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# TRACTOR SUPPLY CO.

SUISUN CITY, CA

Brand New Construction - One of Only Six Tractor Supply Stores in the San Francisco Bay Area





# LEAD BROKERS

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## **Dave Lucas**

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761

NV RED# 10011411

## **Brandon Norton**

(925) 286-5049

brandon@monarchcommercial.com

CA DRE#: 01985777

ADRE: BR710308000



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Brand New Tractor Supply Co fronting Highway 12. One of six Tractor Supply Co's located in the nine San Francisco Bay Area Counties. Located immediately adjacent to the two main shopping centers in Suisun City, CA. Part of an 8+ acre proposed development.

<b>Price</b>	<b>\$8,990,000</b>
<b>Building Area</b>	<b>22,364 SF</b>
<b>Yard Area</b>	<b>17,790 SF</b>
<b>Land Area</b>	<b>3.17 AC</b>
<b>Year Built</b>	<b>2024</b>

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**71 SUNSET AVE, SUISUN CITY, CA**





## WHY INVEST

### 1 of 6 SF Bay Area Tractor Supply Locations

This Tractor Supply Co. in Suisun City, CA, represents a prime investment opportunity as a newly constructed property in the sought-after San Francisco Bay Area. This store is one of only six Tractor Supply locations across the nine Bay Area counties, making it a rare and valuable asset.

### Brand New 2024 Construction

Completed in 2024, this large-format store features a comprehensive range of facilities, including a greenhouse, a feed center, and a forage shed, designed to meet the diverse needs of its customers.

### Suisun City's Main Retail Trade Area

The subject property is adjacent to two of Suisun City's busiest shopping centers, the Sunset Center and Heritage Park Shopping Center, both of which are home to a variety of well-known national retailers. These include Rite Aid, Starbucks, McDonald's, Taco Bell, Raley's, Auto Zone, and Dunkin', creating a retail hub that draws significant foot traffic to the area. Additionally, the property is located near other major retailers like Panda Express, Jack in the Box, Burger King, and Popeyes, further enhancing its appeal to consumers.

### Highway 12 Frontage

Strategically positioned along Highway 12, the main thoroughfare connecting Fairfield and Rio Vista to Suisun City, the property enjoys excellent visibility and accessibility.

### Part of a Larger Retail Development

The subject property is part of an exciting, brand-new retail development that already includes a Chevron gas station and 7-Eleven with a 76 gas station, catering to the daily needs of local residents and travelers. Future plans for the site include the construction of a coffee QSR drive-thru and a car wash, enhancing the convenience and appeal of the location. Additionally, there are plans for other retail buildings within the development, which will further expand the variety of shopping and service options available to the community. This comprehensive retail development not only positions the Tractor Supply Co. as a key anchor tenant but also ensures that the entire area will continue to attract a steady flow of consumers, making it a prime investment opportunity.

### Accessible Location in Suisun City

The location is also bolstered by its proximity to key traffic drivers, such as Travis Air Force Base, which sees more passenger and cargo traffic than any other military terminal in the United States. The nearby Suisun Bay and Grizzly Bay offer additional attractions, while ongoing residential development throughout Fairfield and Suisun City promises to bring thousands of new homes to the area, further increasing the potential customer base for this Tractor Supply Co.





# 05 RETAIL TRADE AREA



Located near Suisun City's main retail intersection of Highway 12 and Sunset Ave

1.1M VISITS TO THE ADJACENT SUNSET CENTER

34,798 VPD ALONG HIGHWAY 12

43 Miles TO DOWNTOWN SACRAMENTO



**Raley's**  
**ACE Hardware**  
700K ANNUAL VISITS

**DOLLAR TREE**

**Round Table PIZZA**

**Sinclair**

**DUNKIN' DONUTS**

**IN-SHAPE FAMILY FITNESS**

**RITE AID**

**SUBWAY**

**McDonald's**

**ups**

**STARBUCKS COFFEE**

**TACO BELL**

1.1M ANNUAL VISITS

Subject Property

**TSC TRACTOR SUPPLY CO.**

Future National Coffee QSR & Car Wash



12

12

HIGHWAY 12 - 34,798 VPD

SUNSET AVE - 14,244 VPD





Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	RENT INCREASES
Tractor Supply Company	22,364	6/8/2024	6/7/2040						
	Increase	6/8/2030	6/7/2035						
	Increase	6/8/2035	6/7/2040						
	4 x 5-year options	Option 1	6/8/2040	6/7/2045					
		Option 2	6/8/2045	6/7/2050					
		Option 3	6/8/2050	6/7/2055					
		Option 4	6/8/2055	6/7/2060					
<b>TOTALS:</b>	<b>22,364</b>								

