

911 MERCHANT STREET

VACAVILLE, CALIFORNIA 95688

18,677 SF



EXCLUSIVELY LISTED BY

MUBASHER CHOUDHERY
PROPERTY MANAGER

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TPM
Real Estate Services

PROPERTY OVERVIEW



ABOUT THE PROPERTY

HISTORY:

Built in 1954 this historic building brings back memories for the residents of Vacaville. Originally operated as Vacaville grocery. In 1980s to the early 2000s operated by a furniture store. Completely renovated in 2024 with new fire sprinklers system exterior facade parking lot and more.



DESCRIPTION:

Unlock the door to a groundbreaking business opportunity in the heart of Solano County. Perfectly located between San Francisco and Sacramento. This prime location at the gateway to the historic downtown Vacaville offers an extraordinary chance to shape the future of the community. Large clear span building. Possible uses include retail/food co-op, recreation center - bowling alley, roller rink, basketball, brewery, furniture store-or even boutique grocery store to pay homage to it's original build as Vacaville's first grocery store. Frontage I80 visibility and I80 Monument sign. +/-192,000 vehicles per day or estimated 70 million vehicles traveling each year. Easy freeway access. Close proximity to Napa, Sonoma, Sacramento, and San Francisco. New mixed-use development at 700 Parc with walkable living breaking ground 2024.

1st floor offers +/-15,000sf Warehouse/retail with additional +/-1,500sf retail/admon space. 2nd floor provides Private entrance with 2,000sf Office.

PROPERTY HIGHLIGHT

FACTS

Address	911 MERCHANT ST, VACAVILLE, CA 95688
Total Space Available	18,677 SF
Parcel Size	1.29 acre
Zoning	CG - Commercial General
Year Built	1954
Property Subtype	Freestanding
Parking Ratio	9.09/1000SF
APN	0126350130

HIGHLIGHT

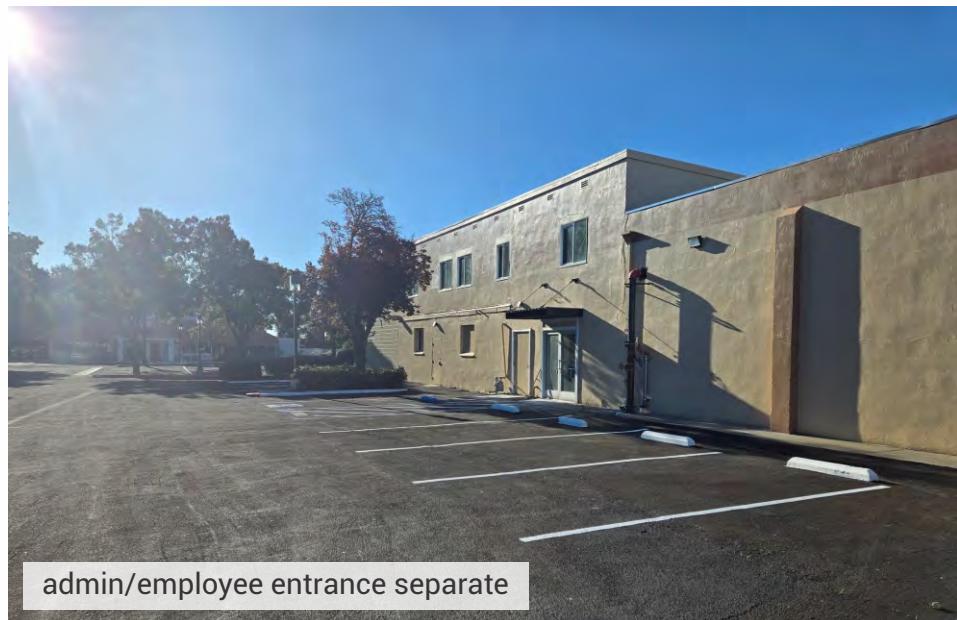
- Walking distance from City Hall, Police Dept, Downtown Vacaville.
- High-performing intersection with excellent visibility.
- Ample parking available with over 150+ parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Population of "63,810" within a 5 Mile radius of 911 Merchant St.
- Utilities ready 3-phase 1000amp, Gas and water
- 2 Loading Docks with Rollup doors
- 13ft-25ft ceiling heights

