

FEE SIMPLE

1069 EAST MONTE VISTA, VACAVILLE, CA 95688



PROPERTY DESCRIPTION

Discover the potential of this prime retail investment opportunity in Vacaville, CA. The property at 1069 East Monte Vista presents a 1,440 SF free-standing building, zoned for commercial retail. With 99% occupancy, this attractive investment consists of one unit, offering a compelling prospect for retail investors seeking a strong and stable asset. Situated in the thriving Vacaville area, this property benefits from a strategic location in a bustling commercial hub, providing excellent visibility and accessibility for tenants and customers alike. Embrace the promise of this high-performing retail property as your next investment venture.

PROPERTY HIGHLIGHTS

- 1,440 SF free-standing building
- Zoned for commercial retail
- One unit property
- 99% occupancy rate

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	1
Lot Size:	78,429 SF
Building Size:	1,440 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,985	39,130	83,726
Total Population	13,491	113,429	244,513
Average HH Income	\$83,333	\$111,653	\$102,591



UP REAL ESTATE

Each office independently owned and operated

THOMAS NGUYEN

President

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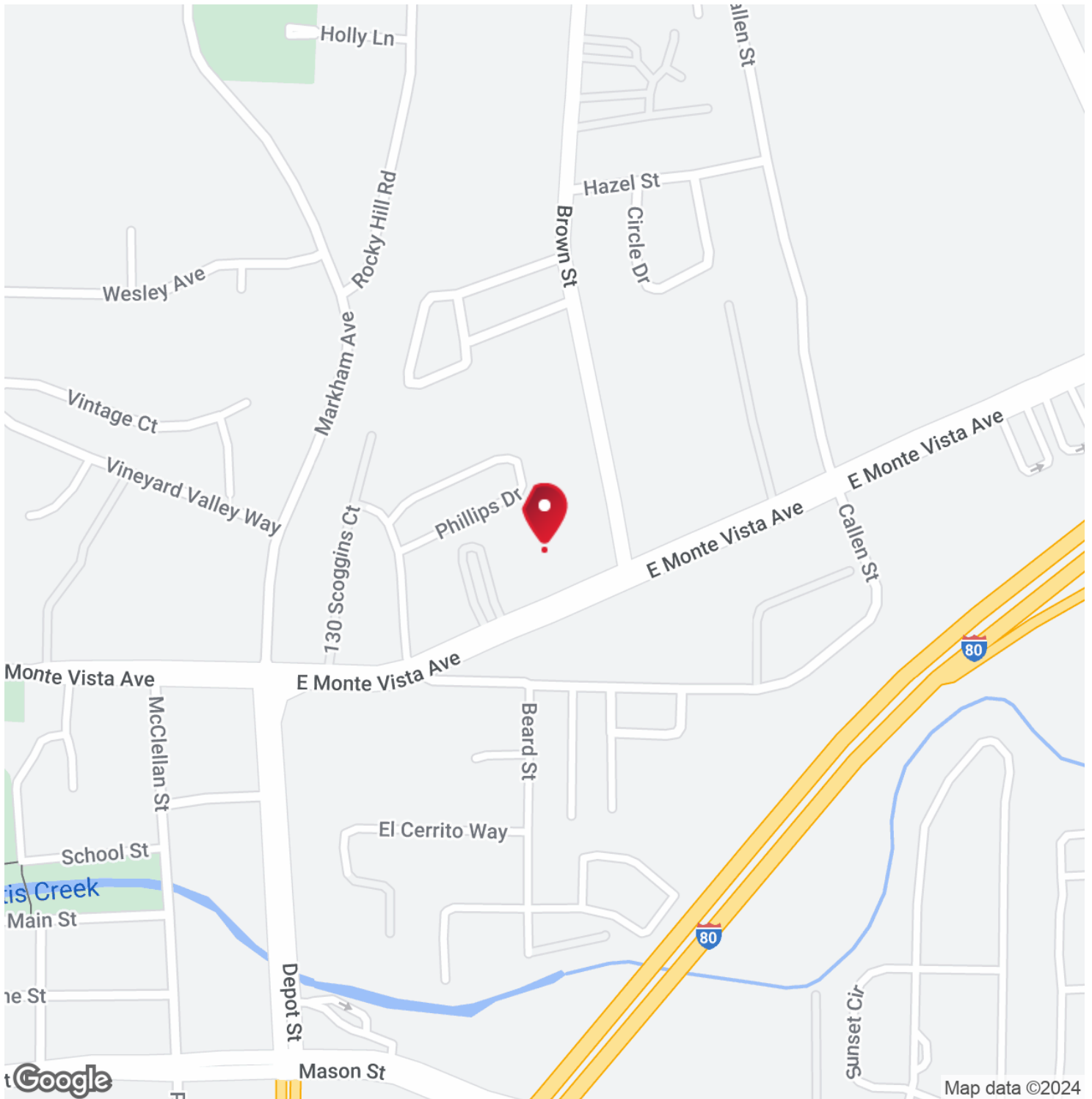
FOR SALE

