



Subject
+/- 993 SF
Suite E

Subject
+/- 1,136 SF
Suite G

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CENTURY 21
Select Real Estate, Inc



AVAILABLE
FOR LEASE

179 ELMIRA RD
VACAVILLE, CA 95687

+/- 993 SF Suite E
+/- 1,136 SF Suite G
\$2.50 PSF + NNN

ELMIRA RD

Premier Retail Space Located in Vacaville CA



THE PROPERTY

 179 ELMIRA RD, VACAVILLE, CA 95687

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



VACAVILLE



+/-993 SF Suite E
+/-1,136 SF Suite G



COMMERCIAL



RETAIL
STREET
FRONTAGE



\$2.50 + NNN



The Property is located near the intersection of Elmira Road and Peabody Road



High visibility location in dense Retail/Residential corridor



Centrally located on Elmira Road



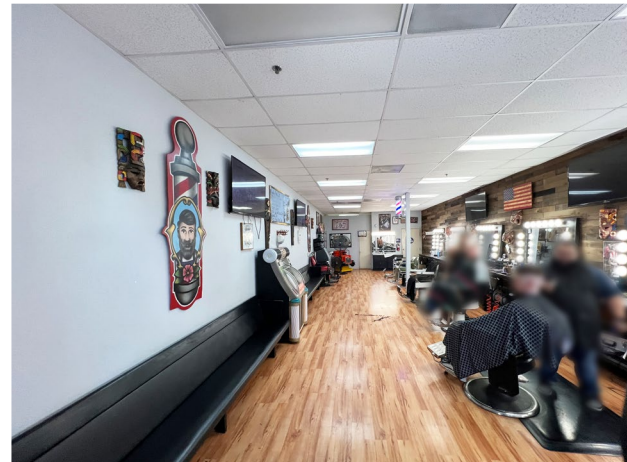
Zoning allows for a wide range of uses



The asking rent is \$2.50 + NNN

CENTURY 21
Real Estate Group, Inc.

FOR LEASE





O'Reilly AUTO PARTS CVS

Horizon

VACA VALLEY
DICK'S SPORTS CENTER

VE
ELECTRIC

80

★ TRAVIS CREDIT UNION

ALLISON DR

DK
FITNESS

80

MINI STORAGE

WESTERN RANCH
RANCH & PET SUPPLY

Agean
TIRE CENTER

Cosmo Prof

Dutch Bros

77
CAR WASH

SHERWIN
WILLIAMS

VALLEY STRONG

IMPORT
Master

CIMICO
SIGNS

179
ELMIRA RD
VACAVILLE
CA 95687

Opportunity
House

California
BURRITO

S. COUNTY SQUARE
MARKET

Azteca
RESTAURANT

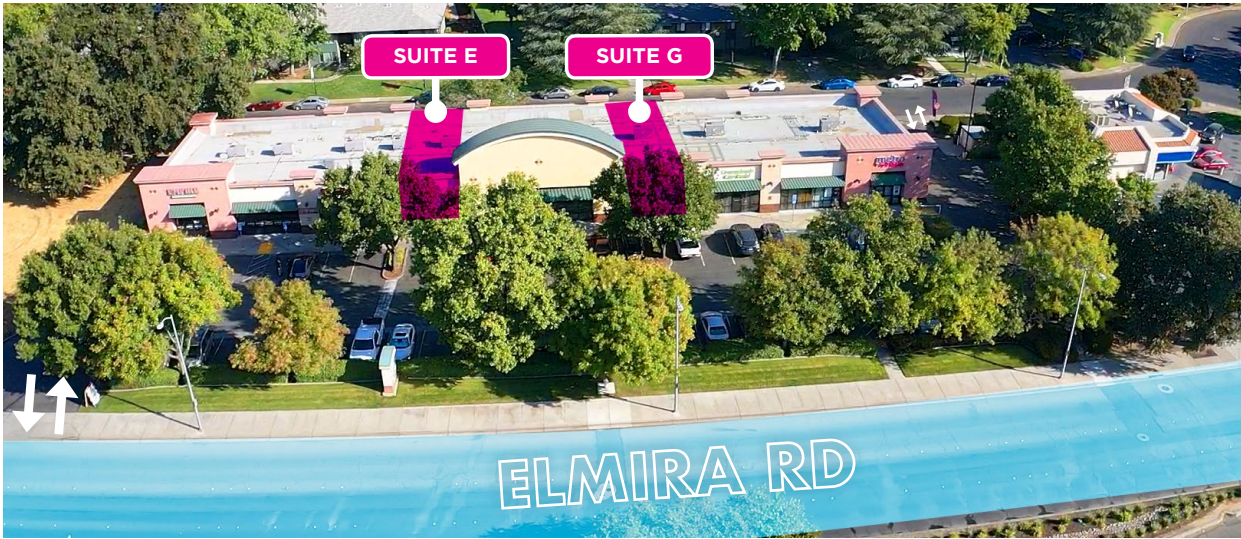
milk + tealeaf
experimentally fresh.