LEASE TERMS

- Rate \$1.25/mth/sf
- NNN \$0.12-0.20/mth/sf



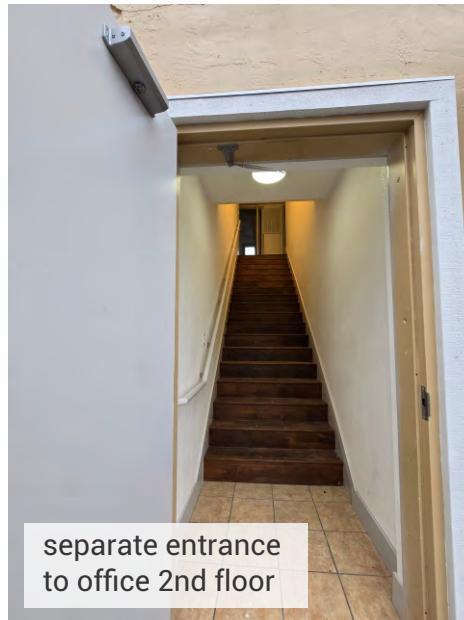
EXTERIOR PHOTOS



INTERIOR PHOTOS



1st floor admin/employee lobby



separate entrance
to office 2nd floor



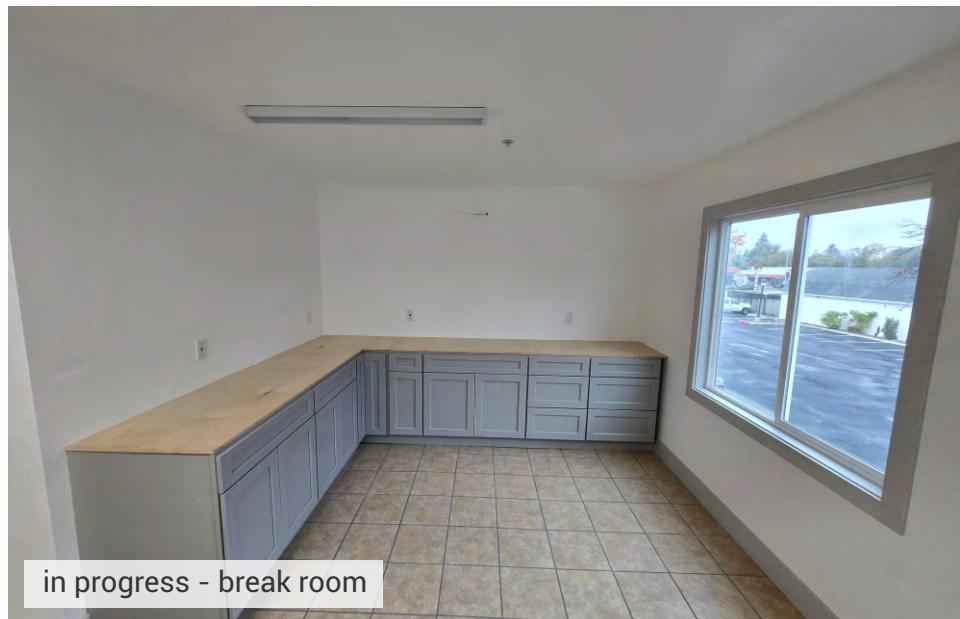
office restroom



conference room

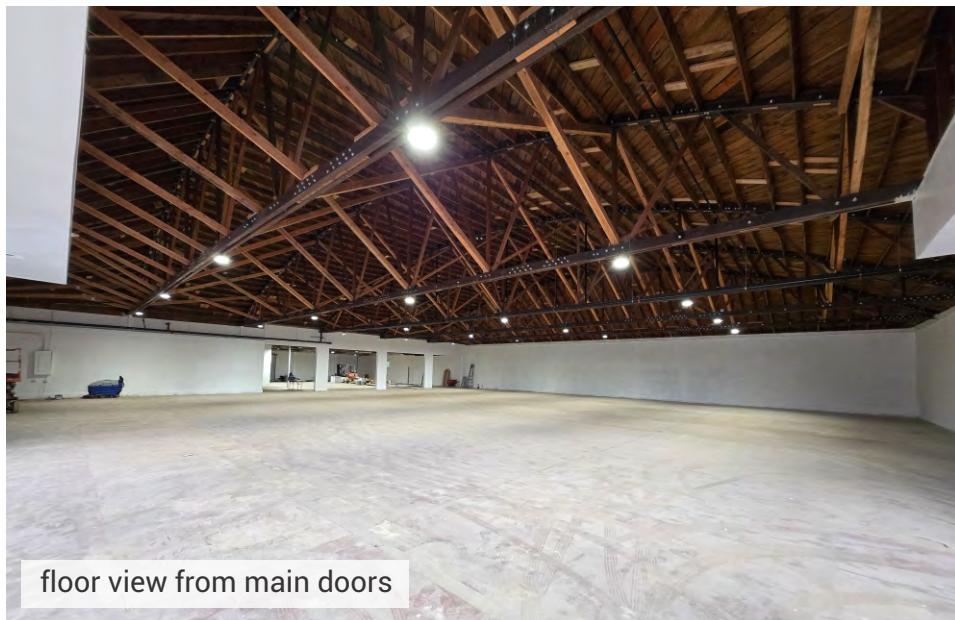
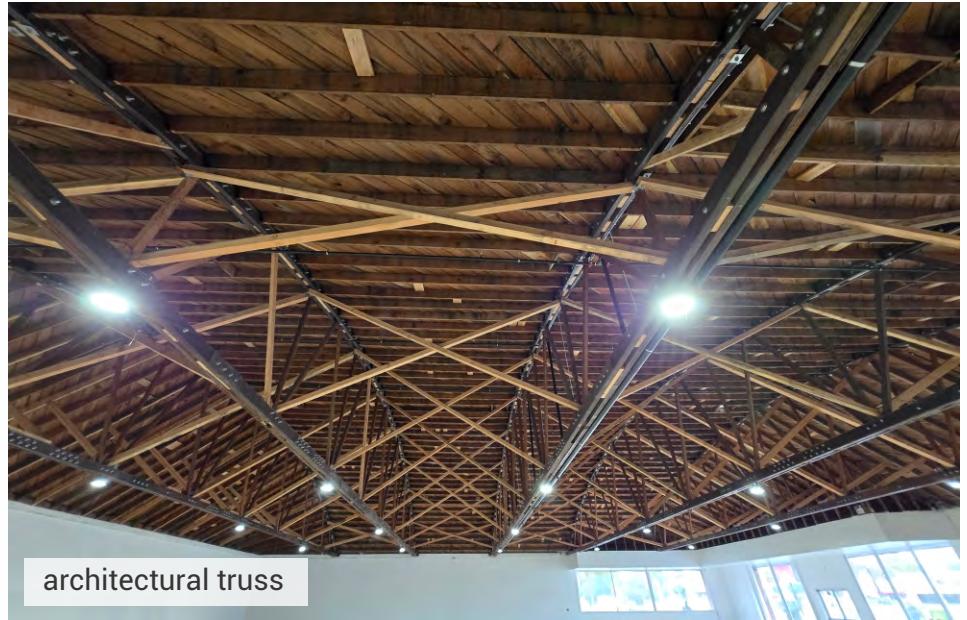
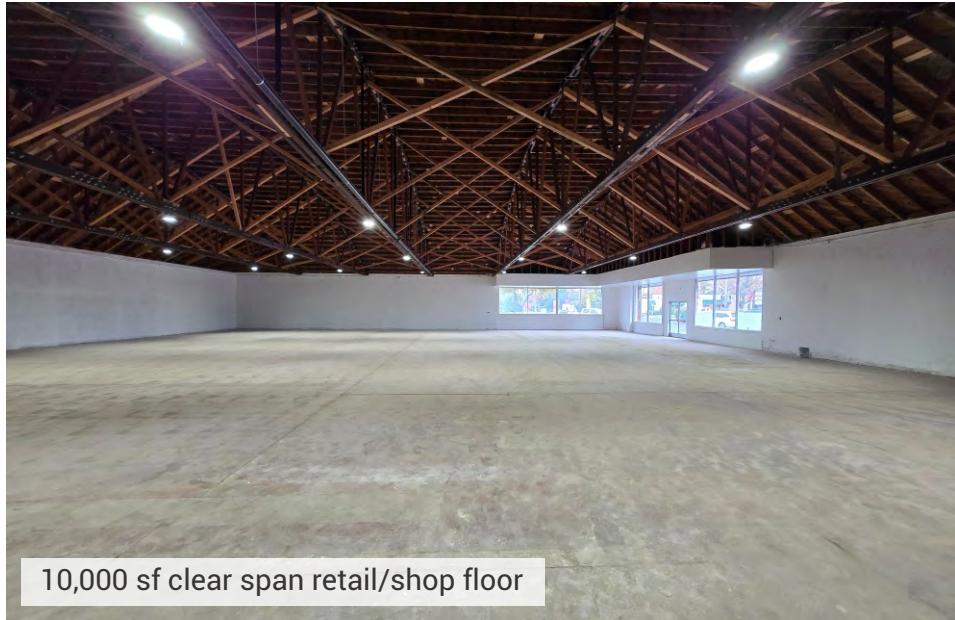


