

# OUTPARCEL AVAILABLE FOR GROUND LEASE

570 Orange Drive | Vacaville, CA 95687 | Store #757

ANCHORED BY:

# KOHL'S

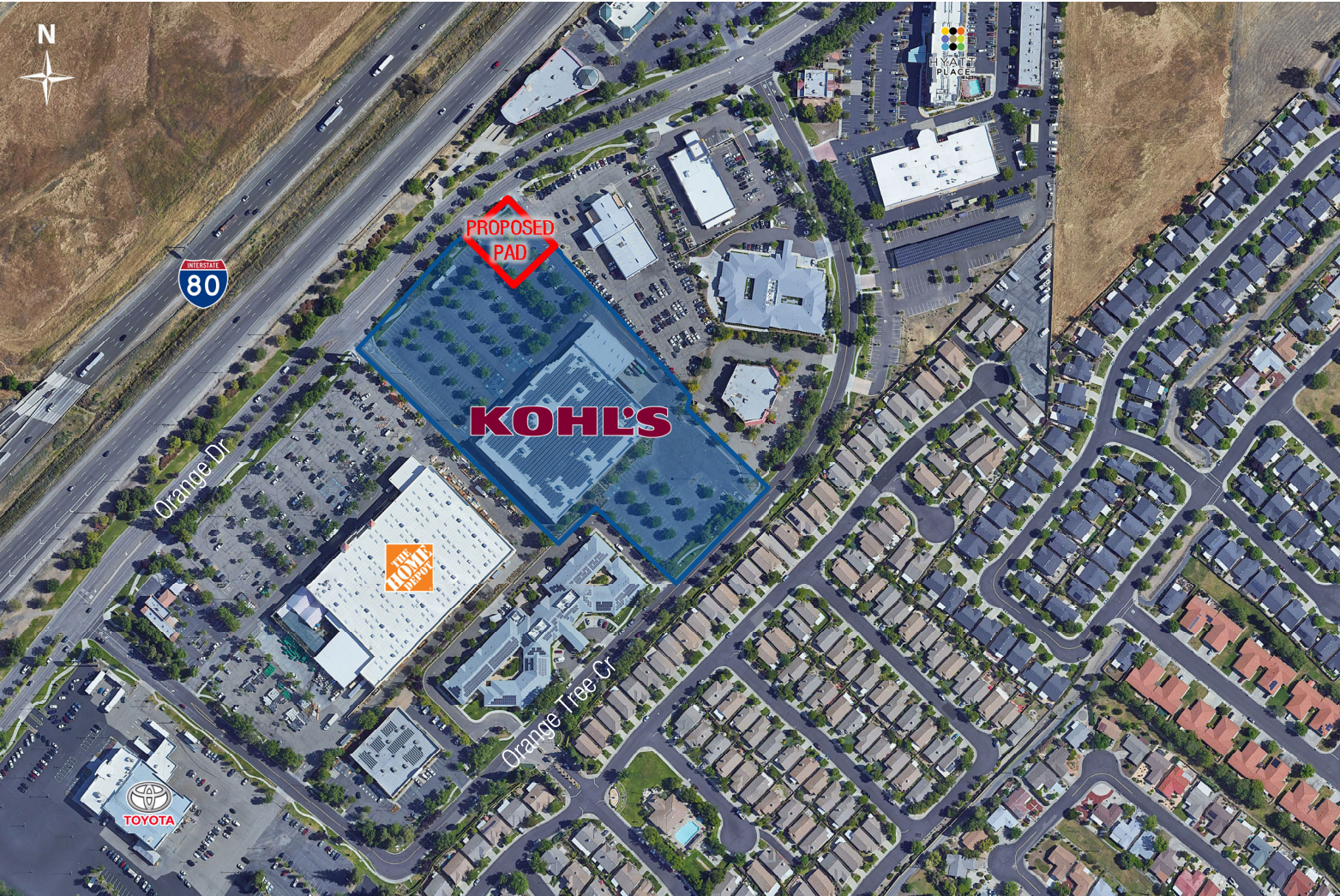
AVAILABLE PAD SITE:  
.40 ACRES

FRONTAGE:  
APPROXIMATELY 100 FEET

ZONING:  
C-3 - CITY OF VACAVILLE

RATES:  
CALL FOR DETAILS

### AREA RETAILERS:



Kevin Soares  
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# KOHL'S ANCHORED PAD SITE - INTERSECTION AERIAL

