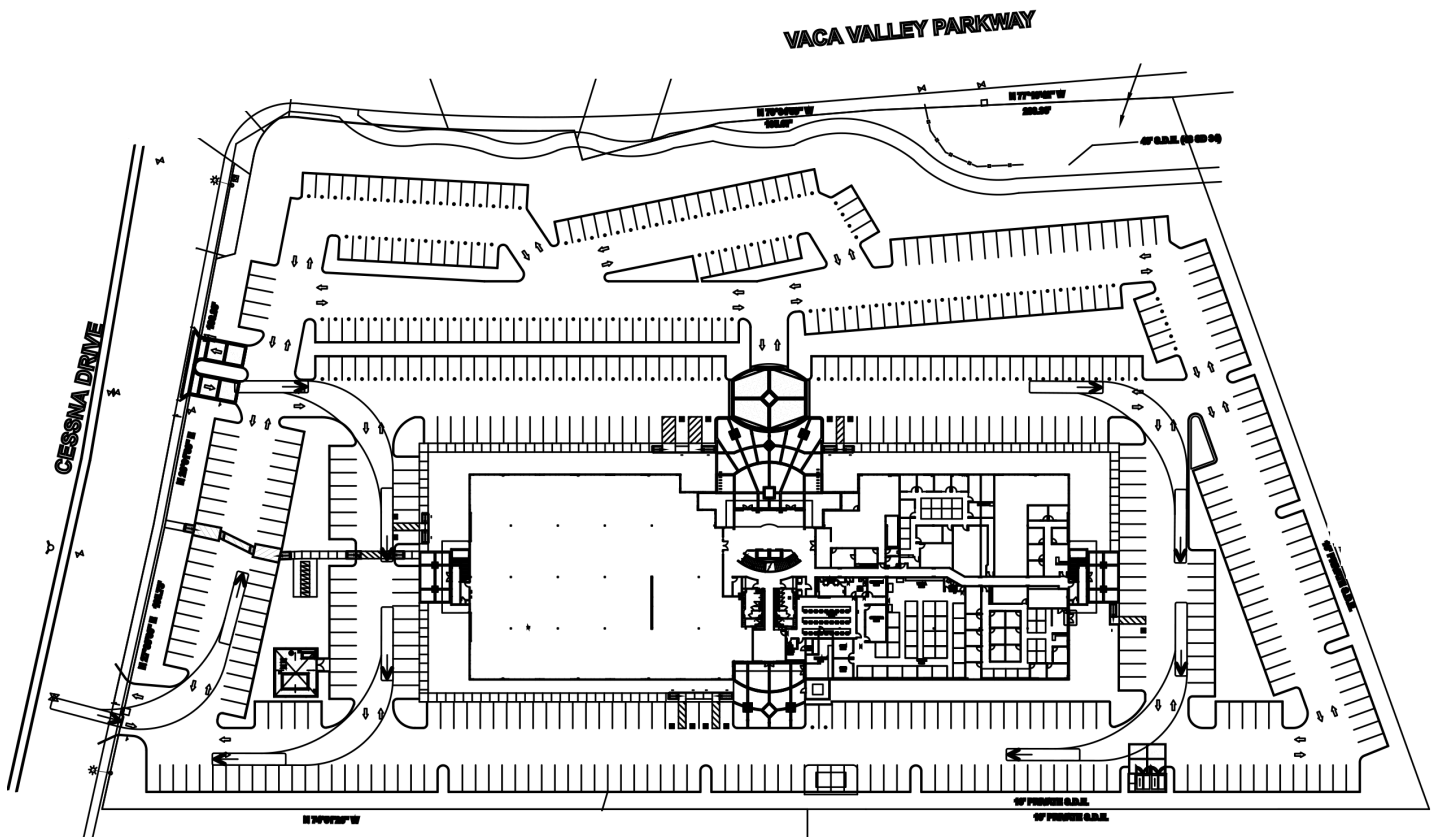
Floor Plan

First Floor





Site Plan





Matt Bracco
+1 925 948 1305
matt.bracco@am.jll.com
RE License# 01185434

Chris Burns
+1 925 948 1308
christopher.burns@am.jll.com
RE License# 01880060

Chris Neeb
+1 707 495 7777
chris.neeb@am.jll.com
RE License# 01324612

Glen Dowling
+1 415 299 6868
glen.dowling@am.jll.com
RE License# 0890450



©2019 Jones Lang LaSalle IP, Inc.
All rights reserved. All information
contained herein is from sources
deemed reliable; however, no
representation or warranty is made
to the accuracy thereof.



Restaurant

1. Black Oak Restaurant
2. Freebirds World Burrito
3. Denny's
4. In-N-Out Burger
5. Buddha Thai Bistro
6. Rock & Brews
7. Boudin SF
8. Rubio's
9. Villa Corona
10. Los Reyes
11. Burger City
12. IHOP
13. Amici's East Coast Pizzeria
14. Fuji Sushi Buffet
15. The Habit Burger Grill
16. Dickey's Barbecue Pit
17. BJ's Restaurant & Brewhouse
18. Fuso Italian Restaurant



Gym

1. The Compound
2. Vacaville Fitness
3. In-Shape Health clubs
4. Planet Fitness
5. Artillery Outlaws
Strength & Conditioning
6. Gold's Gym
7. CrossFit Lucky 4
8. CrossFit Vacaville
9. CrossFit 1892
10. In-Shape Health Club
11. Fitness Evolution



Bank

1. Travis Credit Union
2. Wells Fargo Bank
3. Golden 1 Credit Union
4. Umpqua Bank
5. North Valley Bank
6. Bank of America
7. Chase Bank
8. Westamerica Bank



Shopping

1. Nut Tree Plaza
2. Ross Dress for Less
3. Kohl's Vacaville
4. Target
5. Vacaville Commons
Shopping Center
6. Michaels