multiple office rooms

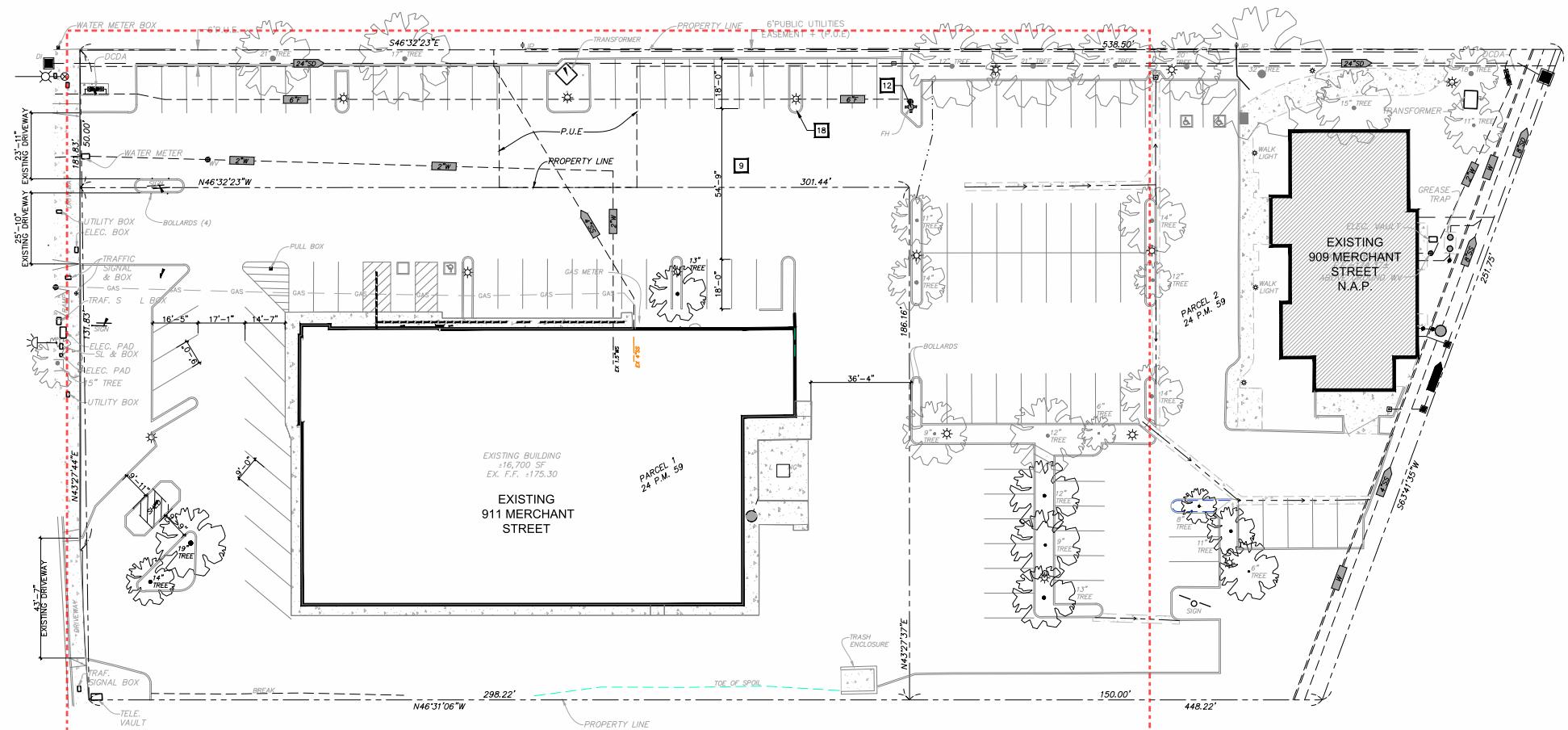


in progress - break room

