

**MAJOR PRICE REDUCTION  
REDUCED BY 32%**

**NEW ASKING PRICE  
\$2,995,000 (\$173/SF)**



# For Sale

64 Union Way, Vacaville, CA  
±17,291 SF Immaculate Flex Building  
Owner User or Investment







Presented by:

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**AVISON  
YOUNG**



# Property Details

- ±17,291 SF, High-End Industrial Building
- ±4,350 SF, Two (2) Story Office
- ±12,941 SF Warehouse area
- ±1.0 Acre Parcel
- Temperature Control in Majority of
- Former Oxford Instruments
- Built-To-Suite in 2010
- Skylights in the Warehouse
- Fenced Rear Yard

- Six (6) Automatic, Grade Level Doors (±12'x ±12')
- Minimum ±17'-20' Clear Height
- Sprinklered, Insulated and Skylights
- ±800 AMP | 277/480V | 3-Phase Service
- APN #0135-351-390
- IS (Industrial Service) Zoning Allows a wide range of Industrial, R&D, Office, Retail, Automotive, Etc.



# Property Details

Asking Price For Sale	\$2,995,000 (\$173/SF) <del>\$4,395,000 (\$254/sf)</del>
Current Occupancy	Vacant
Building Condition	Immaculate
Office/Warehouse %	25% Office/75% Warehouse
Building Size	±17,291 Square Feet
Land Size	1.0 Acres
Parking Stalls	25 single space stalls
Parcel Number	0135-351-390
Zoning	IS (Industrial Service)
Year Built	2010
Ceiling Height	20' clear height
Roll Up Doors	6 automatic grade level doors (12'x12')
Fenced Yard	Entire rear area fenced and secure
Electrical Meters	Single meter
Power	800 AMP - 277/480- 3 Phase Service
Gas in Building	Yes
Fire Sprinklers	Yes
Security System	Yes
Floors	Two floors of office
Opportunity Zone	No











## Investment Highlights

- Immaculate flex (warehouse/office) facility
- Fenced and gated rear yard
- New full sized paint booth certified by OSHA
- Ideal owner user opportunity
- Temperature control in majority of the building
- The warehouse is sprinklered and insulated with skylights
- Newer construction built in 2010
- Previously Occupied by Oxford Instruments
- Circulating driveway for easy access to back of building



