

# 659 Highway 12

RIO VISTA



**±2,024 SF BUILDING AVAILABLE FOR LEASE OR  
±1 ACRE AVAILABLE FOR REDEVELOPMENT**

**FOR LEASE**

**NICOLE KEY** nkey@theeconiccompany.com | (209) 290-0857 | LIC. 01907567  
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 the **econic** company®

# Property Highlights



<b>ASKING RENTS</b>	Contact Broker
<b>SPACE AVAILABLE</b>	±2,024 SF
<b>PARCEL SIZE</b>	±1 AC
<b>ZONING</b>	Highway Commercial
<b>PROHIBITED USES/MAXED USES</b>	Grocery Store

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Population</b>	4,325	10,230	11,935
<b>Daytime Population</b>	4,513	9,875	11,362
<b>Average Household Income</b>	\$88,211	\$94,316	\$92,736



High identity standalone pad in front of Rio Vista's only grocery store



Property is located at a signalized intersection and is approximately the halfway point between Lodi and Fairfield



Ideal for medical, restaurant, or retail uses

## TRAFFIC COUNTS

Source: 2024 Esri.

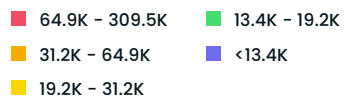
Highway 12	22,000 ADT
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*NOTE: Lease Type is NNN. Tenant will reimburse Landlord for Taxes and Insurance and be responsible for all maintenance and repairs on the property.*



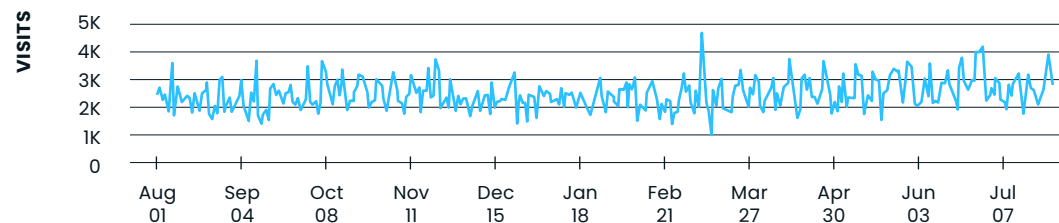
# Trade Area

## VISITOR JOURNEY - ROUTES

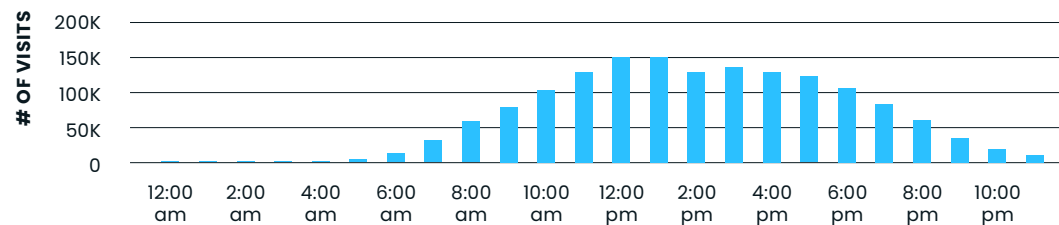


Visits 896.2K | Visitors 226.3K | Visit Frequency 3.97

## VISITS / WEEKLY



## HOURLY VISITS





# Trade Area

## Economic Developments

### ACTIVE

	Units
1 Historic City & Downtown Waterfront	
2 Homecoming Subdivision	
3 Riverwalk Subdivision	±1000
4 Proposed Residential	2400
5 30 AC Commercial	

### APPROVED

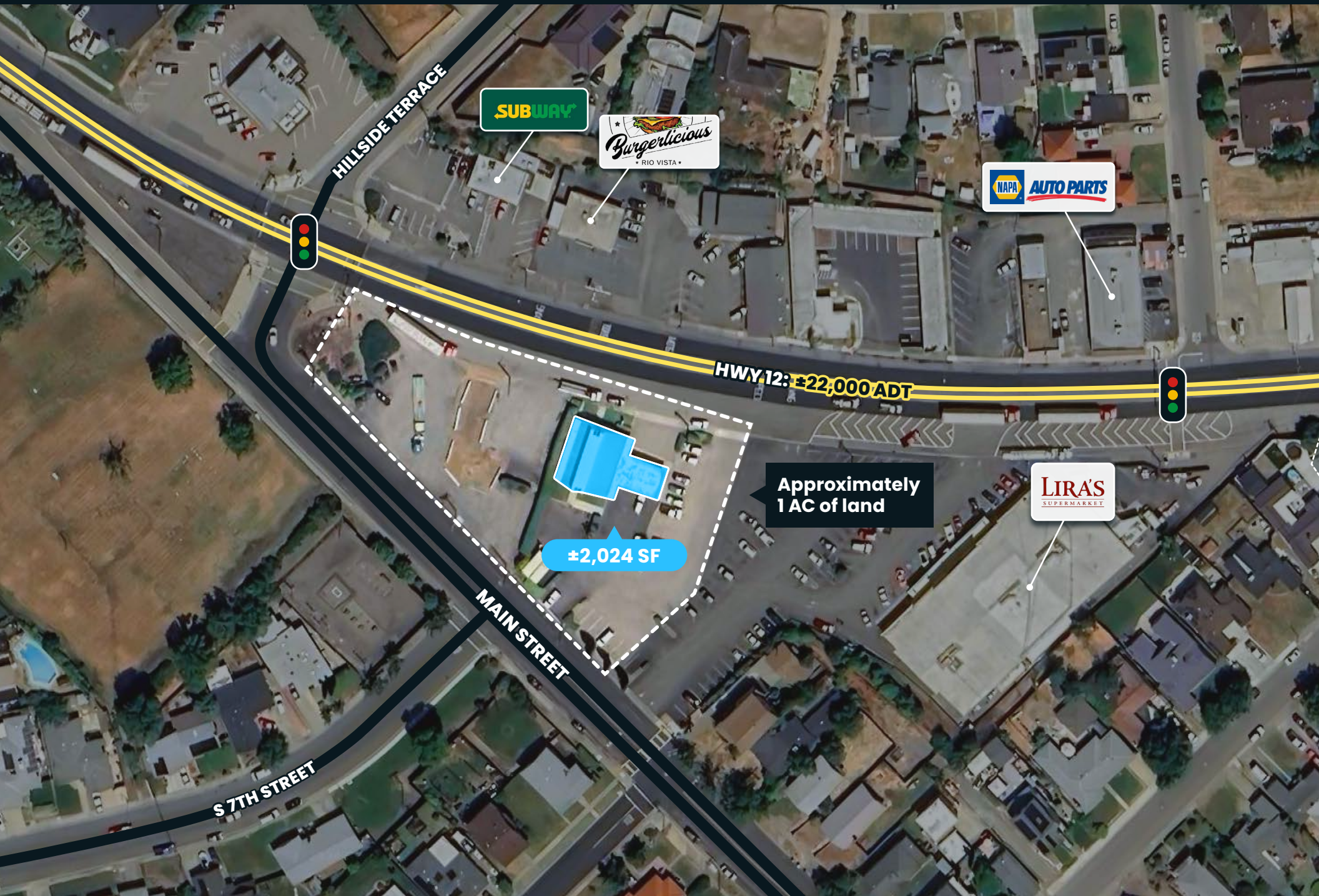
	Units
6 Subdivision	850
7 Trilogy Subdivision and Golf Course	

### IN CONSTRUCTION

	Units
8 Liberty Subdivision	855









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