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# KOHL'S ANCHORED PAD SITE - PROPERTY OVERVIEW

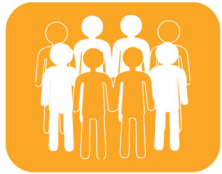
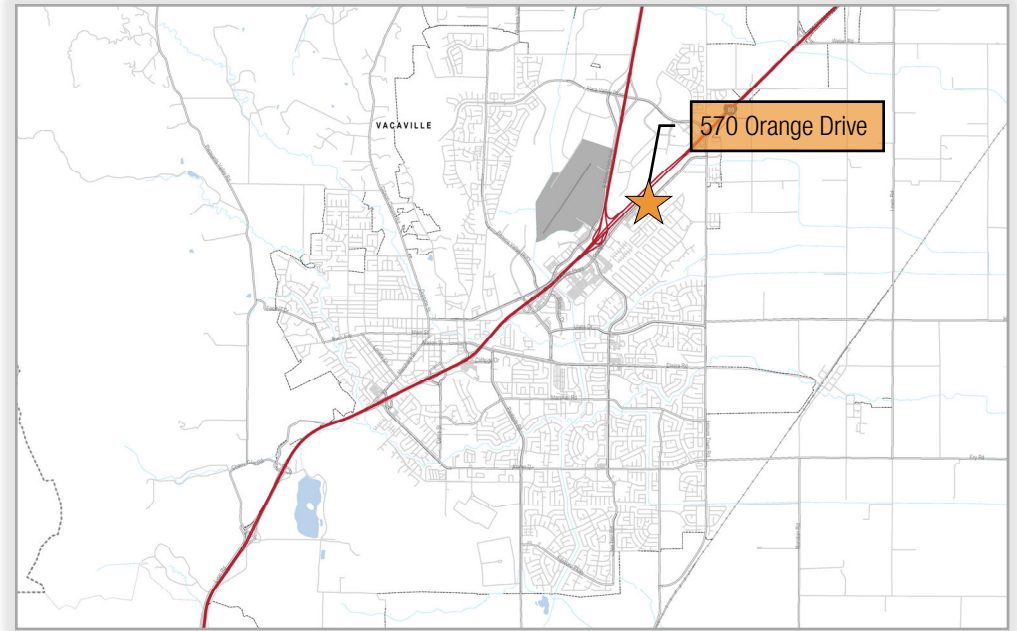
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## PROPERTY HIGHLIGHTS

- CLOSE TO DOMINANT POWER CENTER & PREMIUM OUTLETS
- ABOVE AVERAGE INCOMES
- MINUTES FROM INTERSTATE 80
- HIGH VISIBILITY ALONG INTERSTATE 80
- EASY INGRESS & EGRESS
- ADJACENT TO NUMEROUS NATIONAL RETAILERS
- GREAT DEMOGRAPHICS



### 2022 total population

1-mile	4,260
3-mile	66,498
5-mile	110,422



### 2022 daytime population

1-mile	10,600
3-mile	64,850
5-mile	99,560



### 2022 total employees

1-mile	7,650
3-mile	28,884
5-mile	35,844



### 2022 total households

1-mile	2,284
3-mile	24,323
5-mile	37,273



### 2022 average HH income

1-mile	\$97,071
3-mile	\$123,131
5-mile	\$126,672



### traffic counts

Highway 80  
Orange Drive (at Nut Tree Rd)