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\*Seller will provide a prorated credit to the Buyer for Year 1 of Rent

*Buyer must verify all information and bears all risk for any inaccuracies.*



**\$14.6B**

ANNUAL REVENUE FOR FISCAL YEAR 2022

**2,250+**

LOCATIONS IN THE UNITED STATES

**1938**

YEAR FOUNDED

**TSCO**

NASDAQ TICKER FSYMBOL



**THE LARGEST RURAL LIFESTYLE RETAILER IN THE UNITED STATES**

Tractor Supply Co. is an **American retail chain of stores** that sells products for home improvement, agriculture, lawn and garden maintenance, livestock, equine and pet care for recreational farmers and ranchers, pet owners, and landowners.

The company has **2,254 stores in 49 states, over 50,000 team members**, and is headquartered in Brentwood, Tennessee. It is publicly traded on the NASDAQ under the ticker symbol TSCO and is a Fortune 500 company.

The **company is currently ranked at #293 on Forbes' list of America's Best Large Employers**, and also appears on Forbes' list of Best Employers for Diversity and the Forbes Global 2000.

Tractor Supply's **annual revenue for 2023 was \$14.556B**, a 2.47% increase from 2022.

Tractor Supply Co. also owns and operates Petsense by Tractor Supply, a small-box pet specialty supply retailer providing products and services for pet owners. The company operates 205 Petsense stores in 23 states.




## PROPERTY DATA

**22,364**  
Building SF

**3.17**  
Acres

**98**  
Parking Spaces

## LEGEND

 Property Boundary

 Egress





# ATTRACTIVE REAL ESTATE, A+ LOCATION

This Tractor Supply is brand new and the latest store prototype.

Its location capitalizes on the tremendous amount of daily traffic along Highway-12.





# 10 NEARBY RETAILERS







### UNIVERSITY OF CALIFORNIA, DAVIS

a public university with world-leading veterinary medicine and agriculture programs. The university has over 40K students enrolled.

### NAPA VALLEY WINE COUNTRY

Notorious for its vineyards and wine it produces. In 2023, Napa Valley welcomed a total of 3.7 million visitors who spent \$2.5 billion supporting local businesses.

### SUBJECT PROPERTY

### TRAVIS AIR FORCE BASE

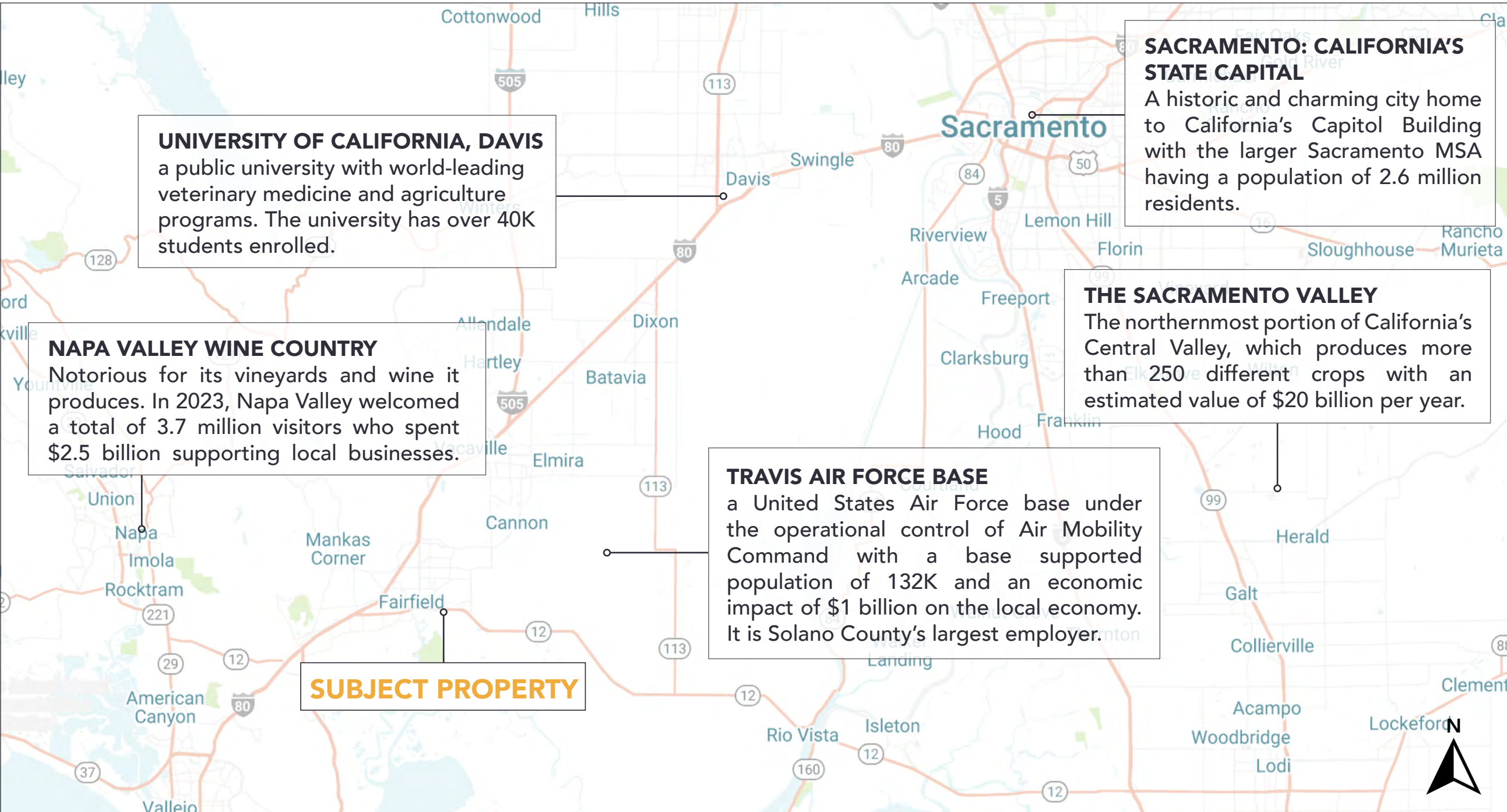
a United States Air Force base under the operational control of Air Mobility Command with a base supported population of 132K and an economic impact of \$1 billion on the local economy. It is Solano County's largest employer.