WESTAMERICA BANK
Your Community Banker

ARCO

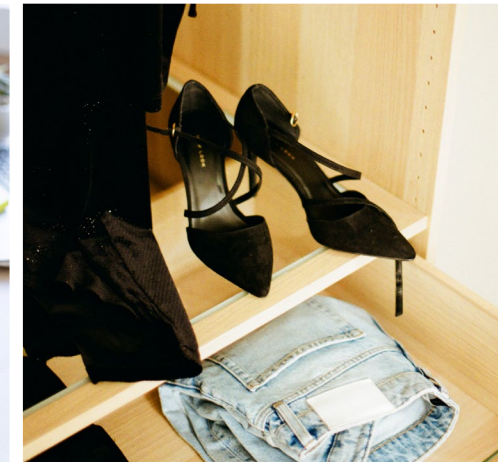
ELMIRA RD





THE BUILDING

- This Building offers tremendous glass line and street exposure on to Elmira Road
- Prominent Building Signage facing Elmira Road
- Iconic urban Vacaville style building
- Located in the heart of Vacaville this property is located near several prominent local restaurants and retailers
- The interior of the building is well maintained and in practically move-in ready condition. The space offers signage, ample parking, and easy access to Hwy 80
- The Building is strategically located near residential neighborhoods as well as Office and Retail Users





THE REGION

Nestled in the heart of Northern California's fertile Central Valley, Vacaville stands as a shining example of a city poised for economic growth and prosperity. Boasting a strategic location along the bustling 50 corridor, Vacaville offers an ideal environment for business investment.

1. Prime Location along the 50 Corridor

Vacaville's strategic location along the 50 corridor is a game-changer for businesses. This vital transportation route stretches from Sacramento, through Vacaville, and onwards towards the Sierra Nevada mountains. The corridor's accessibility to major urban centers and key economic hubs makes Vacaville a pivotal point for businesses seeking to tap into regional and statewide markets.

2. Transportation Hub

Vacaville's proximity to major highways and interstates, including Interstate 80 and State Route 113, ensures seamless connectivity. This accessibility facilitates efficient movement of goods and services, making it an attractive destination for businesses engaged in logistics, distribution, and manufacturing.

3. Diverse Economic Base

Vacaville's economy is well-diversified, with a strong presence in agriculture, manufacturing, and retail. This diversity provides stability and resilience, making it an appealing destination for businesses seeking a well-rounded environment in which to thrive.

4. Agricultural Hub

Vacaville is situated within the renowned agricultural region of California's Central Valley. With rich, fertile soil and a temperate climate, the city is an ideal location for businesses related to agriculture, agribusiness, and food processing. The agricultural sector is a cornerstone of Vacaville's economy, providing a steady demand for related services and products.

5. Business-Friendly Environment

Vacaville is known for its supportive business climate. Local authorities are committed to providing resources, streamlining permitting processes, and offering incentives to encourage business growth and development. This pro-business stance creates an environment where entrepreneurs and investors can thrive.

6. Quality of Life

Vacaville offers an exceptional quality of life, with a strong sense of community, good schools, and a range of recreational activities. This makes it an attractive location for employees and their families, enhancing the pool of available talent for businesses.

7. Education and Workforce

Vacaville is in close proximity to esteemed educational institutions and training centers. This ensures a skilled and educated workforce, ready to contribute to the success and growth of businesses in the area.

8. Growth Potential

Vacaville has experienced steady growth in recent years, a trend expected to continue. As the city expands, so do opportunities for businesses to establish themselves and flourish in a dynamic and evolving market.

Vacaville, California, is more than just a city; it's a thriving economic hub with a strategic location that places it at the epicenter of opportunity. Its access to the 50 corridor, coupled with a diverse economic base and a supportive business environment, makes it an exceptional destination for entrepreneurs and investors. By choosing Vacaville, businesses position themselves for success in a city that is on the cusp of even greater achievements. Embrace the potential that Vacaville offers, and watch your business thrive in this dynamic and forward-looking community.



