

# 909 MERCHANT STREET

VACAVILLE, CALIFORNIA 95688

RESTURANT WITH POTENTIAL AND LARGE FREEWAY SIGN



**SUBJECT PROPERTY**  
± 4,938 SQ. FT.



180,000 AADT.

EXCLUSIVELY LISTED BY

**MUBASHER CHOUDHERY**  
PROPERTY MANAGER

☎ 858-224-2524

✉ tariqspropertymgt@gmail.com





# SUMMARY

RESTURANT WITH POTENTIAL  
AND LARGE FREEWAY SIGN



## SUMMARY

905 Merchant St, conveniently located in Vacaville, CA. There is ample parking with 10 spaces per 1,000 SF with 48 total parking spaces. Located in a high traffic area (204,000 Average Daily Traffic Count), surrounded by many national retail brands including Vacaville Premium Outlets and many others.

Former Pampas Steakhouse restaurant and bar.

Time offered for Additional TI

Fully Functioning Ready to Occupy

Large 20' Type1 Kitchen Hood.

ADA Compliant

Walk-In Cooler and Freezer.

Ample parking available.

Freeway Visibility Sign.



# PROPERTY HIGHLIGHT

## FACTS

Address	909 MERCHANT ST, VACAVILLE, CA 95688
Building SqFt	4,157 SqFt
Gross Leasable Area	4,938 SF
Year Built	1982
Lot Size (acres)	1.40
Parcel ID	0126-350-140
Zoning Type	Commercial
County	Solano
Frontage	0.00 Ft
Coordinates	38.347814,-121.995488

## HIGHLIGHT

- ✓ High-performing intersection with excellent visibility.
- ✓ Ample parking available with over 40 parking spaces for shoppers and employees.
- ✓ Signage opportunities visible along a high-traffic street.
- ✓ Population of "63,810" within a 5 Mile radius of 905 Merchant St.



**FREEWAY VISIBILITY RESUTRANT  
WITH POTENTIAL**



909 MERCHANT ST, VACAVILLE, CA 95688



# PICTURES

## FREEWAY VISIBILITY RESUTRANT WITH POTENTIAL





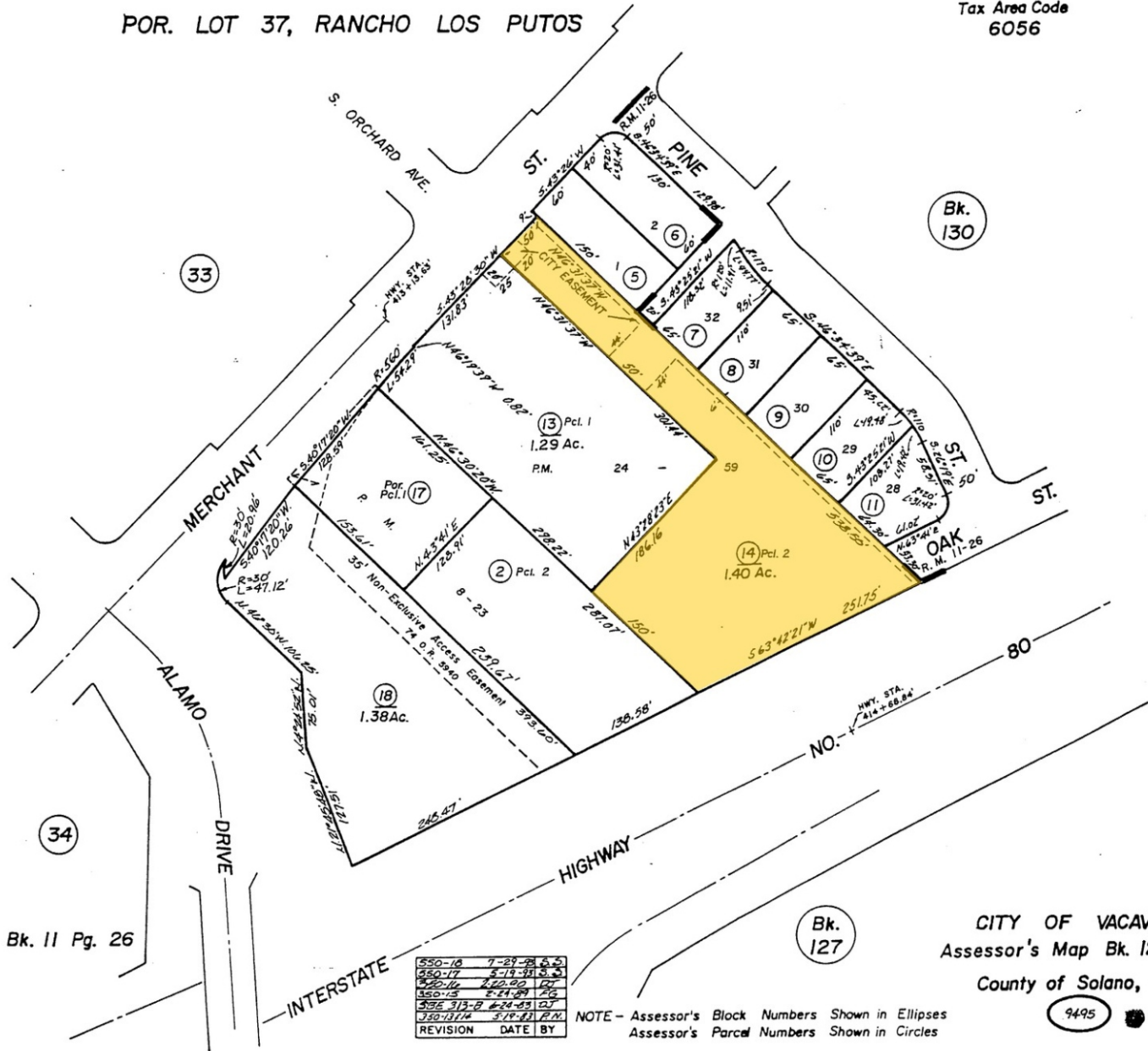
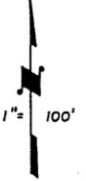
# PARCEL MAP