RETAIL PROPERTY

LOCATION MAP

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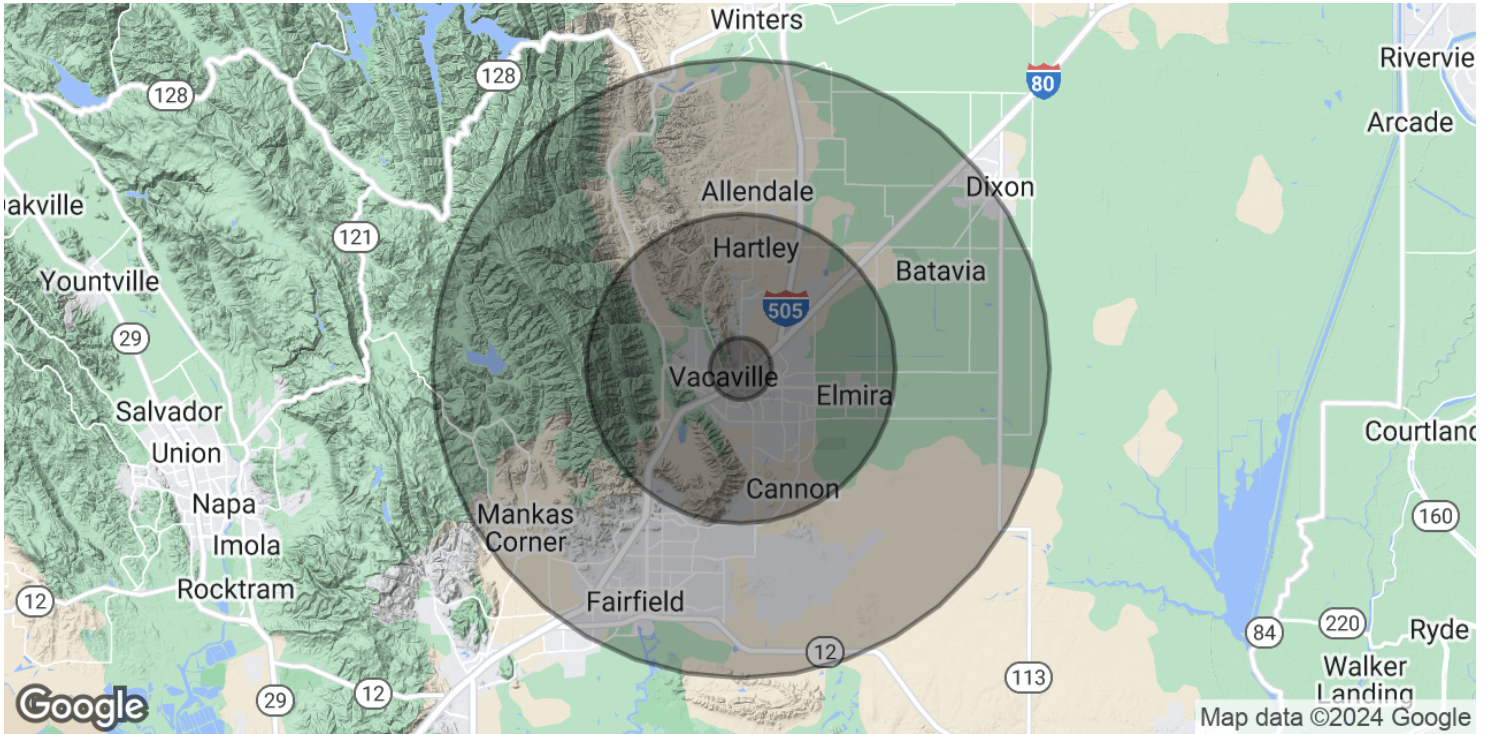
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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,491	113,429	244,513
Average Age	35.6	39.5	37.3
Average Age (Male)	36.5	38.9	36.2
Average Age (Female)	36.5	37.4	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,985	39,130	83,726
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$83,333	\$111,653	\$102,591
Average House Value	\$286,403	\$445,760	\$417,780

* Demographic data derived from 2020 ACS - US Census



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