

WISEMAN
Commercial

Harbor Square

700 MAIN STREET | SUISUN CITY, CA

LEASED INVESTMENT OPPORTUNITY

38,699 SF
MIXED USE PROJECT

Heart of the City

Centralized Identity in Downtown Area; Access to an Array of Nearby Amenities Within Walking Distance

700 Main Street is ideally situated in the vibrant heart of downtown Suisun's Waterfront District. Boasting proximity to a plethora of amenities, residents and visitors alike enjoy easy access to restaurants, the Suisun Harbor Theatre, parks, scenic walking/biking paths, and the luxurious Hampton Inn & Suites nestled along the harbor's edge.

The property itself offers an enticing ground-floor full-service restaurant and a craft beer taproom, catering to diverse tastes and preferences. Its standout feature is an inviting outside courtyard adorned with patio dining areas and a captivating outdoor fireplace, serving as a focal point for gatherings and community events.

Conveniently nearby is the downtown Suisun City Amtrak Passenger Train Station, facilitating seamless travel between the bustling Sacramento and Bay Area corridors, catering to both business commuters and leisure travelers alike.

Versatile Project Layout

Mixed-Use Advantage: Optimized Suite Sizes & Configurations for Local Demand

700 Main Street currently boasts a total of eighteen (18) suites, offering a dynamic blend of office, retail, and food and beverage service options. Suite sizes range from 350 SF to 11,000 SF, catering perfectly to the diverse needs of the local market.

Featuring flexible floor plan layouts, generous ceiling heights, and expansive glass lines offering picturesque views of the Suisun City Harbor waterfront, this building exemplifies contemporary urban living at its finest.

The ground-floor suites are home to vibrant restaurant and retail establishments, fostering a lively atmosphere for both locals and visitors. Meanwhile, the second floor is thoughtfully designed to accommodate office users, ensuring a harmonious balance of commerce and leisure.

With its mixed-use design, the property offers investors the invaluable advantage of attracting a diverse array of tenants, positioning the asset for long-term stability and success in the bustling downtown landscape.



SUMMARY

TOTAL NET RENTABLE AREA (RSF):	38,699
PERCENT LEASED:	90%
CURRENT NET OPERATING INCOME:	\$550,228*

700 Main Street is being offered for sale on an “As Is, Where Is” condition. Financial analysis assumes a start date of June 1, 2024.

*Current Net Operating Income has been calculated based on the scheduled income and expenses for the period commencing June 1, 2024 through May 31, 2025.

CONSTRUCTION OVERVIEW

Structure:	Wood frame with steel columns, steel I-beams and structural steel brace frames
Foundation:	Perimeter and interior continuous concrete grade beams connecting 8'x8'x2' and 10'x10'x2' concrete footings under structural steel columns
Roof:	Built up roof system with mineral granule cap sheet
Ceiling Height:	Varies, typically 14' clear on the first floor and 12' clear on the second floor (10' to suspended ceiling grid)
HVAC:	Rooftop package and split systems
Electrical:	2,000 amps, 208/120 Volt, 4-wire, 3-phase
Fire/Life Safety:	Fully-sprinklered system with horns and strobe lights, remotely monitored; 5-Year Test & Inspection completed in April 2017
Elevator:	One (1) hydraulic elevators
Utilities:	Gas & Electricity: PG&E Sewer/Water: City of Suisun Telephone: AT&T Internet: AT&T



Contact details



If you have any questions, feel free to contact me!

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