INTERIOR PHOTOS

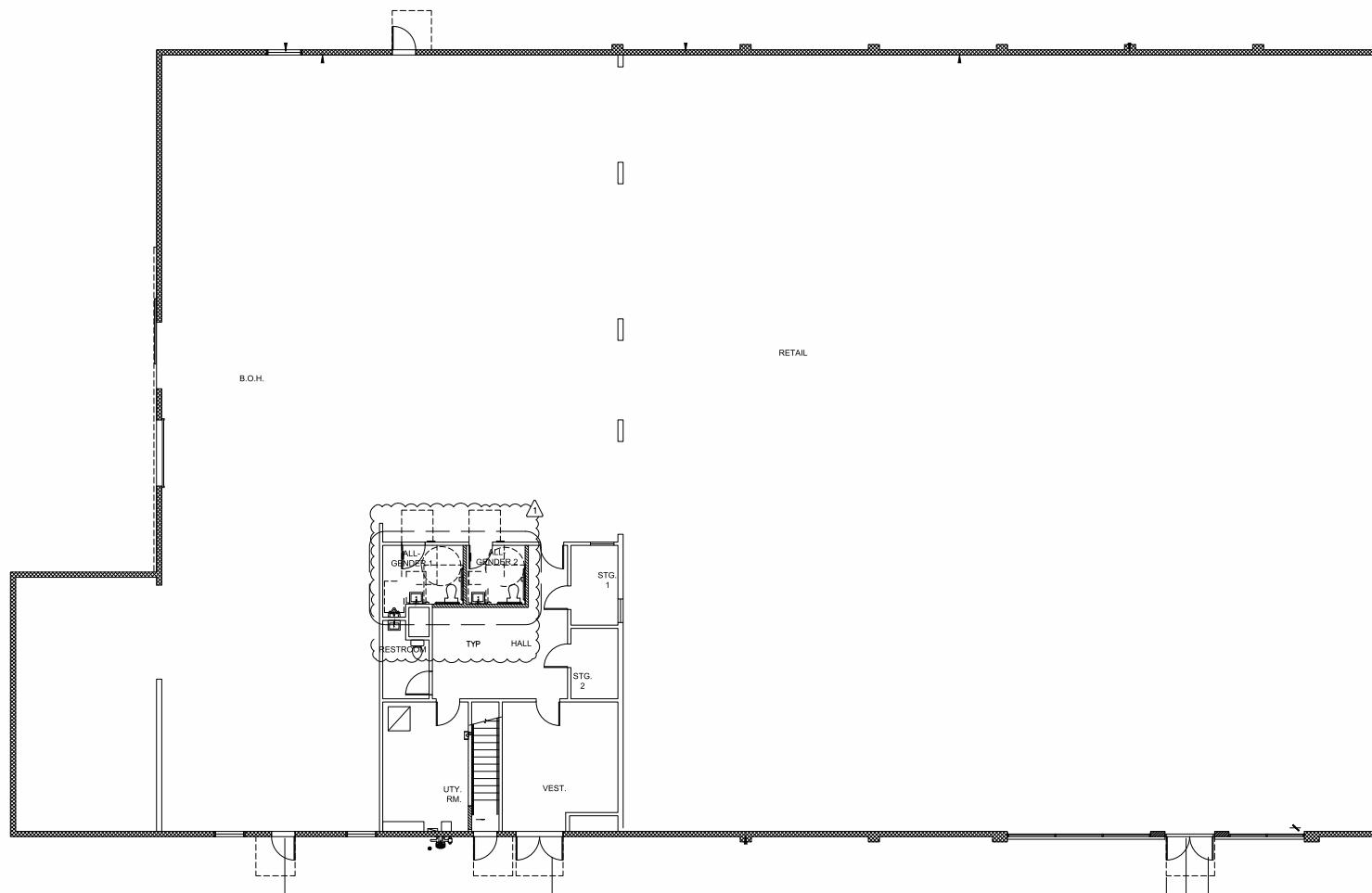


SITE PLAN



SITE PLAN

FLOOR PLAN

