

FOR LEASE

RETAIL

751 E Monte Vista Ave, Vacaville, CA 95688

Multi-Tenant Strip Center Within Lucky-Anchored Shopping Plaza



EXCLUSIVELY LISTED BY
NAI Northgate



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HIGHLIGHTS

Shop space available in a high-traffic, Lucky grocery anchored center in Vacaville, CA. This established neighborhood center features community-focused, service-oriented tenants that consistently draw strong local traffic.

- **Flexible Multi-Tenant Retail Space**—ideal for daily-needs retail, service businesses, or boutique concepts
- **Ample On-Site Parking**, including convenient tenant parking located at the rear of the center
- **Strategic Location** in a thriving Vacaville corridor with excellent accessibility and connectivity to I-80
- **Established Trade Area** surrounded by residential neighborhoods, national retailers, and steady consumer demand

PROPERTY OVERVIEW

ADDRESS	751 E Monte Vista Ave, Vacaville, CA 95688	
PROPERTY TYPE	Retail Multi-Tenant	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	Suite 763	1,210 sq ft
	Suite 767	1,163 sq ft
	Suite 773	2,040 sq ft
ZONING	Downtown General Commercial (DGC)	
TRAFFIC	E Monte Vista Ave	± 20,454 ADT
	Depot St	± 16,498 ADT

MARKET OVERVIEW



Depot St: ± 16,498 ADT



SITE



E Monte Vista Ave: ± 20,454 ADT

LOCATION MAP

GROCERY OUTLET
 Olive Garden
 Cane's
 IN-N-OUT BURGER
 NORDSTROM
 rack
 Nugget MARKETS
 COST CO
 WORLD MARKET
 savers
 BEST BUY
 FIVE GUYS
 FIVE BELOW
 Michaels
 Panera
 Total Wine & MORE
 Wendy's
 IHOP
 McDonald's
 CHIPOTLE

Vacaville High School

SITE



COSTCO WHOLESALE

Target
 Walmart
 Burlington
 Ross
 Petco
 Dress For Less
 Chili's
 Jack in the box
 BJs Restaurant
 Starbucks
 Chick-fil-ly
 Jamba Juice

VACAVILLE PREMIUM OUTLETS

Michael Kors
 Calvin Klein
 Coach
 Hilfiger
 Nike
 True Religion
 Kate Spade
 Polo Ralph Lauren
 Lacoste
 Tumi
 Puma
 Cole Haan
 The North Face
 Burberry
 Le Creuset

