

FOR LEASE - RETAIL SPACE

The Shops at American Canyon

AMERICAN CANYON ROAD AT HIGHWAY 29, AMERICAN CANYON, CA. 94503



Project Highlights

- ◆ Brand New Shopping Center
- ◆ Anchored by Walgreens and 7 Eleven
- ◆ Strong Traffic Count
 - Highway 29: 46,500 adt
 - American Canyon: 24,700 adt
- ◆ Excellent visibility and access

Project Availability Options:

- ◆ For Lease
- ◆ For Ground Lease
- ◆ Build to Suit
- ◆ Monument Signage Available

Available Uses:

- ◆ Traditional Retail
- ◆ Banks
- ◆ High Profile Office
- ◆ High Profile Medical
- ◆ Approved Drive Thru Facility

Demographics (2010)

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|----------|----------|----------|
| Population | 18,414 | 48,948 | 105,673 |
| 2009 Est. Average HH Income | \$74,078 | \$75,100 | \$73,591 |
| Projected Growth 2010-2015 | 14.5% | 5.9% | 3.9% |
| Households | 5,986 | 15,083 | 35,062 |

Available Space:

- Bldg 3 ± 8,660 SF Building
- Bldg 4 ± 2,794 SF Building w/Drive Thru
- ◆ Min. Available SF: ± 900 SF
- ◆ Max. Contiguous SF: ± 8,660 SF

For more information, please contact exclusive listing agents:

Michael Holcomb DRE #: 01458995
707-332-2654
mholcomb@stronghayden.com

Matt Connolly DRE #: 01164569
707-477-6189
mconnolly@stronghayden.com

STRONG & HAYDEN
COMMERCIAL REAL ESTATE

Phone: 707.226.2661 • Fax: 707.226.2339 • 433 Soscol Ave, Ste. A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.

The Shops at American Canyon

AMERICAN CANYON ROAD AT HIGHWAY 29, AMERICAN CANYON, CA. 94503



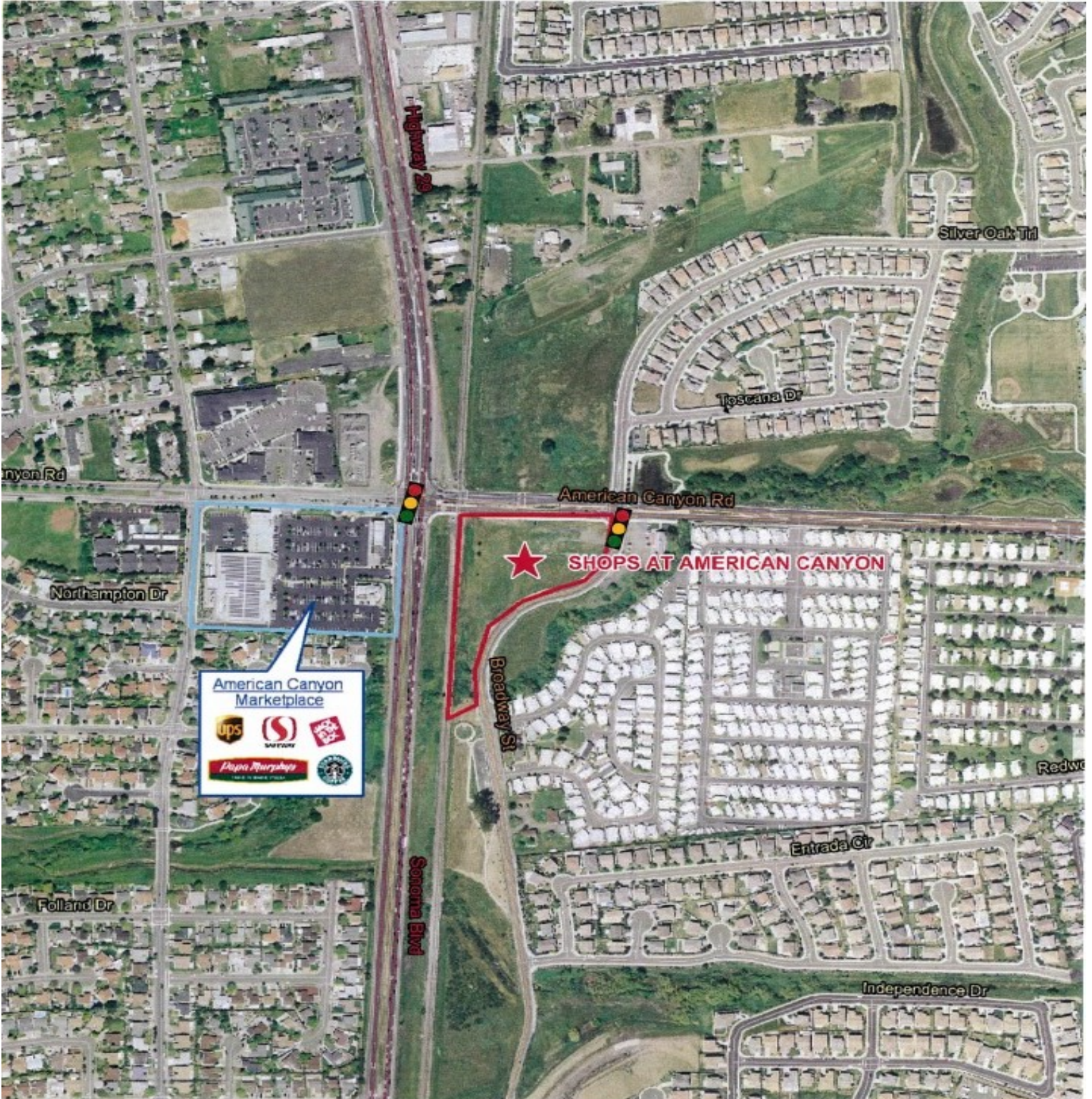
Phone: 707.226.2661 • Fax: 707.226.2339 • 433 Soscol Ave, Ste. A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.