### SACRAMENTO: CALIFORNIA'S STATE CAPITAL

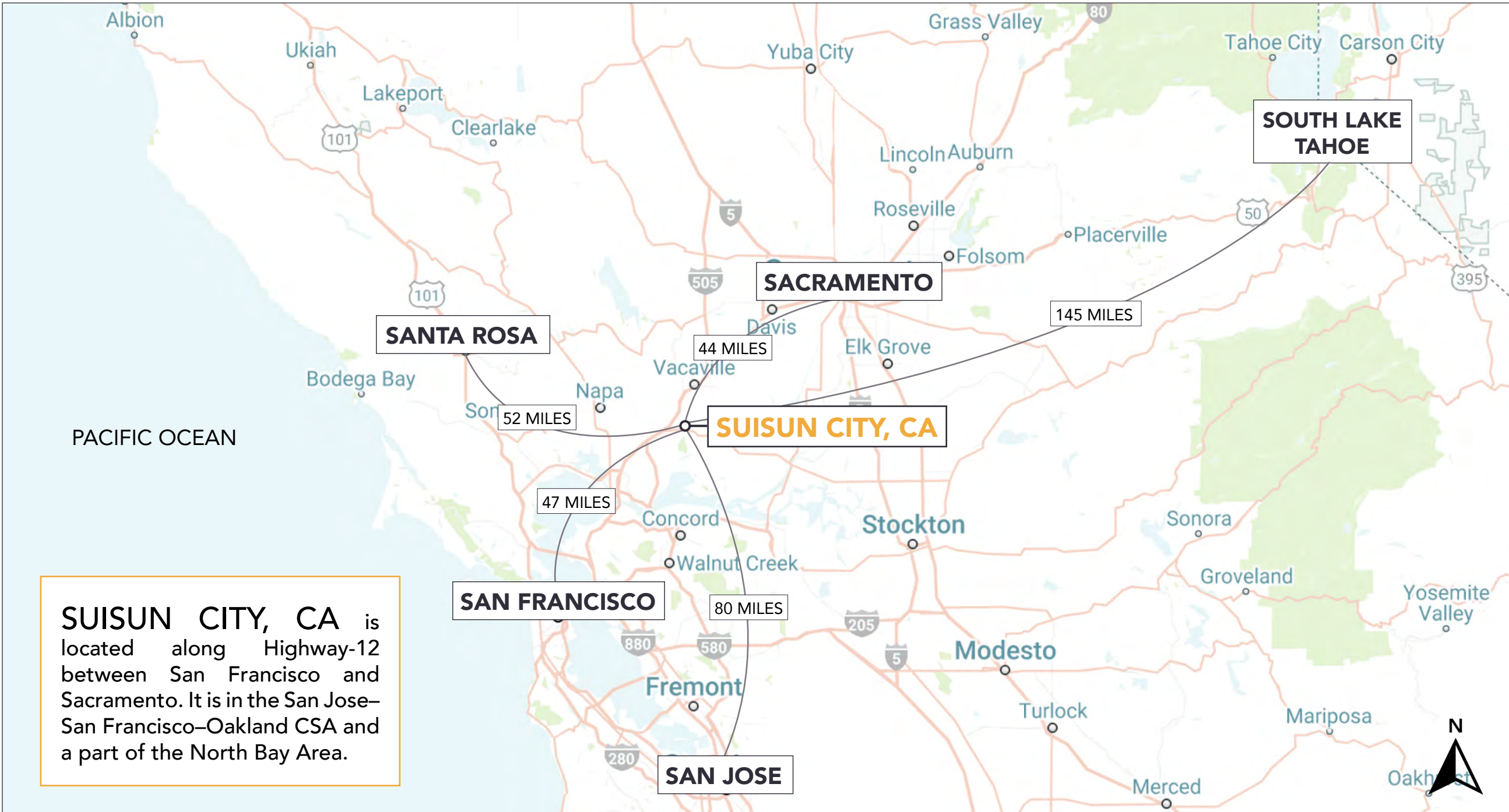
A historic and charming city home to California's Capitol Building with the larger Sacramento MSA having a population of 2.6 million residents.

