



FOR SALE OR LEASE
±19,682 SF STAND ALONE BUILDING

197 BUTCHER ROAD, VACAVILLE, CA 95687

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



PROPERTY HIGHLIGHTS



19,682 ±SF Stand Alone Building
Parcel Size: 1.1 Acres



Year Built: 2003



One (1) Grade Level Roll Up Door
Warehouse
Potential for gated yard



Ample Parking, 50 stalls



High Visibility from I-80 Interstate,
194,000 annual average daily trips (Caltrans 2022)



Easy Accessibility



Owner user potential



Divisible to 9,000-10,000 SF



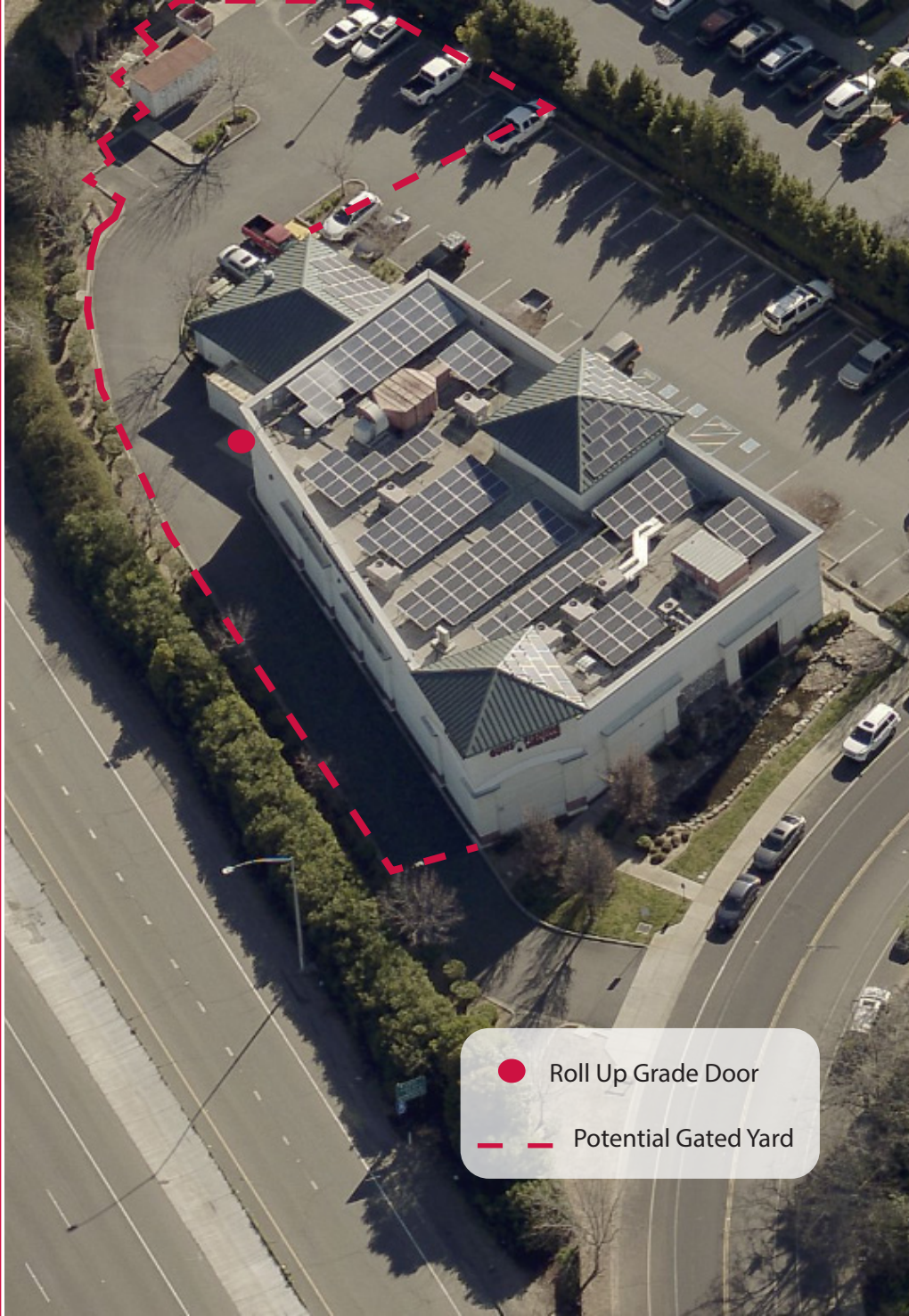
Zoned GC, General Commercial



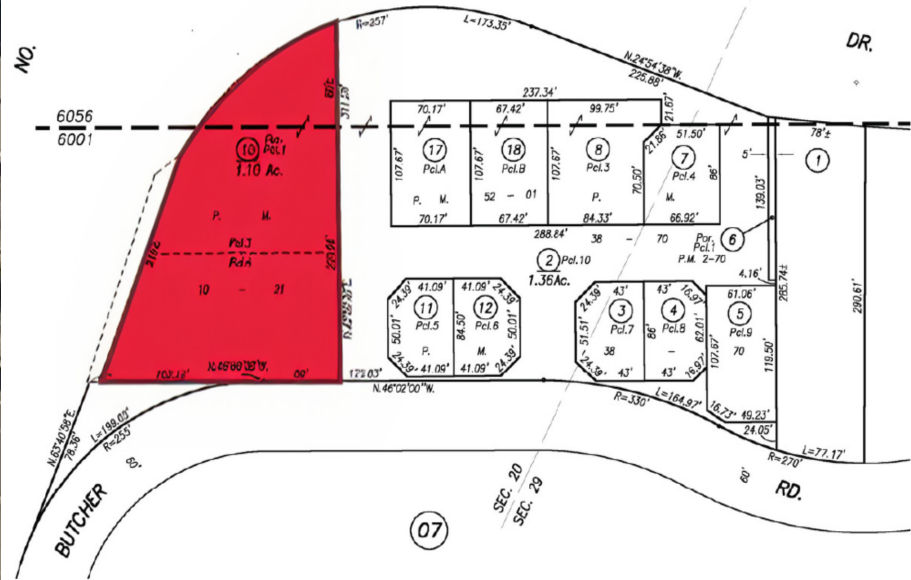
Contact Broker for Pricing
Sale or Lease

197
BUTCHER ROAD

PARCEL MAP



- Roll Up Grade Door
- - - Potential Gated Yard



197
BUTCHER ROAD



194,000 AADT

Alamo Dr. 29,040 ADT


SKY ZONE
 TRAMPOLINE PARK

KIDDIE
 ACADEMY
EDUCATION CARE

Round Table
 PIZZA
The Last Honest Pizza




Office
Medical
Dental
Orthopaedic

Walmart 
 The Shops at
 Golden Hills










197
BUTCHER ROAD

DEMOGRAPHICS



Vacaville, CA is a vibrant and growing city ideally located between Sacramento and the Bay Area, making it a strategic spot for businesses seeking access to both major markets. With a robust local economy, Vacaville offers a business-friendly environment with lower operating costs compared to neighboring metropolitan areas. The city boasts a skilled workforce, a diverse population, and a supportive local government. Additionally, its convenient proximity to major highways (I-80 and I-505), an expanding retail sector, and a welcoming community atmosphere make Vacaville an ideal location for businesses looking to thrive and grow in a prime Northern California location.



ROBUST POPULATION

104,516



NUMBER OF HOUSEHOLDS

34,932



APPROX. AVERAGE HH INCOME

\$106,462

EMPLOYMENT

WHITE COLLAR



58.4%

BLUE COLLAR



33.7%

SERVICES



20.2%

TOP EMPLOYERS OF VACAVILLE



U.S. AIR FORCE

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BUTCHER ROAD

FOR SALE OR LEASE

±19,682 SF STAND ALONE RETAIL BUILDING

197 BUTCHER ROAD | VACAVILLE CA



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