



FOR SALE

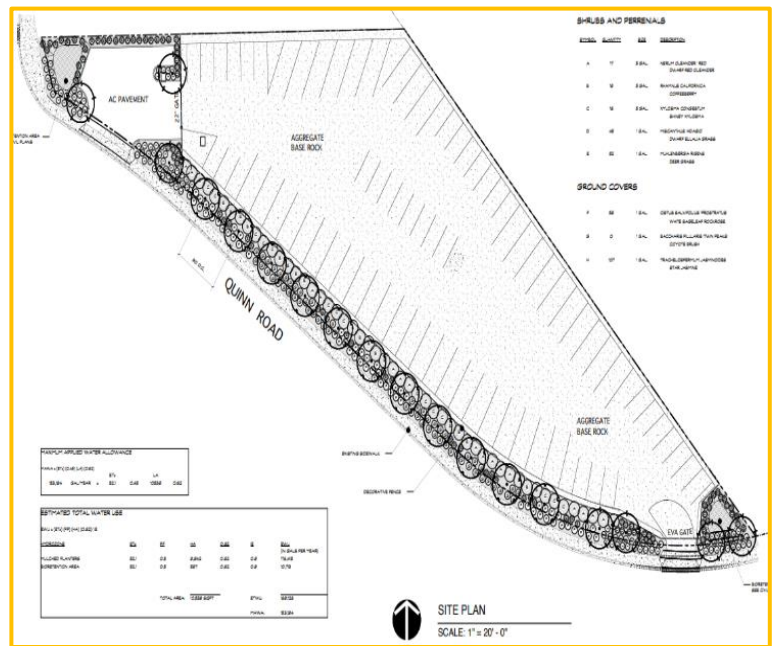
*Passive Income
Investment
Opportunity*

RV/Storage/Parking

\$2,950,000.00

1.3 acre site (56,628sf)

Absolute Net Lease to National Tenant



Scott Valentine 925-788-4755 scottvalentinevo@outlook.com

Heidi Kugl - Realtor DRE#01329074

Site Information



APN: 0133-100-110

Size: 1.3 acres (56,628sf)

Design: 80 - 40 foot spaces + 4 smaller

Topography: Level at street grade

Flood Zone: Zone X (unshaded)

Seismic Zone: Low risk

General Plan Land Use: Commercial Highway

Developed Use: Vehicle parking/storage

Improvements:

The paving, drainage, and lighting were all designed by a local Vacaville Civil Engineer and approved by the State of California to ensure they meet all requirements.

The lighting includes motion sensor activation.

The wrought iron fencing is made of durable material that lasts 20 years, and there are two gates that meet fire department standards.

All necessary permits will be available for review.

(Contact City of Vacaville for zoning verification)

Scott Valentine 925-788-4755 scottvalentinevo@outlook.com

Heidi Kugl - Realtor DRE#01329074

Lease Terms

Term: April 1, 2022 – March 31, 2027

Option To Renew: Three (3) Five (5) year options to renew

Current Rent: \$15,383/mo. \$184,596/yr. NNN (Absolute Net)

Rent Increases: 3% per year including any Option Periods

Lease Type: NNN (absolute net, zero expense to Owner/Lessor)



Scott Valentine 925-788-4755 scottvalentinevo@outlook.com

Heidi Kugl - Realtor DRE#01329074

5045 Quinn Road, Vacaville, CA 95688 / Solano County



Subject Site



Subject Site



Scott Valentine 925-788-4755 scottvalentinevo@outlook.com
Heidi Kugl - Realtor DRE#01329074

5045 Quinn Road, Vacaville, CA 95688 / Solano County



Scott Valentine 925-788-4755 scottvalentinevo@outlook.com
Heidi Kugl - Realtor DRE#01329074