**Asking Price**  
\$2,995,000



**Building Size**  
±17,291 sf



**Land Size**  
±1.0 Acres

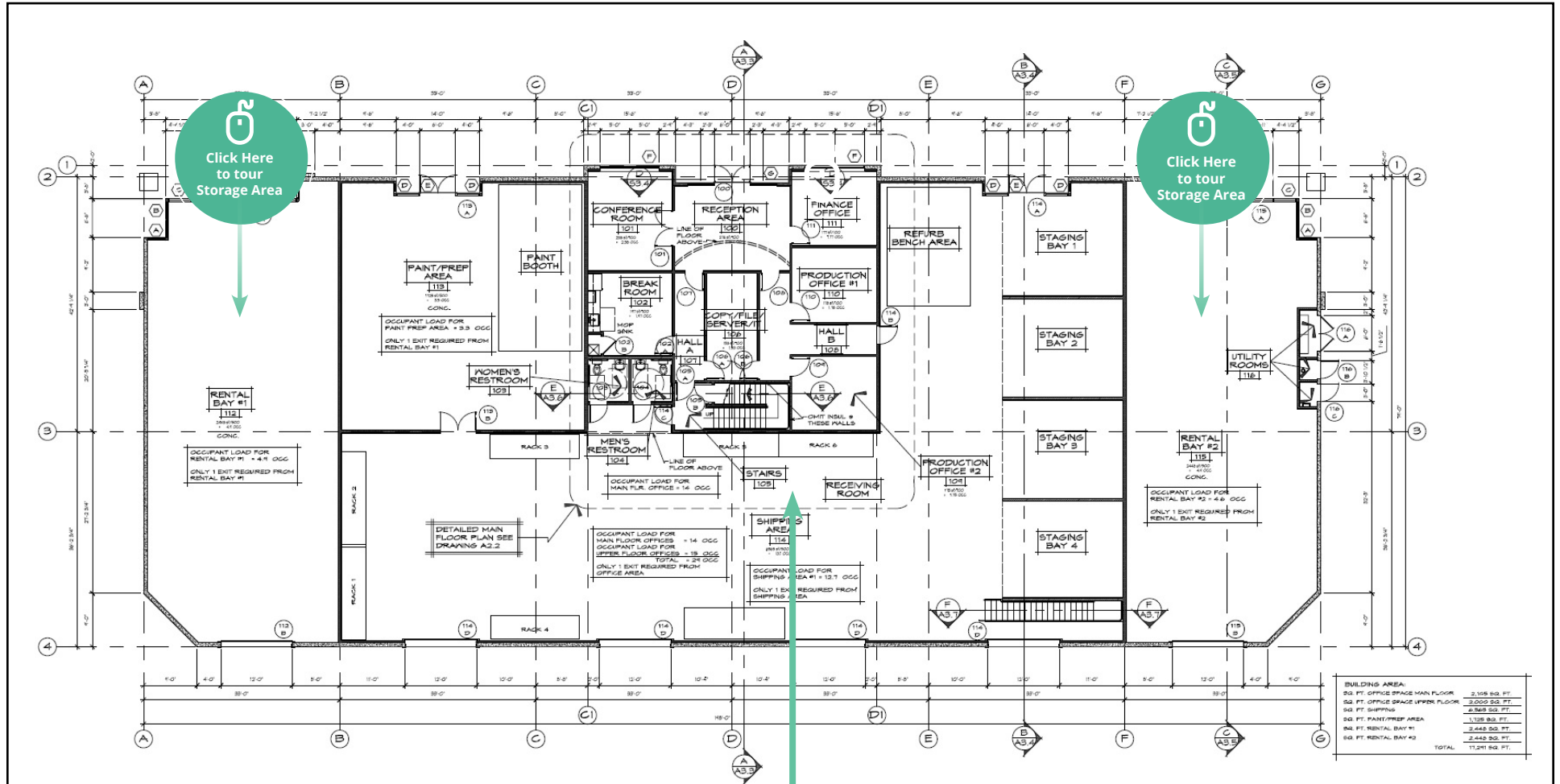


**Parking**  
Parking 25 car parking





# Main Floor Plan

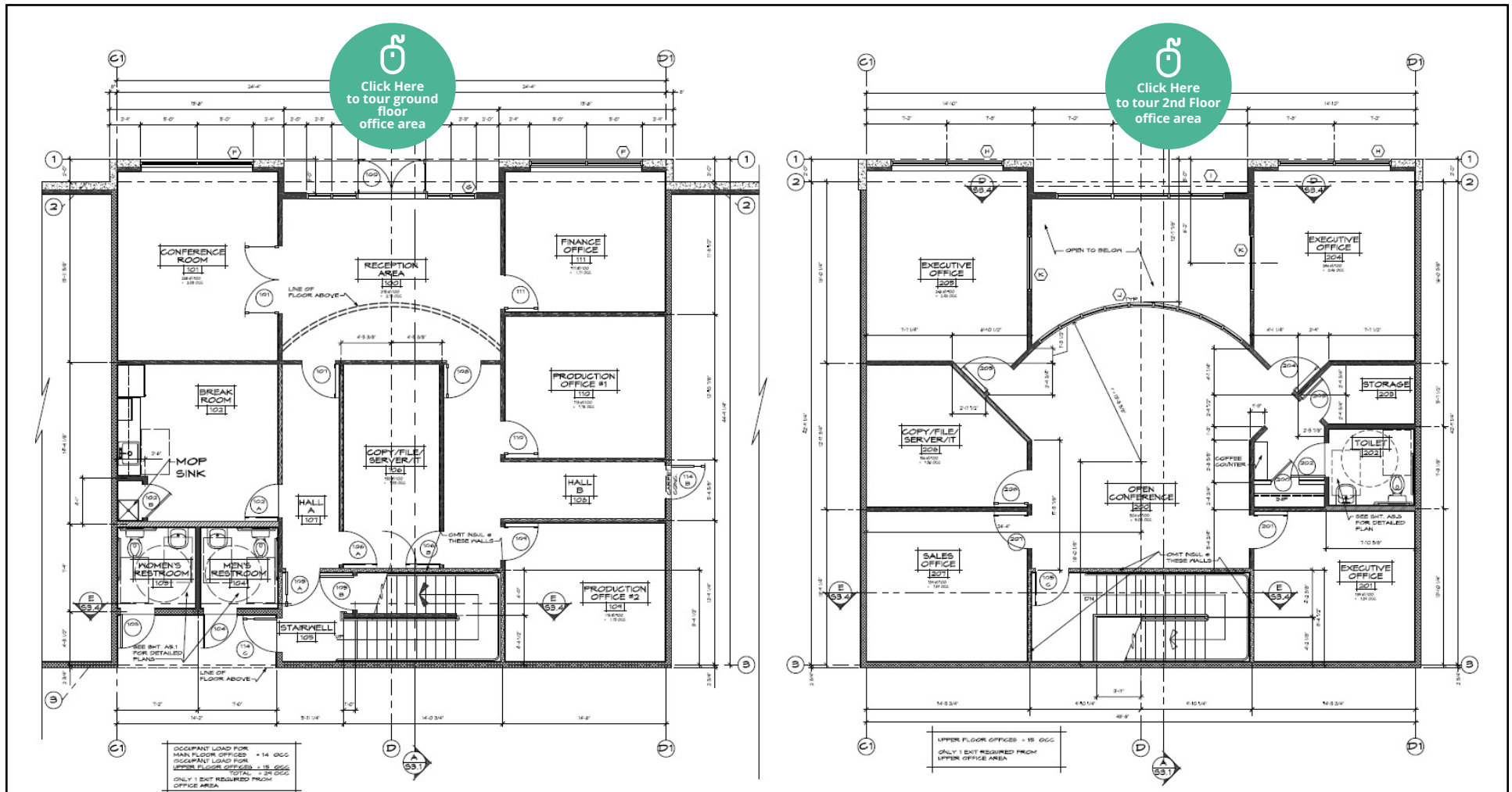




# Main Floor Plan - Upper Floor Plan

## Main Floor Plan

## Upper Floor Plan







64 Union Way  
Vacaville, CA



# Certified Paint Booth

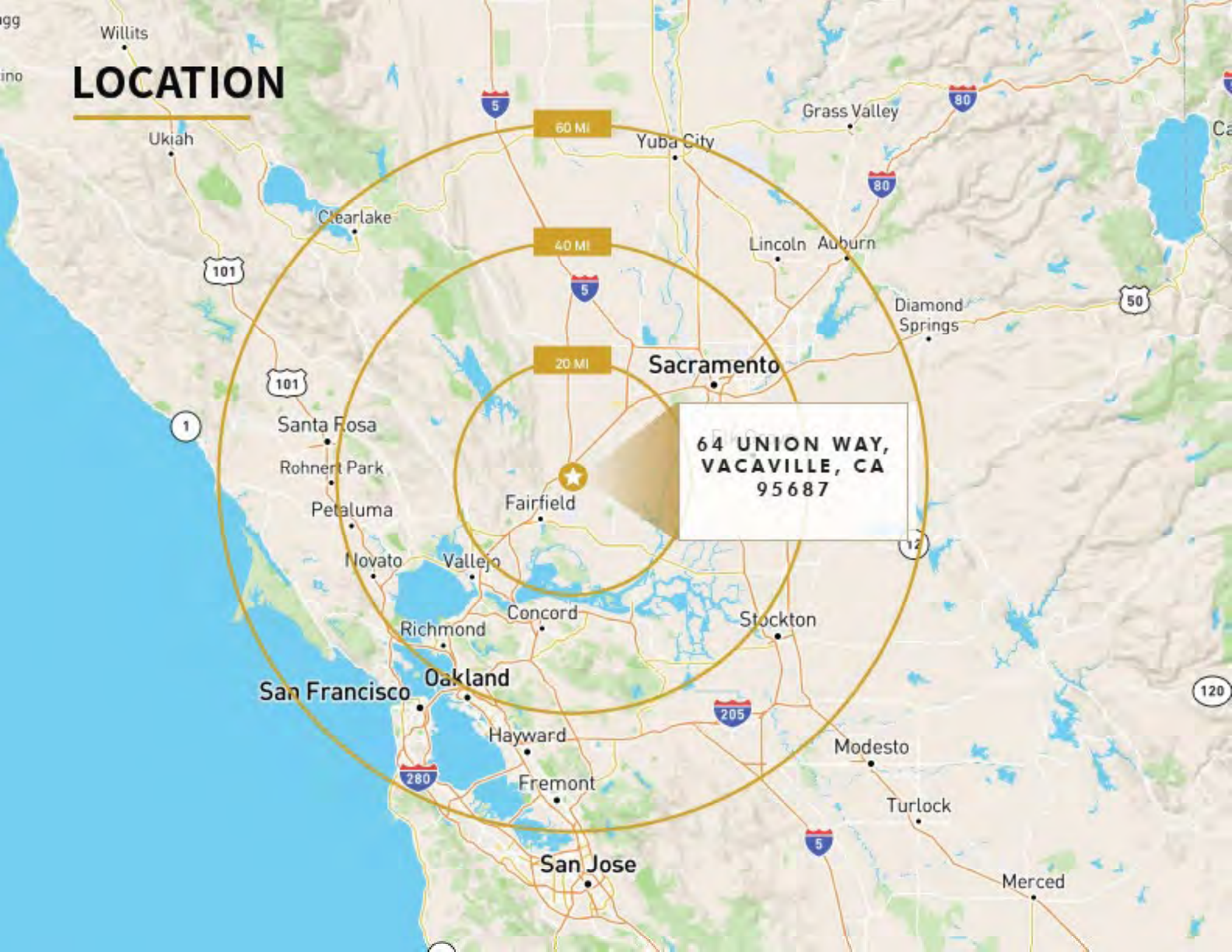








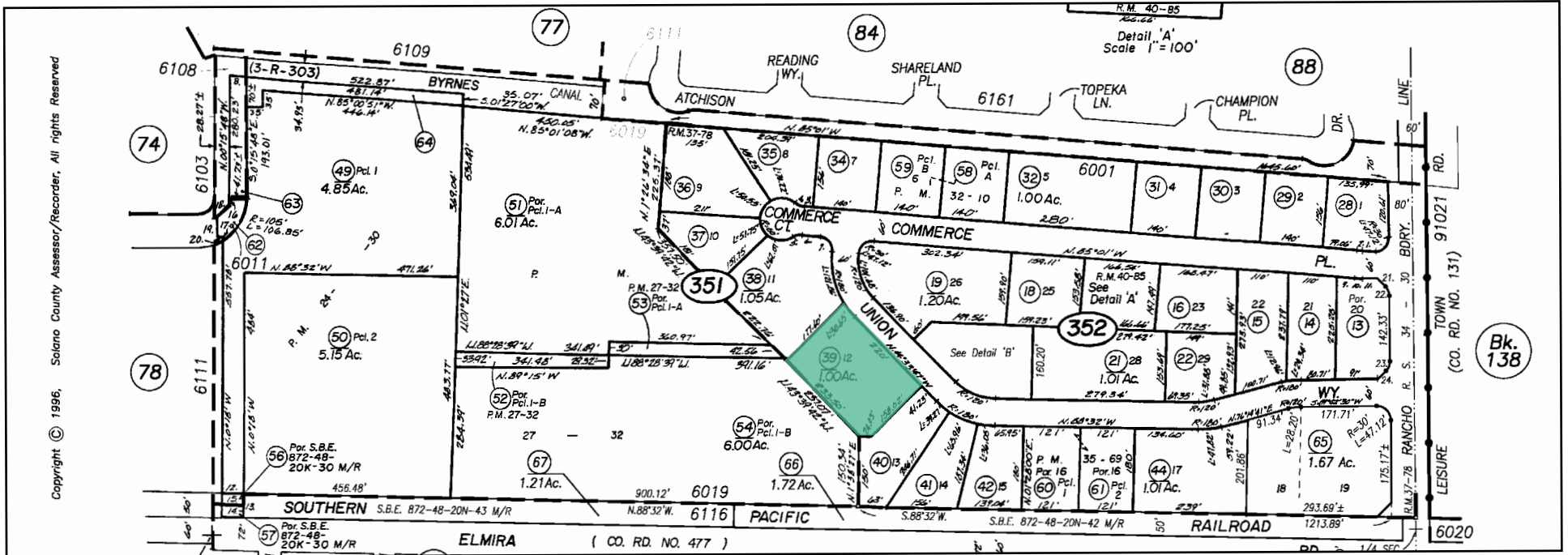
# LOCATION



**64 UNION WAY,  
VACAVILLE, CA  
95687**



# Parcel Map





# Demographics

Population	1 Mile	3 Miles	5 Miles
2028 Estimate	15,764	81,354	117,652
2023 Census	15,589	80,466	115,951
2020 Census	14,297	78,022	112,130
Income	1 Mile	3 Miles	5 Miles
Average HH Income	151,093	122,152	130,660
Median HH Income	131,785	96,534	101,567
Households	1 Mile	3 Miles	5 Miles
2028 Estimate	5,409	27,672	40,263
2023 Census	5,300	27,172	39,405
2020 Census	4,790	26,119	37,864



Average HH Income  
5 Mile Radius  
\$130,660



Households within  
5 Mile Radius  
39,405



Population  
5 Mile Radius  
115,951





## Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young' efforts to market for sale the property located at 64 Union Way, Vacaville, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the

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This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Avison Young may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Avison Young will provide the Recipient with copies of all referenced contracts and other documents. Avison Young assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Avison Young and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

### EXCLUSIVE ADVISORS

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