

FOR LEASE

INDUSTRIAL

1130 E Monte Vista Ave, Vacaville, CA 95688

5.2k SF Available in Vacaville's Premier Auto Service Corridor



EXCLUSIVELY LISTED BY
NORTHGATE

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HIGHLIGHTS

- Prior automotive service facility
- 14' clear heights
- (4) grade-level loading doors
- Strong retail and service-related industry both within the center and immediately surrounding
- Excellent accessibility to I-80 along E Monte Vista
- Monument and building signage available

PROPERTY OVERVIEW

ADDRESS	1130 E Monte Vista Ave, Vacaville, CA 95688	
PROPERTY TYPE	Industrial Multi-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	Suite E	5,200 SF
ZONING	General Commercial (GC)	
TRAFFIC	E Monte Vista Ave	± 11,854 ADT
	I-80	± 166,523 ADT

MARKET OVERVIEW



E Monte Vista Ave: $\pm 11,854$ ADT

SITE



I-80: $\pm 166,523$ ADT

Allison Dr: $\pm 12,367$ ADT

Elmira Rd: $\pm 17,104$ ADT



VACAVILLE PREMIUM OUTLETS



AERIAL VIEW



PHOTOS





DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	15,329	95,005	119,201
Projected Population (5 Yr)	16,335	97,218	124,169
Median Age	34.3	39.4	39.3
Households	6,072	33,922	42,012

Population by Race & Ethnicity

White	41%	49%	47%
Black	10%	11%	11%
Native American	1%	1%	1%
Asian & Pacific Islander	11%	12%	15%
Other	36%	27%	26%
Hispanic	41%	30%	28%

Average HH Income	\$112.0k	\$114.6k	\$153.0k
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High School Graduates	83%	91%	91%
College Graduates	32%	39%	42%

Total Businesses	921	2,932	3,235
Total Employees	7,082	27,743	30,604



Investment Sales | Leasing | Asset Management | Property Management



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