### THE SACRAMENTO VALLEY

The northernmost portion of California's Central Valley, which produces more than 250 different crops with an estimated value of \$20 billion per year.







**SUISUN CITY, CA** is located along Highway-12 between San Francisco and Sacramento. It is in the San Jose–San Francisco–Oakland CSA and a part of the North Bay Area.





## VISITATION DATA

The subject property draws from a large trade area. Shading on the heatmap represents home location of visitors to the nearby Sunset Center based on cellular data.

## DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	18,310	93,141	126,374	244,933
Average HH Income	\$111,653	\$109,234	\$127,381	\$139,196
Median HH Income	\$93,460	\$86,524	\$100,471	\$111,785
Total Growth % (2010-2020)	1.3%	1.3%	2.3%	2.5%

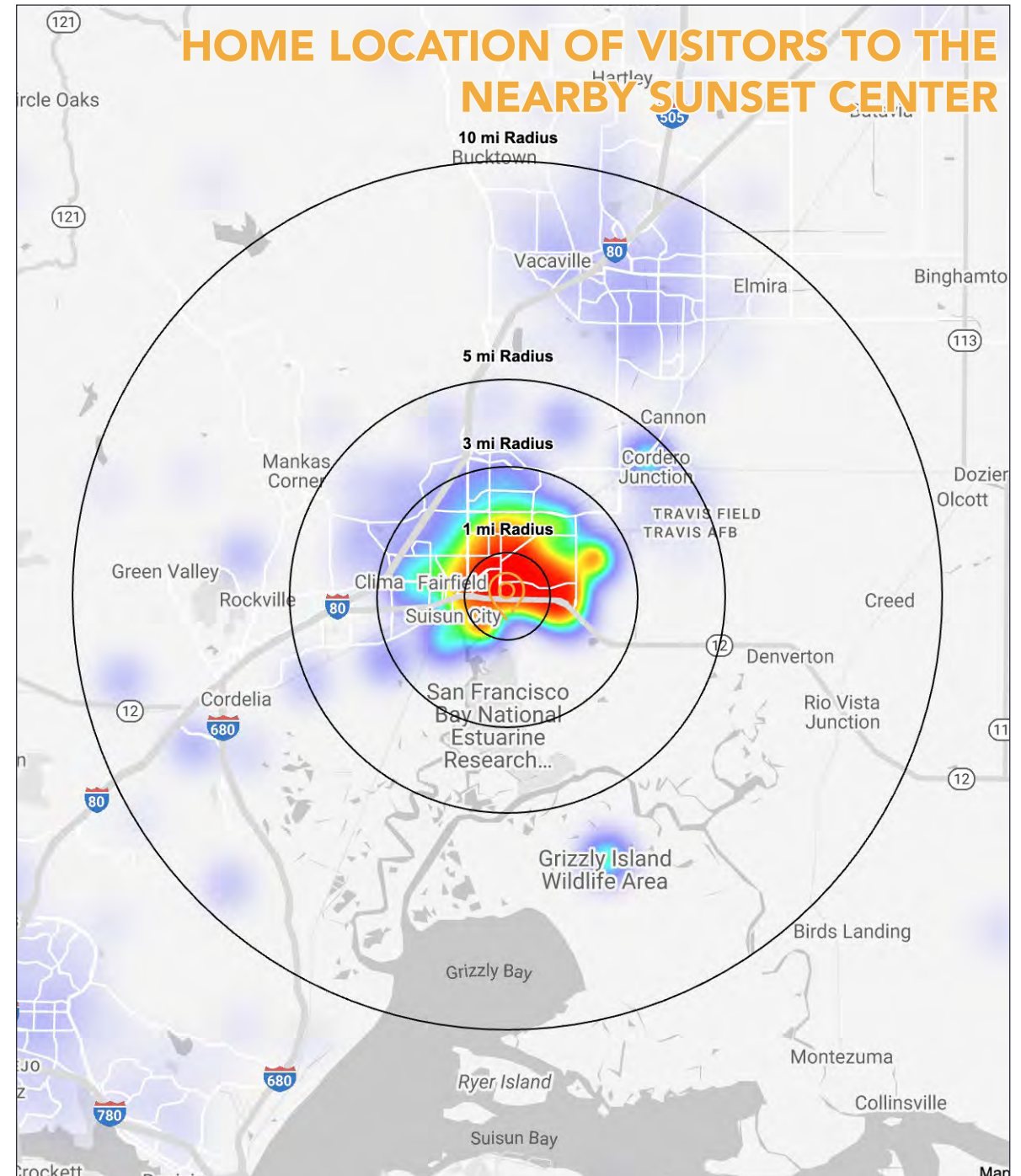
## HIGHLIGHTS

**1.1M**

ANNUAL VISITS TO THE NEARBY SUNSET CENTER

**\$127K**

AVG HH INCOME WITHIN 5 MILE RADIUS







# SUISUN CITY, CA, IN FOCUS

A CITY IN SOLANO COUNTY, A PART OF  
THE LARGER SAN FRANCISCO BAY AREA



This City of Suisun City mural is prominently painted on the back wall of one of the subject property's buildings, facing westbound traffic along Highway 12. It is one of the only Tractor Supply Co's in the country with a mural.

## A WATERFRONT, BAY AREA CITY

Suisun City is a small city located in Solano County, California, with a **population of 29,518 residents**. It is situated near the northeastern edge of the San Francisco Bay Area at the mouth of the Sacramento-San Joaquin Delta. The city is **known for its picturesque waterfront** along the Suisun Slough, which offers a charming marina, restaurants, and recreational activities.

