



McGUIRE
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Prime Vacant Parcels in Historic Downtown Vacaville

.....
PARKER STREET
DOWNTOWN VACAVILLE
OFFERED AT \$1,250,000



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Parker Street

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Property Details

3 Prime Vacant Parcels in the heart Historic Downtown Vacaville totaling .53 acres with High Density Zoning in the Parking District: Discover unparalleled potential with these three vacant parcels located in the vibrant heart of historic downtown Vacaville. Perfectly positioned to benefit from the bustling foot traffic and rich cultural atmosphere, these properties offer an exceptional opportunity for development.

Parcel 1

- Size: 11,500sq. ft.
- Frontage: Parker Street
- Perfect for upscale dining, a cultural center, with luxury apartments or condos

Parcel 2

- Size: 5,750 sq. ft.
- Frontage: Parker Street
- Ideal for boutique shops, cafes, or a mixed-use building.

Parcel 3

- Size: 5,700 sq. ft.
- Frontage: Cernon Street
- Excellent for a community hub, office space, or an artisan market.
- May also add additional parking for the entire project



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Key Features

- Prime Location: Situated in the heart of downtown, surrounded by charming shops, gourmet restaurants, and local attractions.
- Historic Appeal: Embrace the unique character of Vacaville's historic district, providing a picturesque setting for any development.
- Versatile Use: Ideal for commercial, residential, or mixed-use projects, with zoning flexibility to suit a variety of visionary endeavors.
- High Visibility: Enjoy excellent visibility and accessibility, ensuring your development will be seen and frequented by locals and tourists alike.
- Community Growth: Join a thriving community committed to preserving its rich heritage while fostering growth and innovation.



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Location Perfection

- \pm 192,000 vehicles per day or estimated 70 million vehicles traveling each year.
- Close proximity to Napa, Sonoma, Sacramento, San Francisco.
- New mixed-use development at 700 Parc with walkable living.

Situated in the middle of historic Downtown Vacaville, this project spans across three parcels, offering a canvas for your visionary ideas. The property's I-80 proximity makes it an easy location to find for all travelers, ensuring maximum exposure and convenience for both visitors and locals.



MERCHANT ST

MERCHANT ST

MASON ST

STEVENSON ST

STEVENSON ST

E MAIN ST

CATHERINE ST

MASON ST

MCCLELLAN ST

SCHOOL ST



DOWNTOWN VACAVILLE

FIESTA DAYS
Memorial Day Weekend

NO
PARKING
ANY
TIME



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Traffic Count

1

4,129

2018 Est. daily traffic counts

Street: Merchant St
Cross: Dobbins St
Cross Dir: NE
Dist: 0.05 miles

Historical counts

Year		Count	Type
2012	▲	4,400	ADT
2007	▲	3,900	ADT
2005	▲	3,340	ADT
2003	▲	3,340	ADT

2

3,817

2018 Est. daily traffic counts

Street: Main St
Cross: Parker St
Cross Dir: W
Dist: 0.03 miles

Historical counts

Year		Count	Type
2012	▲	3,300	ADT
1999	▲	6,906	CAC

3

7,051

2018 Est. daily traffic counts

Street: Mason St
Cross: Boyd St
Cross Dir: W
Dist: 0.02 miles

Historical counts

Year		Count	Type
2012	▲	7,100	ADT
2007	▲	8,900	ADT
2005	▲	8,310	ADT
2003	▲	8,310	ADT
1996	▲	5,000	MPSI Estimate

4

6,109

2018 Est. daily traffic counts

Street: Dobbins St
Cross: Main St
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year		Count	Type
2012	▲	5,500	ADT
2007	▲	8,480	ADT
2005	▲	5,470	ADT
2003	▲	5,470	ADT

5

3,123

2018 Est. daily traffic counts

Street: Mason St
Cross: Cernon St
Cross Dir: E
Dist: 0.02 miles

Historical counts

Year		Count	Type
2007	▲	3,050	ADT
2005	▲	3,000	ADT
2003	▲	3,050	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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Culinary Possibilities

This is a chance to reimagine an integral part of Downtown Vacaville's restaurant scene. Take advantage of the 11,500 sqft parcel to create a unique dining experience - this space could accommodate a culinary exchange, drawing inspiration from the success stories of iconic places like Napa's Oxbow Public Market, San Jose's San Pedro Square Market, and Seattle's Pike Place Market.



Oxbow



San Pedro



Pike's Place



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Retail-Cooperative Elegance

Transform the landscape with a retail-cooperative space that fosters a sense of community and collaboration. Join hands with entrepreneurs to create a space where history and modernity converge seamlessly. Attract a variety of merchants that suit your passions.





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Recreation

Any of the three parcels lend themselves to limitless possibilities – bowling alley, basketball court, roller rink, gym, dance studio, community center, or any number of recreational settings.





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Downtown Residences

With the hustle and bustle of Downtown, and with the groundbreaking of 700 Parc reigniting the lifestyle of downtown living, this would be a prime location for luxury apartments or condos.





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Visionary Development

Parker Street is not just a project; it's your chance to be a visionary in the city's development. Embrace the rich history of Vacaville and weave it into the fabric of your project. Craft an environment that resonates with the community and stands as a testament to your commitment to excellence.



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Demographics

Median Household
Income

\$97,621

Median
Age

38.7

Education
Level

College
Degree

Life
Mode

Affluent
Estates

[Full Report](#)



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