



ORANGE DRIVE

AVAILABLE  
**FOR LEASE**

**630 ORANGE DRIVE**  
Vacaville, CA 95687

+/- 700-1,800 SF

**2.00 NNN**

Suite B  
+/- 1800 SF

Suite G  
+/- 875 SF

Suite N  
+/- 700 SF



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**CENTURY 21**

Select Real Estate, Inc



**Street Visible Retail Space Located on Orange Drive in Vacaville CA**



# THE PROPERTY

📍 630 Orange Drive, Vacaville, CA 95687

REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING



Vacaville



+/- 700-1,800 SF



Commercial



Retail



\$2.00 NNN



Ample Parking



Easy access to freeway



Convenient Ingress & Egress



Near residential neighborhoods



Nearby Amenities



Moments from Nut Tree Shopping Center and The Outlets



Building Signage



Monument signage available







# THE BUILDING

Located in the heart of Solano County, 630 Orange Drive (Sonrise Plaza) offers a prime commercial opportunity in a high-traffic regional shopping corridor.

## Property Overview

Building Size: Approximately 20,500 square feet.

Lot Size: Situated on a 1.67-acre site (approx. 72,745 SF).

Asset Class: Class C Retail.

Year Built: 1991.

Amenities: Features pylon signage for high visibility and ample surface parking.

## Strategic Location & Demographics

High Accessibility: Located near the intersection of Orange Drive and Leisure Town Road with immediate access to Interstate 80.

Transit Proximity: 16 minutes from the Fairfield-Vacaville Amtrak station and 46 minutes from Sacramento International Airport.

Demographic Reach: Serves a growing population of over 106,000 within a 5-mile radius, with a median household income of approximately \$97,369.

## Market Potential

The property is zoned for "Regional Shopping Center or Mall" uses, making it ideal for a variety of commercial applications, including:

Traditional Retail: Standard retail shops or anchor store opportunities.

Professional Services: Office spaces, medical facilities, or child care.

Community Services: Currently home to organizations like Crossroads Community Options.

## Regional Highlights

Business Environment: Part of the dynamic North Bay/Santa Rosa market, bridging the gap between San Francisco and Sacramento.

Retail Synergy: Positioned near major hubs like Vacaville Commons and the Nut Tree Airport area.





# THE AREA

Vacaville is a high-growth retail and industrial hub strategically positioned on the I-80 corridor, midway between San Francisco and Sacramento. The trade area benefits from a massive commuter and visitor flow, with over 92 million people passing through annually.

## Trade Area Highlights (2025)

**Population & Growth:** The city's population has reached 103,994 as of 2025, with a steady annual growth rate of 1.13%.

**Affluent Demographics:** The median household income is a robust \$108,580, providing high discretionary spending power for retail and service-based tenants.

**Prime Connectivity:** Direct access to I-80 and I-505 connects the area to major regional markets, ports, and a total labor force of over 47,600 residents.

**Strategic Growth Areas:** The city is actively developing the Northeast Growth Area, a 1,400-acre site designated for a new Technology Park, and the East of Leisure Town Road expansion.

## Economic Pillars

**Biotech & Manufacturing Hub:** Known as a regional epicenter for biopharmaceuticals, major employers include Genentech (1,000+ employees), Lonza, and Thermo Fisher Scientific.

**Retail Powerhouse:** Vacaville is home to Premium Outlets (130+ brand stores) and high-performing centers like Nut Tree Village, which maintains a 99.36% occupancy rate as of Q3 2025.

**Industrial Momentum:** Recent major facility expansions, such as the 159,000-square-foot All Weather Architectural Aluminum project completed in late 2025, signal continued industrial investment.

**Military Presence:** Proximity to Travis Air Force Base, which employs over 12,000 personnel, provides a stable, recession-resistant consumer base.

## Market Dynamics

**Tight Retail Supply:** Retail vacancy remains exceptionally low, consistently below 5%, driven by strong consumer demand and limited new deliveries.

**Rising Value:** The median home value in Vacaville is approximately \$611,598, maintaining its position as one of the more affordable yet high-quality residential options in the greater Bay Area.

**Business Incentives:** The city offers streamlined permitting and specific grants, such as the "Destination Downtown" pilot for storefront improvements, to support commercial property owners.