The Shops at American Canyon

AMERICAN CANYON ROAD AT HIGHWAY 29, AMERICAN CANYON, CA. 94503

Local Aerial



Phone: 707.226.2661 • Fax: 707.226.2339 • 433 Soscol Ave, Ste. A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.

The Shops at American Canyon

AMERICAN CANYON ROAD AT HIGHWAY 29, AMERICAN CANYON, CA. 94503

Regional Aerial



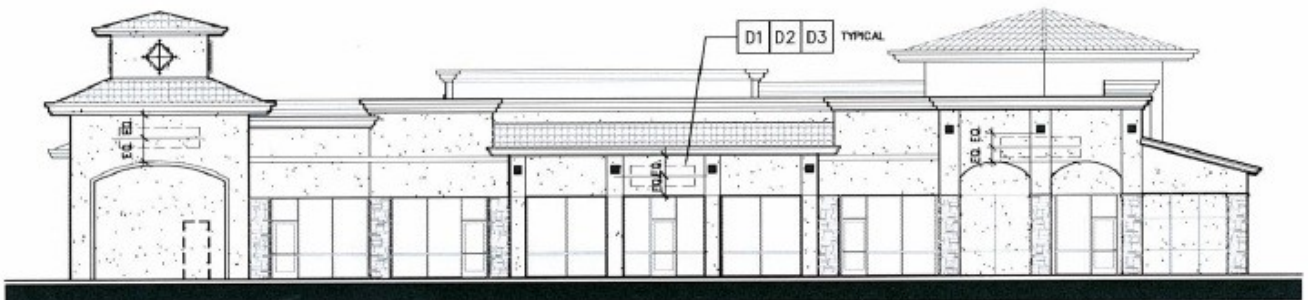
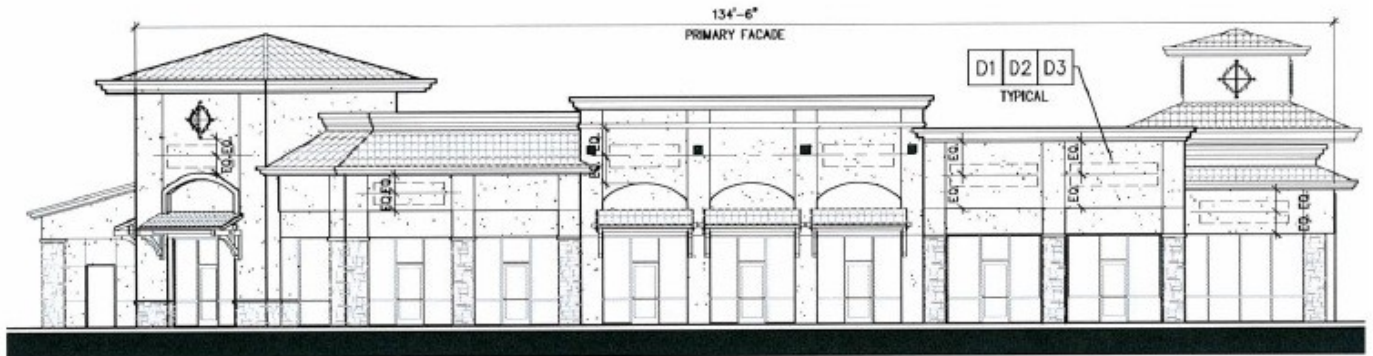
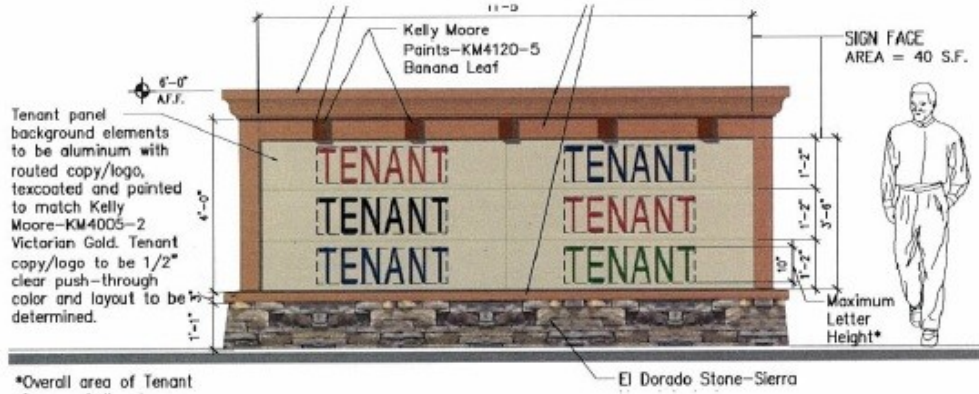
Phone: 707.226.2661 • Fax: 707.226.2339 • 433 Soscol Ave, Ste. A110 • Napa, CA 94559 • www.stronghayden.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.

