HERITAGE PARK SHOPPING CENTER

250-288 Sunset Avenue, Suisun City, CA 94585





			Winner	
Lakeport Clearlake Oaks Arbuckle		Wheatland	Foresthill	100
Kelseyville Clearlake	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Thousand The Control of the Control		300
Lower Lake	45) 70	Lincoln Aubur		
(175) Rumsey Dunn Guinda	igan (113)	- Lincoln		SE S
verdale	Knights Landing	Rocklin	49	Kyburz
Middletown Brooks		Roseville	Pollock Pines Placerville	Kyburz
Geyserville (29) Esparto	(16) Woodland	Folsom		4 30 10
(128) Healdsburg	(113)	1	Somerset Somerset	-
Calistoga	Sacrar	mento	49	5
erneville St Helena (728)	Davis 5			(88)
Santa Rosa	Dixon		16	
Sebastopol (121)	DIAGII	Elk Grove	Pioneer Sutter Creek West Point	
a Bay Rohnert Park 29	(13)	99	lone Jackson	4
1 Sonoma Napa		Ü	(49)	Camp Connell
Petaluma (116) Fairl d	84	Galt	since (Total	Arnold
(12)		Acampo	(12) San Andreas	4
37	Rio Vista	Lodi	26 49	3-4
Point Reyes Station Vallejo		99	Angels Camp	
	4 Antioch		26)	Twain Harte
San Rafael Concord	7 11 11 14	Stockton	Copperopolis	Sonora (108)

HIGHLIGHTS

PARKING 669

MSA COUNTY	Vallejo- Fairfield-Napo Solano
GLA	167,250
ACRES	14.92
	·

DEMOGRAPHICS						
	1 Mile	3 Mile	5 Mile			
İŤÌ	17,396	100,303	126,799			
	5,491	33,358	42,186			
\$	\$108,048	\$107,180	\$119,947			

PROPERTY FEATURES

- Heritage Park Shopping Center is a 167,250 SF shopping center anchored by a 60,114 SF Raley's grocery store.
- The center is home to other high-quality tenants including Ace Hardware, Dollar Tree, AutoZone, Dunkin Donuts, Mariner Finance, and H&R Block.
- The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic counts of over 52,000 VPD.
- Heritage Park Shopping Center is surrounded by desirable demographics with a population of over 126,000 people and an average household income of nearly \$120,000 within a 5-mile radius of the property.
- Located less than 6 miles from Heritage Park is Travis Air Force Base, a major employer in the region.

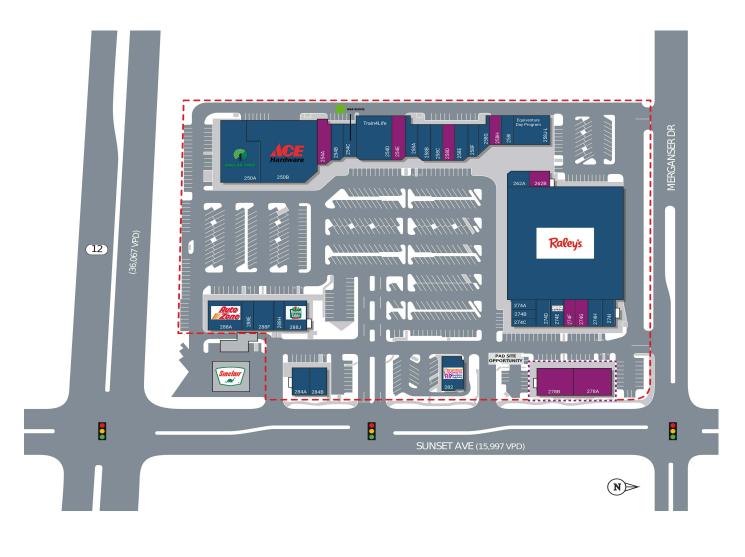
1 Mill Valley

San Francisco

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SUITE	TENANT NAME	SF
250A	Dollar Tree	10,662
250B	Ace Hardware	16,097
254A	Available	2,680
254B	Golden Phoenix Restaurant	1,971
254C	H&R Block	1,812
254D	Train4Life	7,000
254E	Available	2,919
258A	Artress Beauty Supply	1,836
258B	Mariner Finance	1,972
258C	Sukhothai Cuisine	2,000
258D	Available	2,400
258E	Park Place Cleaners	1,572
258F	Dr. R. Joyce Optometrist	1,784
258G	Swan Spa Salon	1,120
258H	Available	1,279
2581	Pazdel Chiropractic Inc.	1,300
258J-L	Equiventure Day Program	5,200
262A	Ankh Fitness	1,400
262B	Available	1,561
270	Raley's	60,114
274A	Red Comb Salon	1,200
274B	Smoke 4 Less	1,200
274C	AJ's Halal Burgers & Beer	1,200
274D	Key Cuts	1,200
274E	Postal Express	1,108
274F	Available	1,108
274G	Available	1,108
274H	Broadway Printing &	1,108
	Embroidery	
2741	All 4 Paws	2,216
278A	Available	4,901
278B	Available	4,298
282	Dunkin' Donuts/Baskin Robbins	2,872
284A	The Cheesesteak Shop	1,357
284B	Maveric BBQ	2,695
288A	AutoZone	5,200
288E	Dr. Froilan D. Tafalla, DDS	1,300
288F	Taqueria Maria	2,600
288H	Advance America Cash	975
288J	Advance Round Table Pizza	2,925











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