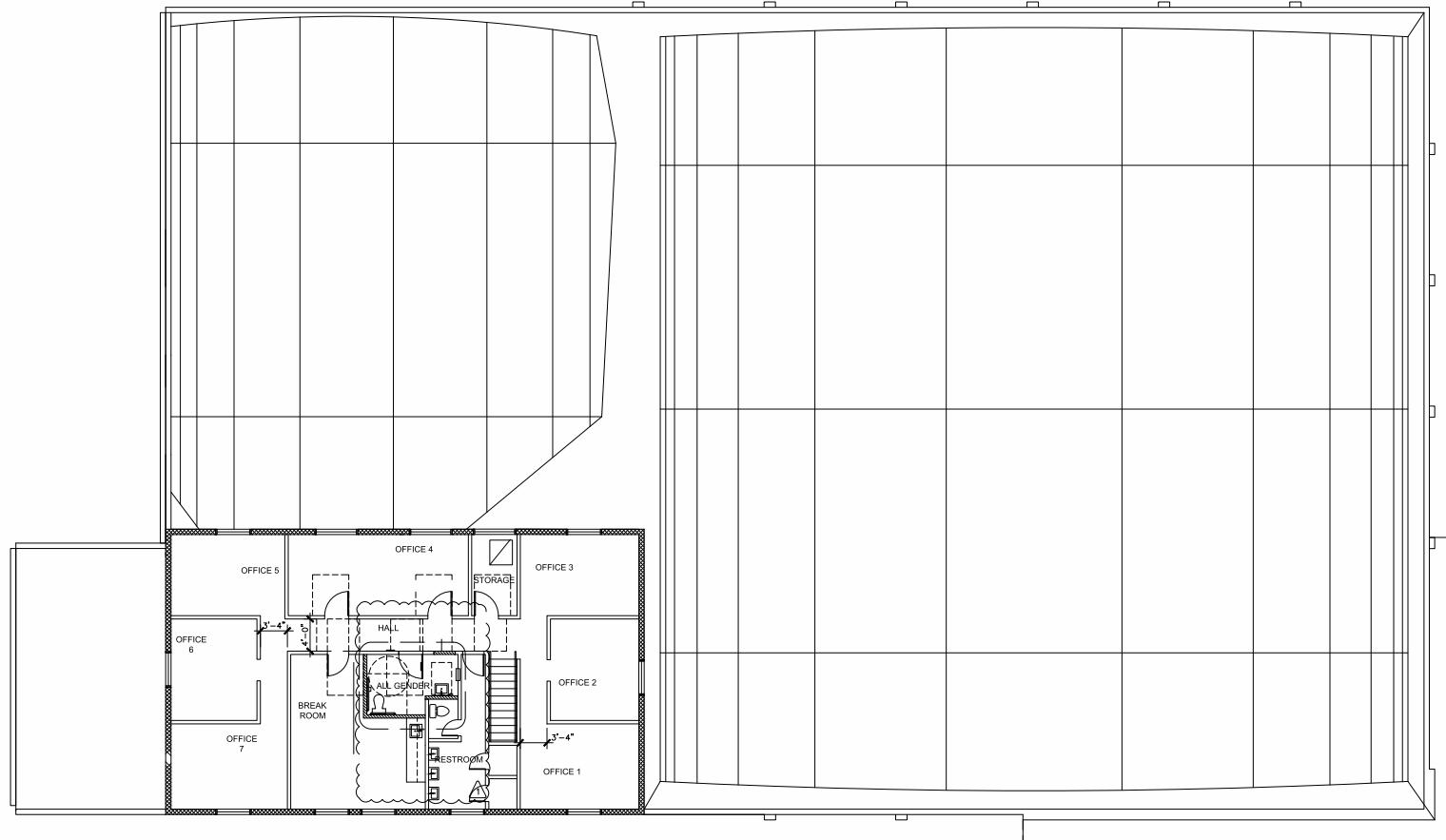


1ST FLOOR - NEW FLOOR PLAN

SCALE: 1/8" = 1'-0"