The Shops at American Canyon

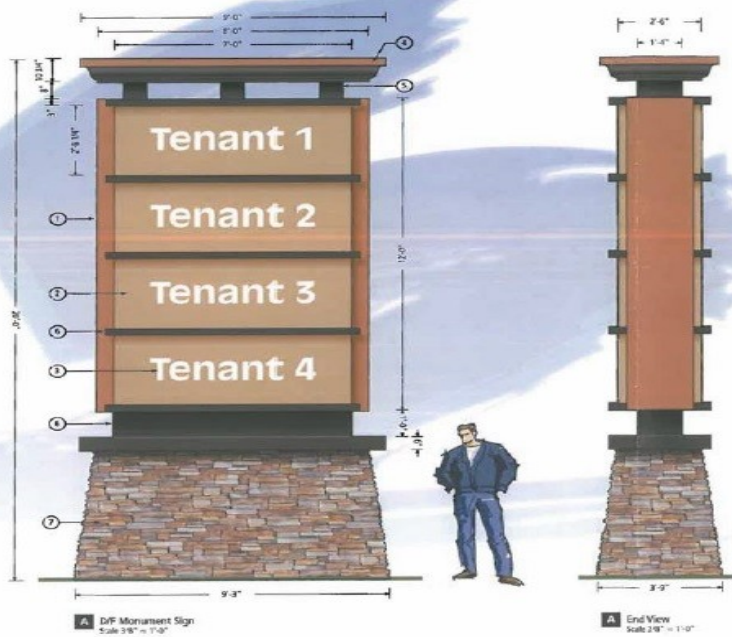
AMERICAN CANYON ROAD AT HIGHWAY 29, AMERICAN CANYON, CA. 94503

Signage Criteria



The Shops at American Canyon

Pad and Shop Tenant Pylon Sign with Highway 29 Visibility



Material Schedule

- 1 Cabinet: Cabinet to be fabricated aluminum construction. Cabinet face and returns to be anodized and painted to match Kelly Moore KM4621-3 Alaskan Desert. Cabinet to be corner-fully rounded with 1/8" chamfered lips.
- 2 Tenant Panels: All tenant panels to be routed cast aluminum, to be anodized and painted to match Kelly Moore KM4621-3 Alaskan Desert. Panels to be pre-drilled on cabinet. Tenant panel trim to be 1/2" thick and attached with 1/4" stainless steel bolts to be painted to match Kelly Moore KM4621-3 Alaskan Desert. Bottom portion to be painted to match Kelly Moore KM4621-3 Alaskan Desert.
- 3 Tenant Copy: Tenant copy to be routed from face with 1/16" acrylic and 1/4" lips overlap on face. Letters to be 1/8" thick.
- 4 Roof Structure: Roof to be fabricated aluminum construction with fascia and returns to be anodized. Top edge color to be painted to match Kelly Moore KM4621-3 Alaskan Desert. Bottom portion to be painted to match Kelly Moore KM4621-3 Alaskan Desert.
- 5 Roof Supports: Supports to be fabricated aluminum with fascia and returns to be anodized and painted to match Kelly Moore KM4621-3 Alaskan Desert.
- 6 Panel / Column / Dividers: Trim and dividers to be fabricated aluminum construction. Face and returns to be anodized and painted to match Kelly Moore KM4621-3 Alaskan Desert.
- 7 Base: Engineered base to be aluminum framed structure. Painted with semi-gloss black. Base to be 12" Douglas Fir. Stone Mountain Lodge masonry.

