

# 1005 MERCHANT STREET

VACAVILLE, CA 95688

FREEWAY FRONTING GROUND LEASE OPPORTUNITY

SUBJECT PROPERTY  
(±15,246 SQ. FT.)

Merchant St

Alamo Dr

ALAMO INN



180,000 AADT.

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**DAKIN & DAKIN**  
COMMERCIAL REAL ESTATE SERVICES

# SUMMARY:



  
180,000 AADT.

## Summary:

Rare ground lease opportunity for highly visible, easily accessible property located along Interstate 80 immediately at the Merchant Street/Alamo Drive on and off ramp. Property is across from compatible retail shopping center housing Serena & Lily, Round Table Pizza, Baskin Robbins, Donut Queen, Journey Coffee, Big Lots, and Sky Zone Trampoline Park.

Property benefits from average daily traffic counts of 180,000 cars on Interstate 80 and a location on a major arterial road for commuter traffic.

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# PROPERTY HIGHLIGHTS

- **Parcel Size:** ±0.35 gross acres (±15,246 sq. ft.)
- **APN:** 0126-340-040
- Currently improved w/ ±1,460 sq. ft. stand-alone restaurant & two (2) storage structures.
- Over ±129' of highly visible I-80 Frontage.
- Located on the I-80/Merchant Street on and off-ramp.
- Commuter arterial road.
- **I-80 @ Merchant Street Traffic Count:** 180,000 AADT.
- Existing freeway visible pylon signage.
- Across from compatible retail shopping center.
- Zoned General Commercial (CG).



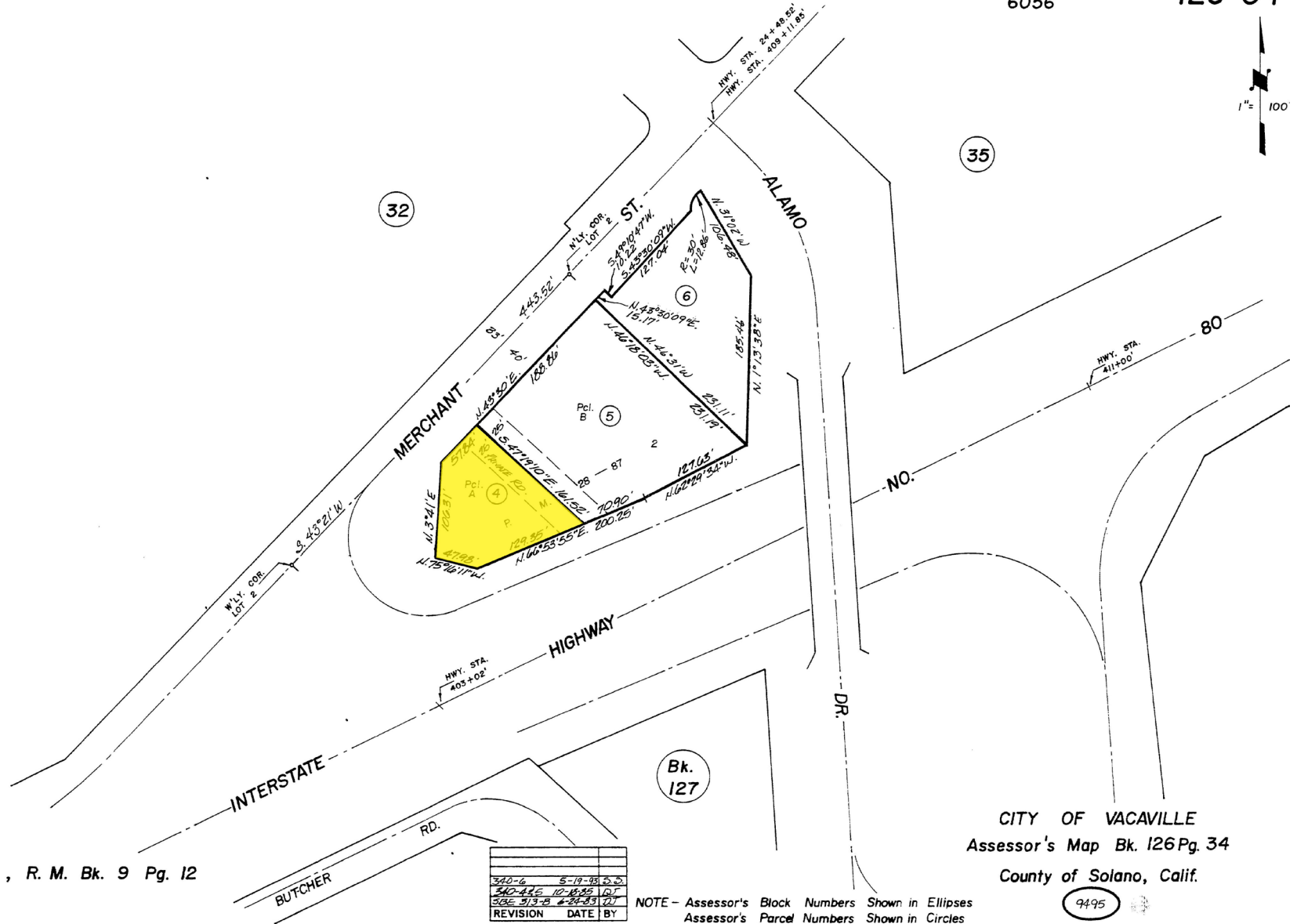
1005 MERCHANT STREET VACAVILLE, CA 95688

# PARCEL MAP

POR. LOT 37, RANCHO LOS PUTOS

Tax Area Code  
6056

126-34



Araquipa Rancho , R. M. Bk. 9 Pg. 12

| REVISION  | DATE     | BY  |
|-----------|----------|-----|
| 340-6     | 5-19-95  | SD  |
| 340-416   | 12-18-95 | LOT |
| 382-913-B | 4-24-93  | DT  |

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

CITY OF VACAVILLE  
Assessor's Map Bk. 126 Pg. 34  
County of Solano, Calif.