±175,482 AADT  
±17,085 ADT

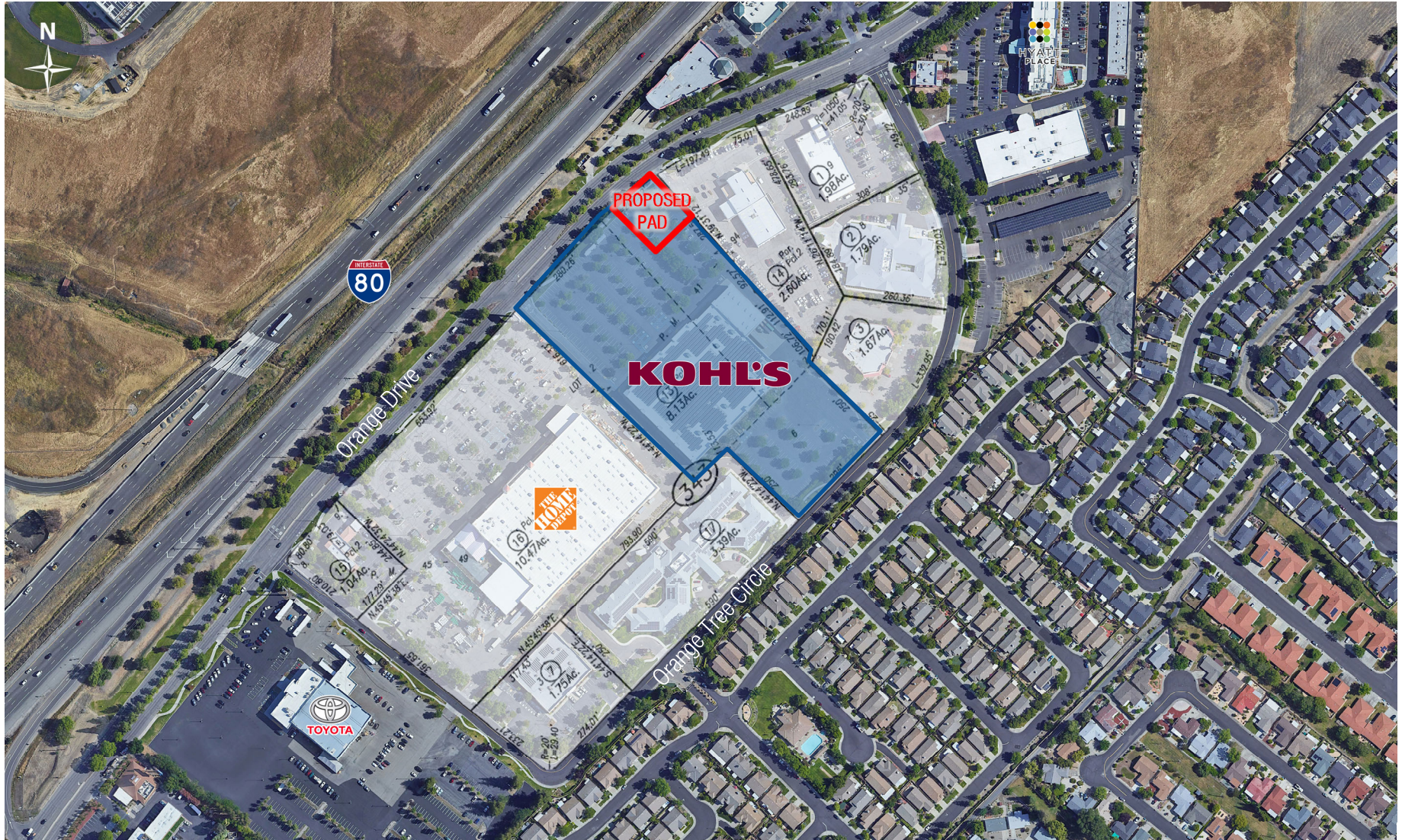


# KOHL'S ANCHORED PAD SITE - PARCEL OVERLAY

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