DEMOGRAPHICS

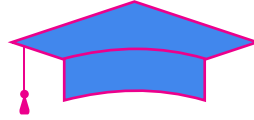
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2023



- 38%** Some College, No Degree
- 17%** Bachelor's Degree
- 22%** High School Graduate
- 8%** Advanced Degree
- 9%** Some High School, No Diploma
- 6%** Associate Degree

HOUSE HOLD INCOME



5 mile 2024 Households

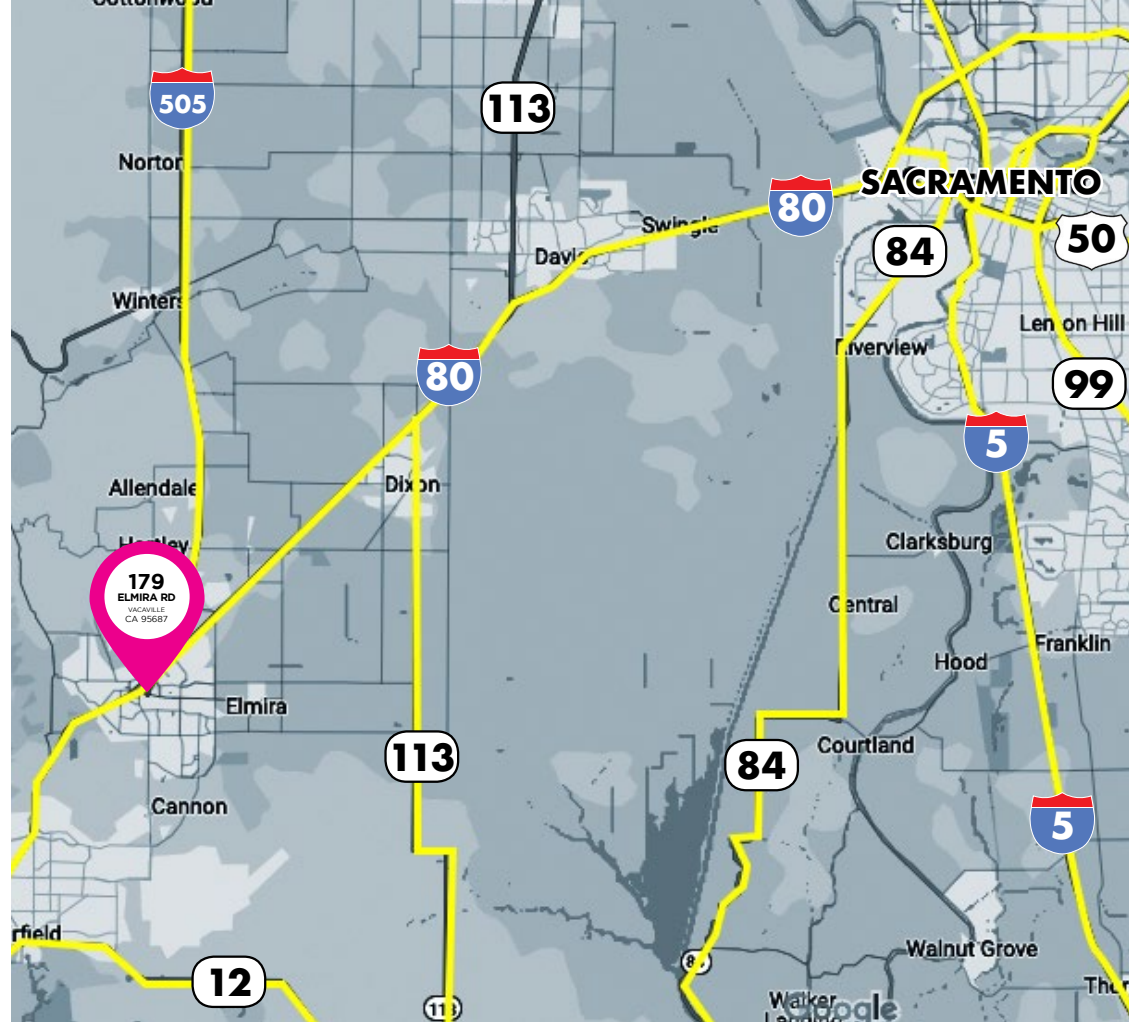
< \$25K	3,850
\$25K - 50K	4,910
\$50K - 75K	5,300
\$75K - 100K	5,562
\$100K - 125K	5,625
\$125K - 150K	3,357
\$150K - 200K	5,131
\$200K+	5,681

RESIDENT POPULATION

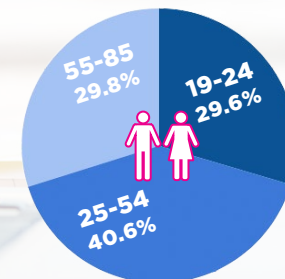


5 mile Population 2024

2020	116,410
2024	115,422
2029	114,426



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2023



2 mile	23,998
5 mile	39,416
10 mile	82,214



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller Group has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller Group is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. The Mueller Group has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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