

FOR LEASE | 2,912 SF RETAIL/OFFICE SERVICE

318 MAIN STREET

VACAVILLE, CA



APPROX. 1,500—3,307 SF RETAIL/BUSINESS SERVICE SPACE (WITH DRIVE-IN WAREHOUSE)
LOCATED IN HISTORIC DOWNTOWN VACAVILLE - EXCELLENT STREET FRONTAGE

PREMISES: RETAIL: \$1,500 SF
WAREHOUSE: 1,807

BUILDING GLA: 10,000 SF

YEAR BUILT: C. 1900; RENOVATED IN 2014

ZONING: DOWNTOWN COMMERCIAL

- AMENITIES:**
- VINYL LAMINATE FLOORS IN RETAIL/OFFICE AREAS
 - EXPANSIVE GLASS STORE FRONT
 - CLOSE/EASY ACCESS TO INTERSTATE 80
 - CLOSE PROXIMITY TO RETAIL, RESTAURANTS, POST OFFICE, BANKS, CITY GOV'T CENTER AND A VARIETY OF BUSINESS SERVICES.
 - DOWNTOWN VACAVILLE BUSINESS IMPROVEMENT DISTRICT; ACTIVE IN PROMOTING DOWNTOWN VACAVILLE AS DESTINATION FOR RETAIL, RESTAURANTS, SERVICES AND COMMUNITY EVENTS THROUGHOUT THE REGION.

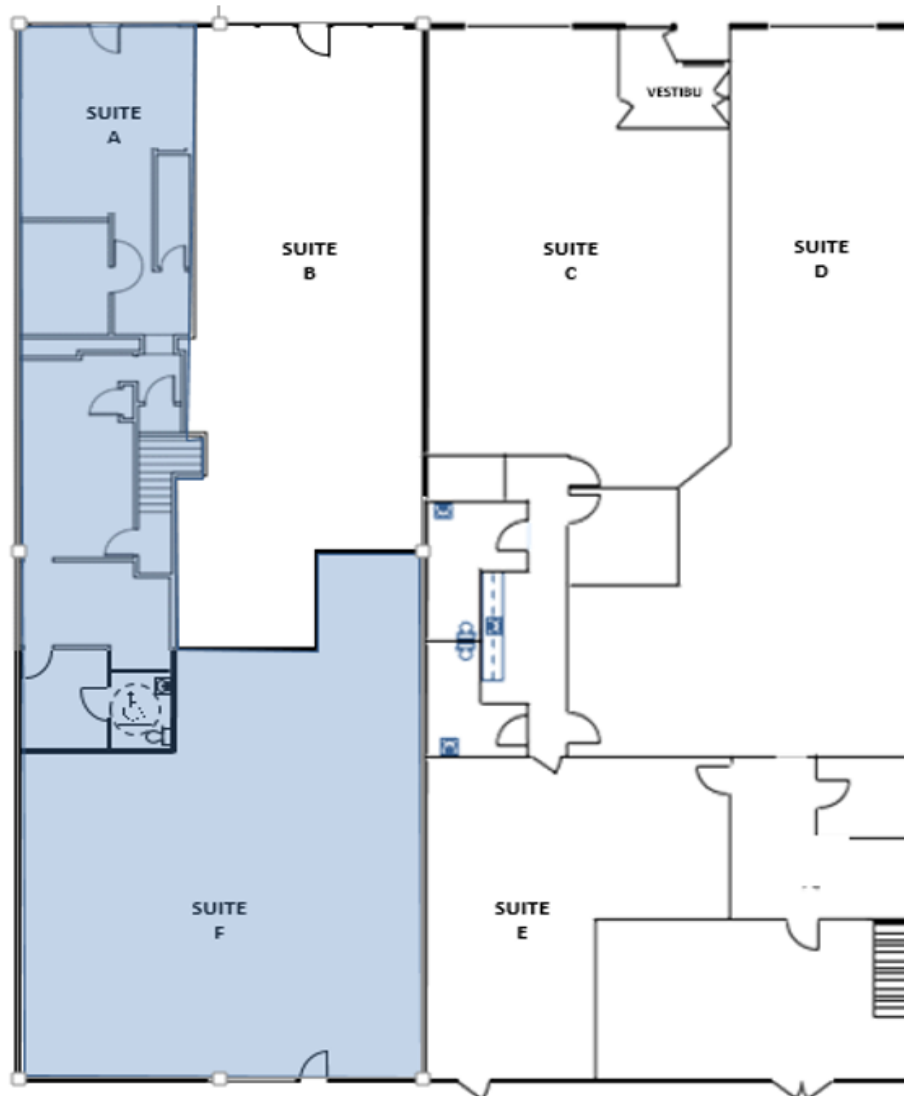


The information provided herein has been obtained from sources deemed reliable. Summit Properties does not guaranty its accuracy.

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SITE PLAN



The **John Rico Building** is a cornerstone of local history, originally comprised of three adjacent parcels that served for decades as the headquarters and printing plant for the *Vacaville Reporter*. The property boasts a colorful past; a portion of the structure once served as the city's local firehouse, while other sections hosted a variety of mercantile and retail establishments over the last century. In 1990, the building transitioned into the vibrant multi-tenant hub it is today. This landmark address offers a unique opportunity to position your business within a piece of Vacaville's storied architectural and civic legacy.

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318 MAIN STREET, VACAVILLE, CA

Vacaville is situated in the north-east portion of Solano County, midway between San Francisco and Sacramento. This strategic location provides access to nearly 9 million people in Northern California, quick access to Ports in Oakland and Sacramento, as well as International Airports in Sacramento, Oakland and San Francisco. It is also the new home of Lonza, the biomanufacturing giant.

Solano County is home to Travis Air Force Base, Solano Regional Mall, Vacaville Premium Outlets, Jelly Belly Candy Company, Guittard Chocolate, Anheuser Busch, and Six Flags Amusement Park, Northbay Medical Center, Kaiser Permanente, Partnership HealthPlan, the Nut Tree Regional shopping destination, and the nearly 1-million square Vacaville Factory Outlet center.

Historic Downtown Vacaville is the heart of the Vacaville community and is where numerous community activities and events take place, such as the Creek-Walk Summer Concert series, Farmers Market (May to October), Annual Spring Wine Stroll, plus a variety of seasonal holiday events like the Spring Egg Hunt, Fiesta Days Celebration and Parade, 4th of July Fireworks Celebration, and the Annual Christmas Tree Lighting. Downtown Vacaville is home to the Brenden Movie Theaters, Andrews Park, the "Creekwalk," Vacaville Museum, Town Square, the Town Center Library. The City of Vacaville is known for its strong sense of community and affordable housing, making it a highly desirable place to work and live.



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