

FOR SALE

1317 E Monte Vista Ave., Vacaville
12,940 SF; 1.08 ACRES



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OVERVIEW

PROPERTY OVERVIEW

Address:	1317 E. Monte Vista Ave., Vacaville, CA 95966
County:	Solano County
Property Type:	Retail/Standalone
Purchase Price:	Call for pricing
GLA:	±12,940 SF
Lot Area:	±47,045 SF (1.08 Acres)
Built:	1951
Zoning:	Zoning Classification

LOCATION OVERVIEW

The subject property is located in a prime retail corridor in Vacaville, CA, with strong visibility and accessibility. The surrounding area includes major national retailers, shopping centers, and high-traffic commercial developments. The location benefits from strong consumer demand and a growing regional economy.



5-Mile Demographics



TOTAL POPULATION

68,800



DAYTIME EMPLOYEES

24,600



AVERAGE HOUSEHOLD INCOME

\$93,000



BACHELOR'S DEGREE OR HIGHER

13.4%



HOUSEHOLD RETAIL EXPENDITURES

\$208.48 M



HOUSEHOLD DENSITY

3,259



HOUSEHOLDS WITH CHILDREN

1,433



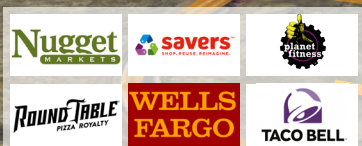
TOTAL DISPOSABLE INCOME

\$1.9 B

LOCATION MAP

1317 E Monte Vista Ave.
Vacaville, CA

NUT TREE



SITE 1317 E MONTE VISTA AVENUE

E. Monte Vista Ave.

Allison Dr.



VACAVILLE OUTLETS



VACAVILLE COMMONS





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