ESTABLISHED 1944
PACIFIC NEON

2909 HAZARDY BLVD
SACRAMENTO, CALIFORNIA 95815
TEL: 916.437.6537
FAX: 916.927.2414
www.pacificneon.com

Project No: 14-0248-00
Account Executive: Ralph Guedell

Project: **American Canyon Commercial Center**

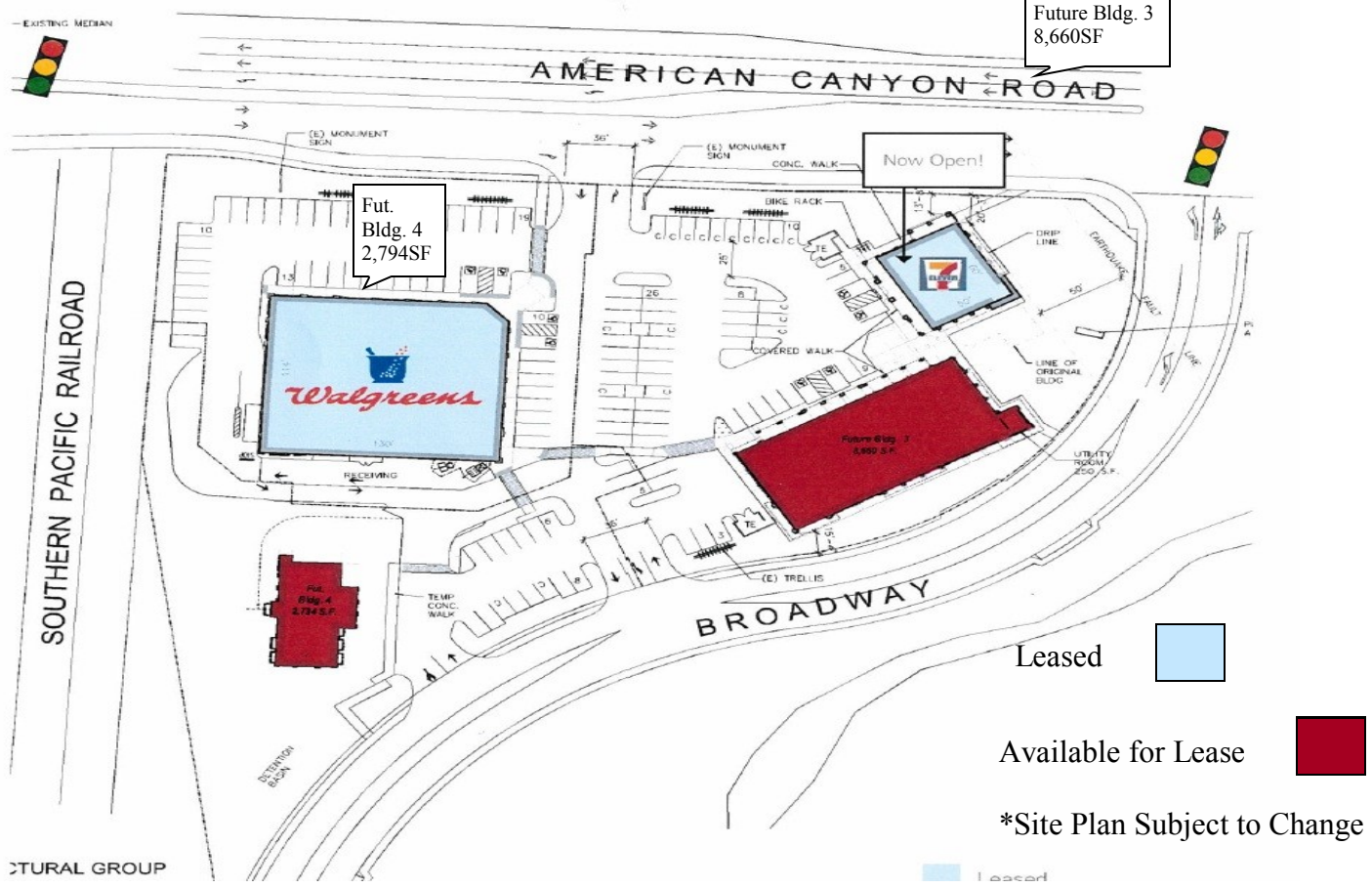
Address: American Canyon Rd @ Broadway
American Canyon, CA

Drawn By: William Dolan
Date: 4.8.16
Revision: 5.28.16
3.27.15
3.31.15
5.1.15

California Title 24 Compliant

RECEIVED
AUG 31 2015
City of American Canyon
Community Development

EXHIBIT 1



All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. It is our intention that all qualified applicants be given equal opportunity. We do not discriminate on the basis of race, religion, national origin, color, sex, sexual preference, age, veteran status, or disability.