## FREEWAY VISIBILITY RESUTRANT WITH POTENTIAL

POR. LOT 37, RANCHO LOS PUTOS

Tax Area Code  
6056

126-35



Bonita Vista Subdivision, R. M. Bk. 11 Pg. 26

550-10	7-27-88	55
550-17	5-19-88	55
550-16	4-22-88	100
550-15	3-24-88	150
550-13-B	4-24-88	100
730-13/14	3-18-88	P.M.
REVISION	DATE	BY

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

Bk. 127

CITY OF VACAVILLE  
Assessor's Map Bk. 126 Pg. 35  
County of Solano, Calif.

9495 JUL 01 1994





# AERIAL MAP

FREEWAY VISIBILITY RESUTRANT  
WITH POTENTIAL



**909 MERCHANT ST**

180,000 AADT.



909 MERCHANT ST, VACAVILLE, CA 95688



# AREA REPORT

FREEWAY VISIBILITY RESUTRANT  
WITH POTENTIAL

## CITY OF VACAVILLE

COUNTY	SOLANO
INCORPORATED	8/8/1892

## AREA

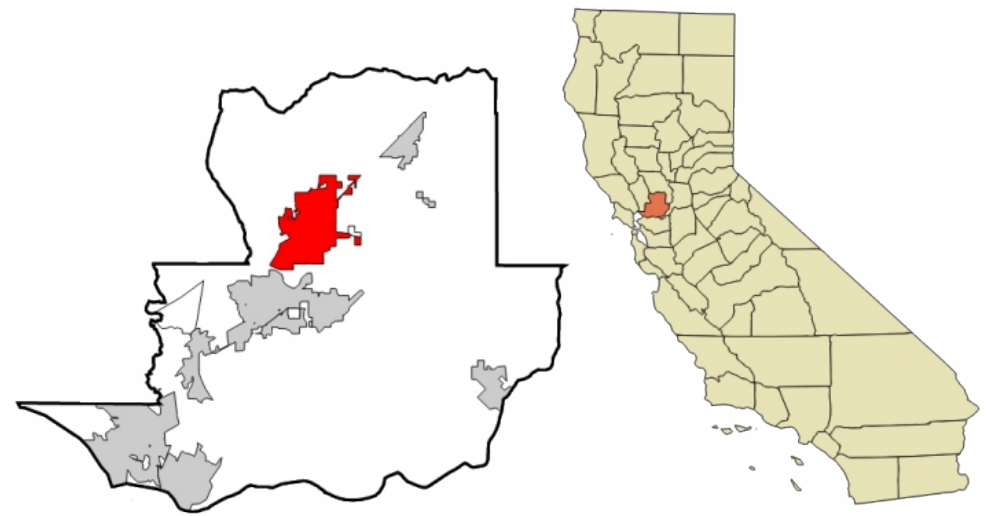
CITY	29.4 SQ MI
LAND	29.2 SQ MI
WATER	0.2 SQ MI
ELEVATION	174 FT

## POPULATION

POPULATION	102,386
RANK	71
DENSITY	3,449.14 SQ MI

## ABOUT VACAVILLE

Vacaville is a city located in Solano County, California. Sitting about 35 miles (56 km) from Sacramento and 55 miles (89 km) from San Francisco, it is on the edge of the Sacramento Valley in Northern California. The city was founded in 1851 and is named after Juan Manuel Vaca.





# DEMOGRAPHICS

## FREEWAY VISIBILITY RESUTRANT WITH POTENTIAL

POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Population	14,379	77,187	104,160	2000 Total Households	3,827	24,016	33,111
2010 Population	10,515	76,895	113,872	2010 Total Households	3,995	25,478	38,494
2024 Population	10,747	79,472	134,141	2024 Total Households	4,090	27,162	45,638
2029 Population	10,793	80,515	136,374	2029 Total Households	4,098	27,448	46,220
2024-2029 Growth Rate	0.09 %	0.26 %	0.33 %	2024 Average Household Size	2.61	2.71	2.8
2024 Daytime Population	14,646	61,850	100,999	2024 Owner Occupied Housing	2,518	16,422	30,734
				2029 Owner Occupied Housing	2,578	16,948	31,706
				2024 Renter Occupied Housing	1,572	10,740	14,904
				2029 Renter Occupied Housing	1,520	10,500	14,514
<b>2024 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>	2024 Vacant Housing	153	1,054	1,830
less than \$15000	296	1,955	2,937	2024 Total Housing	4,243	28,216	47,468
\$15000-24999	111	654	1,015				
\$25000-34999	206	1,299	1,823				
\$35000-49999	520	2,169	2,997				
\$50000-74999	536	3,634	5,368				
\$75000-99999	523	3,843	5,943				
\$100000-149999	742	5,593	9,564				
\$150000-199999	498	3,627	6,832				
\$200000 or greater	658	4,384	9,155				
Median HH Income	\$ 91,560	\$ 100,141	\$ 110,281				
Average HH Income	\$ 124,401	\$ 129,446	\$ 142,711				





# 909 MERCHANT STREET

VACAVILLE, CALIFORNIA 95688

**FREEWAY VISIBILITY RESUTRANT WITH POTENTIAL**

**MUBASHER CHOUDHERY**  
PROPERTY MANAGER

☎ 858-224-2524

✉ [tariqspropertymgt@gmail.com](mailto:tariqspropertymgt@gmail.com)