The city is **situated off Interstate-80**, the second longest interstate highway in the U.S., connecting major cities including Sacramento, Oakland, and Reno. **Crossing through the city is Highway-12**, an important route connecting the Sonoma and Napa valleys with the Sacramento–San Joaquin River Delta and the Sierra Foothills.

Suisun City has a **rich history, dating back to its establishment in the mid-19th century**, and it was named after the Suisunes, a Native American tribe. Now, the city is a blend of residential neighborhoods and natural beauty, making it a tranquil and scenic place to live or visit.

Nearby **Travis Air Force Base, the largest employer in Solano County** with over 14,353 military and civilian employees. The massive Travis workforce has an annual **impact of more than \$1 billion on the local economy**. Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. The base is also host to the **David Grant USAF Medical Center**, a 265-bed, \$200 million Air Force teaching hospital, which serves both in-service and retired military personnel.





# THE SAN FRANCISCO BAY AREA

**7.7M**

SAN FRANCISCO MSA  
POPULATION

**\$654B**

SAN FRANCISCO MSA  
GDP FOR 2022

**11.6%**

BAY AREA EMPLOYMENT  
ATTRIBUTED TO THE  
TECH INDUSTRY

**\$7.7B**

TOURISM ECONOMIC  
IMPACT IN 2022

## A HUB FOR INNOVATION, TECHNOLOGY, AND LIFESTYLE

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world's finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf in San Francisco draw tourists year round. In 2022, total tourism spending in the Bay Area exceeded \$7.7 billion.

The Bay Area is a global hub for technology and innovation, boasting four of the world's ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary's College, and University of California, San Francisco.

San Francisco International airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed 47.1 million passengers in 2023.





# CONTACT

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