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FLOOR PLAN



2ND FLOOR - NEW FLOOR PLAN
SCALE: 1/8" = 1'-0"

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AERIAL MAP



AREA REPORT

CITY OF VACAVILLE

COUNTY	SOLANO
INCORPORATED	8/8/1892

AREA

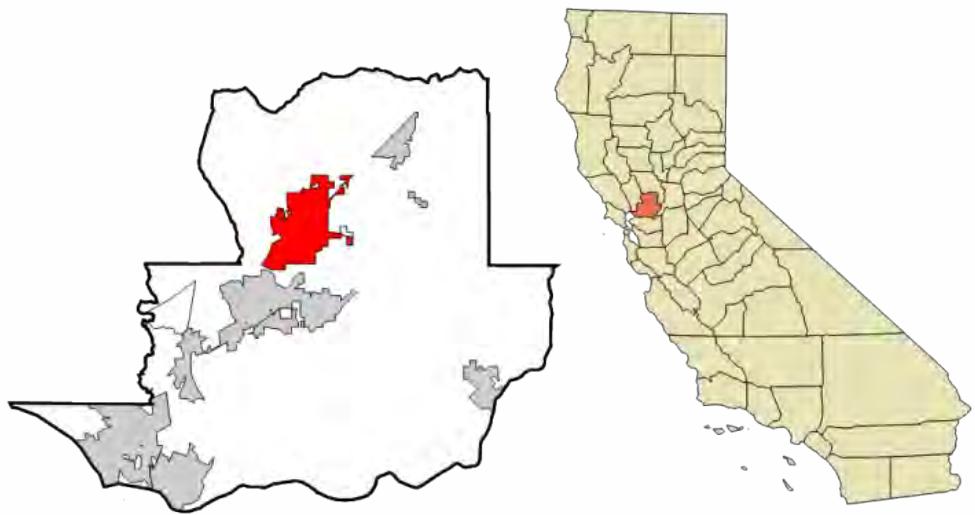
CITY	29.4 SQ MI
LAND	29.2 SQ MI
WATER	0.2 SQ MI
ELEVATION	174 FT

POPULATION

POPULATION	102,386
RANK	71
DENSITY	3,449.14 SQ MI

ABOUT VACAVILLE

Vacaville is a city located in Solano County, California. Sitting about 35 miles (56 km) from Sacramento and 55 miles (89 km) from San Francisco, it is on the edge of the Sacramento Valley in Northern California. The city was founded in 1851 and is named after Juan Manuel Vaca.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Population	14,379	77,187	104,160	2000 Total Households	3,827	24,016	33,111
2010 Population	10,515	76,895	113,872	2010 Total Households	3,995	25,478	38,494
2024 Population	10,747	79,472	134,141	2024 Total Households	4,090	27,162	45,638
2029 Population	10,793	80,515	136,374	2029 Total Households	4,098	27,448	46,220
2024-2029 Growth Rate	0.09 %	0.26 %	0.33 %	2024 Average Household Size	2.61	2.71	2.8
2024 Daytime Population	14,646	61,850	100,999	2024 Owner Occupied Housing	2,518	16,422	30,734
				2029 Owner Occupied Housing	2,578	16,948	31,706
				2024 Renter Occupied Housing	1,572	10,740	14,904
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	2029 Renter Occupied Housing	1,520	10,500	14,514
less than \$15000	296	1,955	2,937	2024 Vacant Housing	153	1,054	1,830
\$15000-24999	111	654	1,015	2024 Total Housing	4,243	28,216	47,468
\$25000-34999	206	1,299	1,823				
\$35000-49999	520	2,169	2,997				
\$50000-74999	536	3,634	5,368				
\$75000-99999	523	3,843	5,943				
\$100000-149999	742	5,593	9,564				
\$150000-199999	498	3,627	6,832				
\$200000 or greater	658	4,384	9,155				
Median HH Income	\$ 91,560	\$ 100,141	\$ 110,281				
Average HH Income	\$ 124,401	\$ 129,446	\$ 142,711				



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