# DEMOGRAPHICS

## CONSUMER SPENDING

5 mile Households



## RESIDENT POPULATION



5 mile Population 2024

2024 106,018

## EDUCATION

% Breakdown - 2024



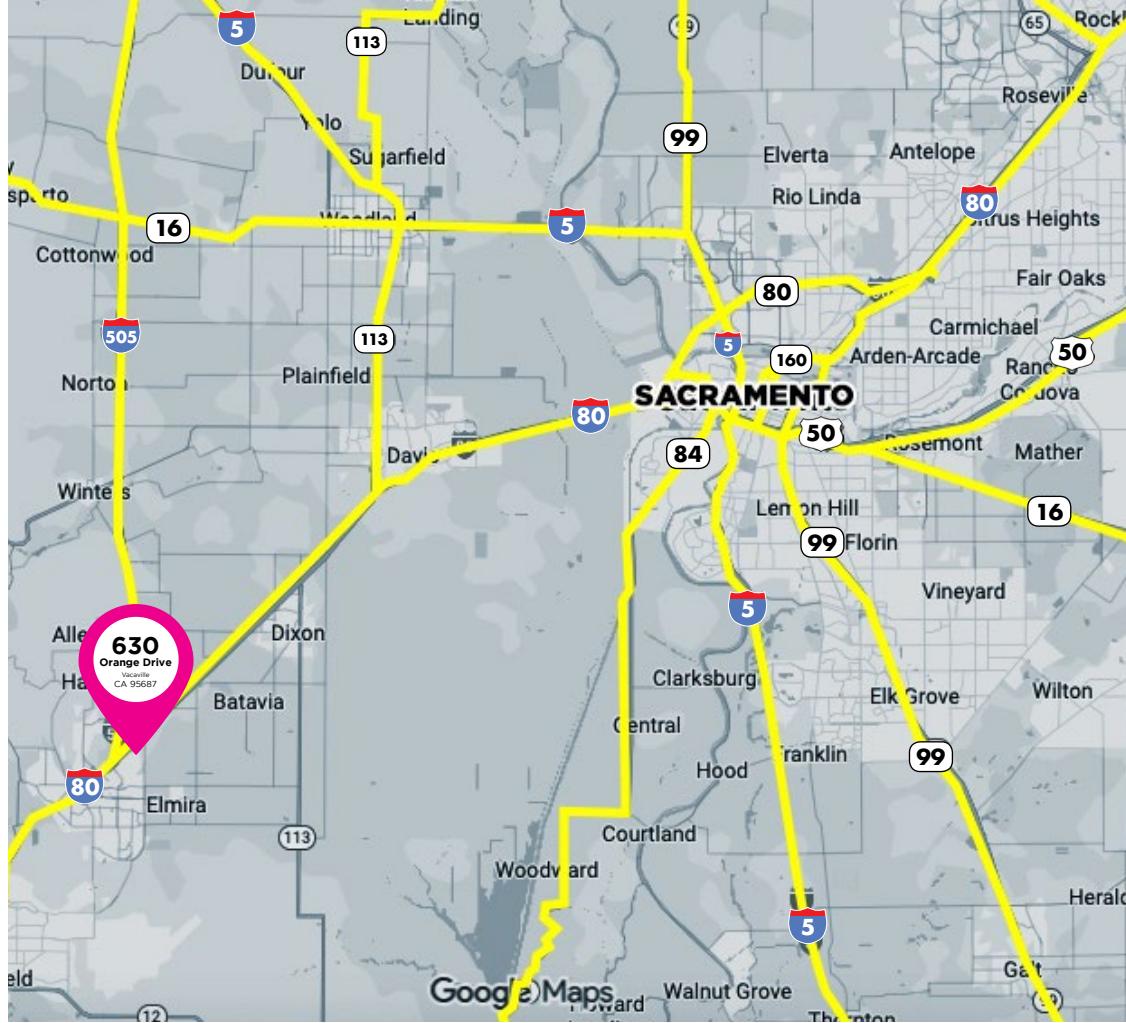
- 38% Some College, No Degree
- 16% Bachelor's Degree
- 23% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

## HOUSE HOLD INCOME

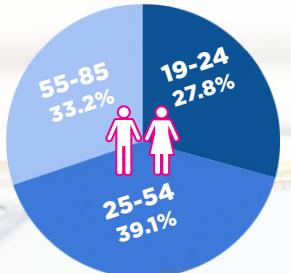


5 mile 2024 Households

< \$25K	3,665
\$25K - 50K	4,716
\$50K - 75K	5,161
\$75K - 100K	5,322
\$100K - 125K	5,064
\$125K - 150K	2,992
\$150K - 200K	4,693
\$200K+	4,995



## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	9,425
5 mile	36,611
10 mile	77,052





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