and many more

WinCo FOODS

Will C Wood High School

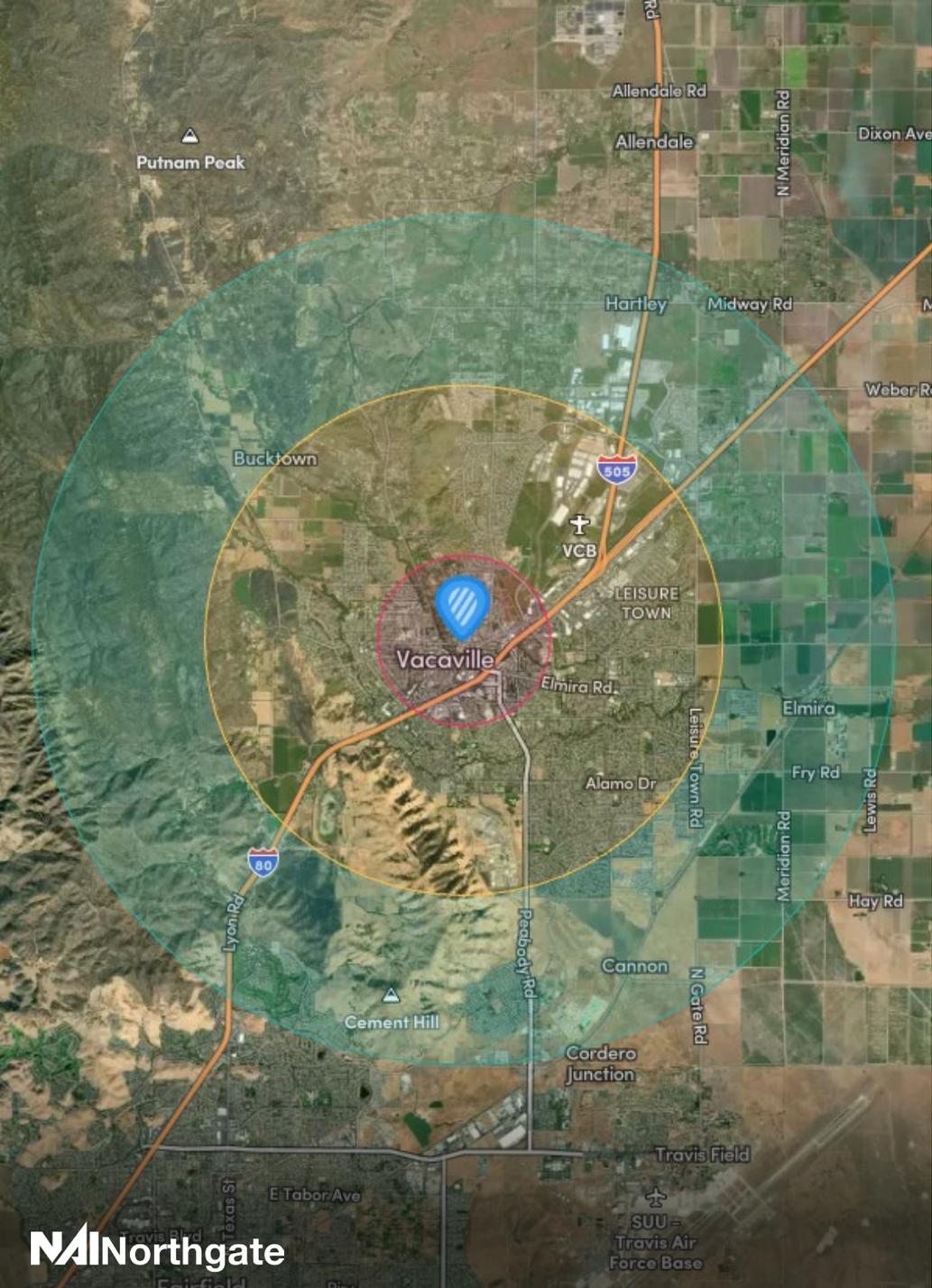


AERIAL VIEW



E Monte Vista Ave: ± 20,454 ADT

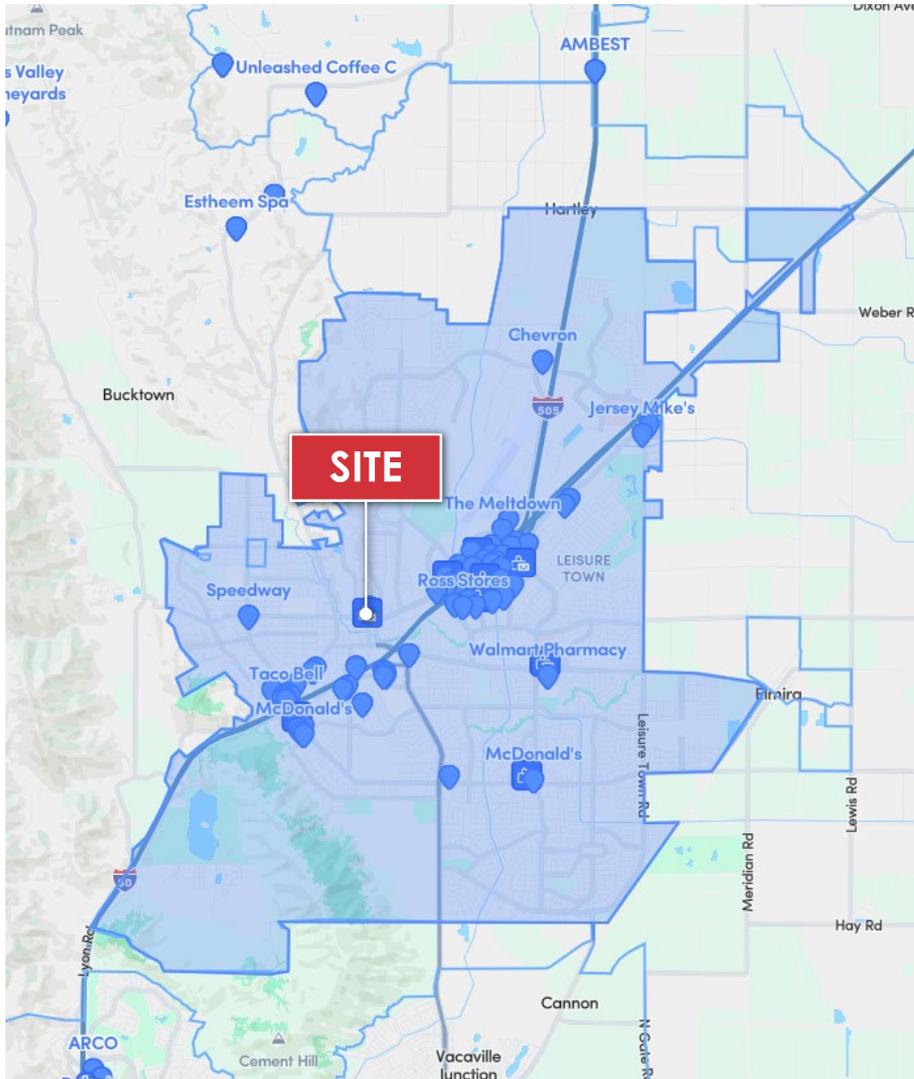
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DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	15,511	89,550	117,888
Projected Population (5 Yr)	15,628	89,761	119,713
Average Age	37	41	40
Households	5,718	31,022	40,154
White Population	6,275	40,651	50,232
Black Population	1,154	8,372	12,032
Am Indian Population	205	1,044	1,244
Asian Population	1,123	8,312	17,078
Other Population	6,754	31,171	37,302
Hispanic Population	46.09%	34.80%	31.65%
Average HH Income	\$110.2k	\$127.3k	\$136.1k
High School Graduates	8,977	57,042	75,541
College Graduates	3,073	22,467	32,247
Total Employees	7,692	41,663	55,978

-  Retail
-  Shopping Center



Small-Town Character

Vacaville blends small-town charm with metropolitan connectivity — nestled in rolling hills in Solano County, it offers a warm, community-oriented feel while being just a short drive from the Bay Area and Sacramento.

Diverse, Growing Economy

The city is a hub for biotechnology, advanced manufacturing, and logistics. Leading companies like Genentech and Polaris Pharmaceuticals call Vacaville home, reinforcing its role as a life science and industrial center.

Quality Education & Skilled Workforce

Vacaville is supported by strong education infrastructure — including Solano Community College programs aligned with biotech — helping fuel the city’s advanced industry workforce.

Suburban Charm & Open Space

Surrounded by open landscapes, Vacaville offers scenic parks like Peña Adobe Regional Park and Lagoon Valley, giving residents access to nature and outdoor recreation.

Strategic Regional Access

Strategically located along Interstate 80 and I-505, Vacaville offers excellent access to major markets, including the Bay Area, Sacramento, and deep-water ports.

Local Culture & Community Events

Vacaville fosters a strong civic identity, celebrating its heritage through events like Fiesta Days, as well as local traditions at Nut Tree Plaza and its historic Nut Tree Railroad.

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Investment Sales | Leasing | Asset Management | Property Management



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