9495

# AERIAL MAP

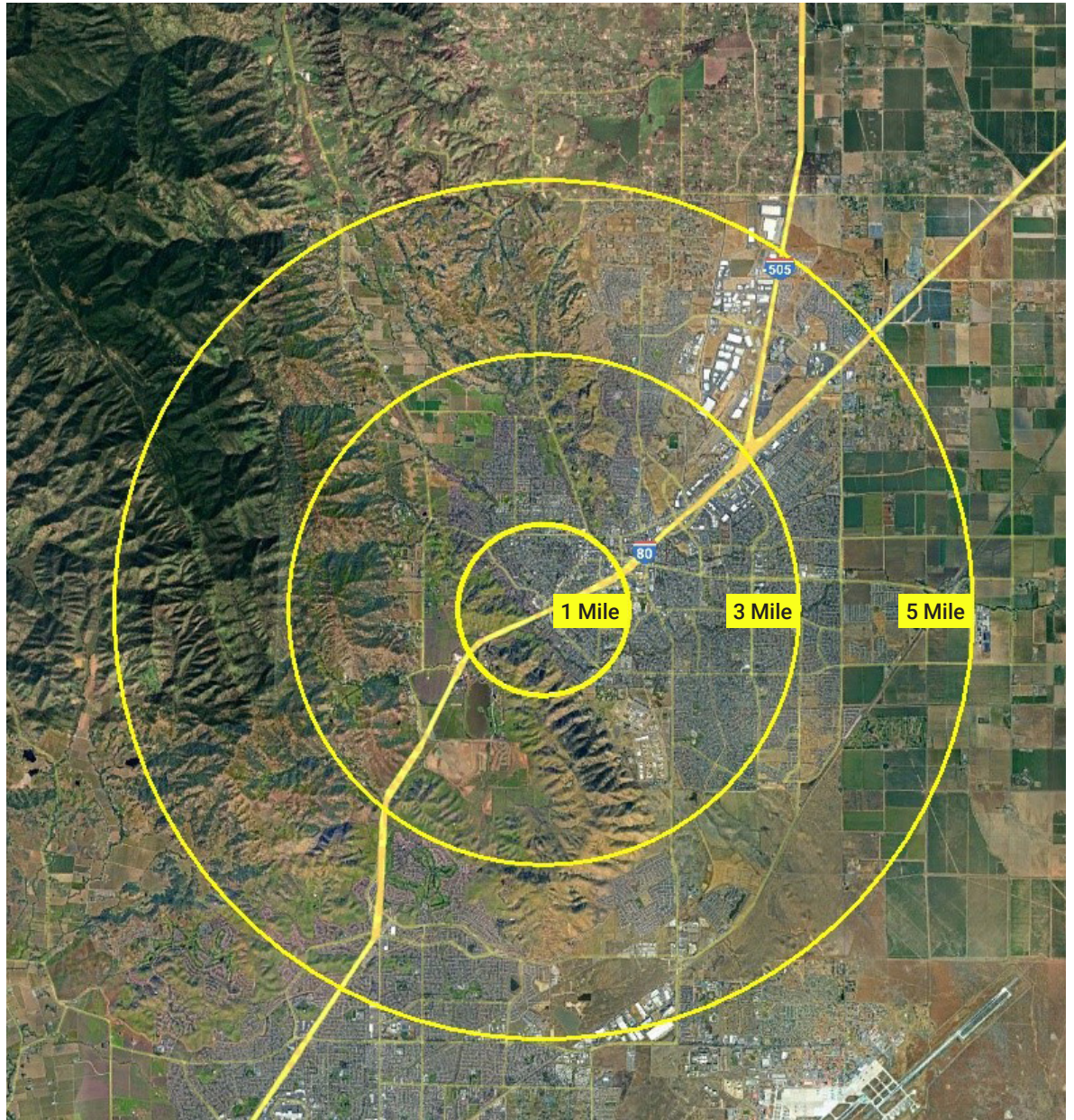


# AERIAL MAP



# DEMOGRAPHICS

| DEMOGRAPHICS               |           |           |           |
|----------------------------|-----------|-----------|-----------|
| POPULATION                 | 1 MILE    | 3 MILE    | 5 MILE    |
| 2023 Population            | 11,062    | 77,934    | 132,357   |
| 2028 Population Projection | 11,114    | 78,550    | 134,527   |
| Median Age                 | 39.1      | 39.9      | 40.3      |
| HOUSEHOLDS                 |           |           |           |
| 2023 Households            | 4,232     | 25,823    | 45,199    |
| 2028 Households Projection | 4,252     | 26,032    | 45,956    |
| Ave Household Size         | 2.6       | 2.7       | 2.8       |
| INCOME                     |           |           |           |
| Ave Household Income       | \$113,618 | \$111,161 | \$121,783 |
| DAYTIME EMPLOYMENT         |           |           |           |
| Population                 | 7,526     | 20,851    | 29,759    |
| Businesses                 | 1,002     | 2,630     | 3,913     |



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