

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:



PROPOSED
PAD

KOHL'S

THE HOME
DEPOT

Orange Dr

Orange Tree Cr



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KOHL'S ANCHORED PAD SITE - INTERSECTION AERIAL

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KOHL'S ANCHORED PAD SITE - PROPERTY OVERVIEW

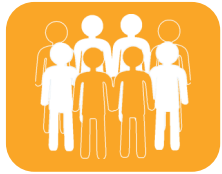
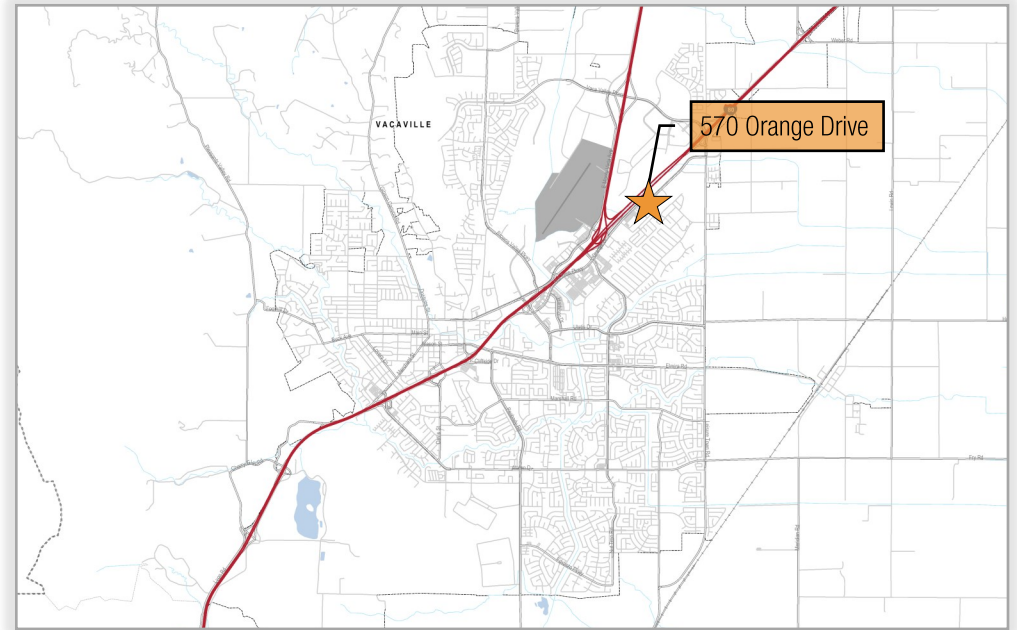
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PROPERTY HIGHLIGHTS

- 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



2024 total population

1-mile	9,896
3-mile	63,679
5-mile	92,997



2024 daytime population

1-mile	11,690
3-mile	64,043
5-mile	91,040



2024 total employees

1-mile	5,389
3-mile	28,089
5-mile	33,585



2024 total households

1-mile	3,554
3-mile	21,498
5-mile	30,810



2024 average HH income

1-mile	\$123,956
3-mile	\$106,978
5-mile	\$109,684



traffic counts

Highway 80
Orange Drive (at Nut Tree Rd)

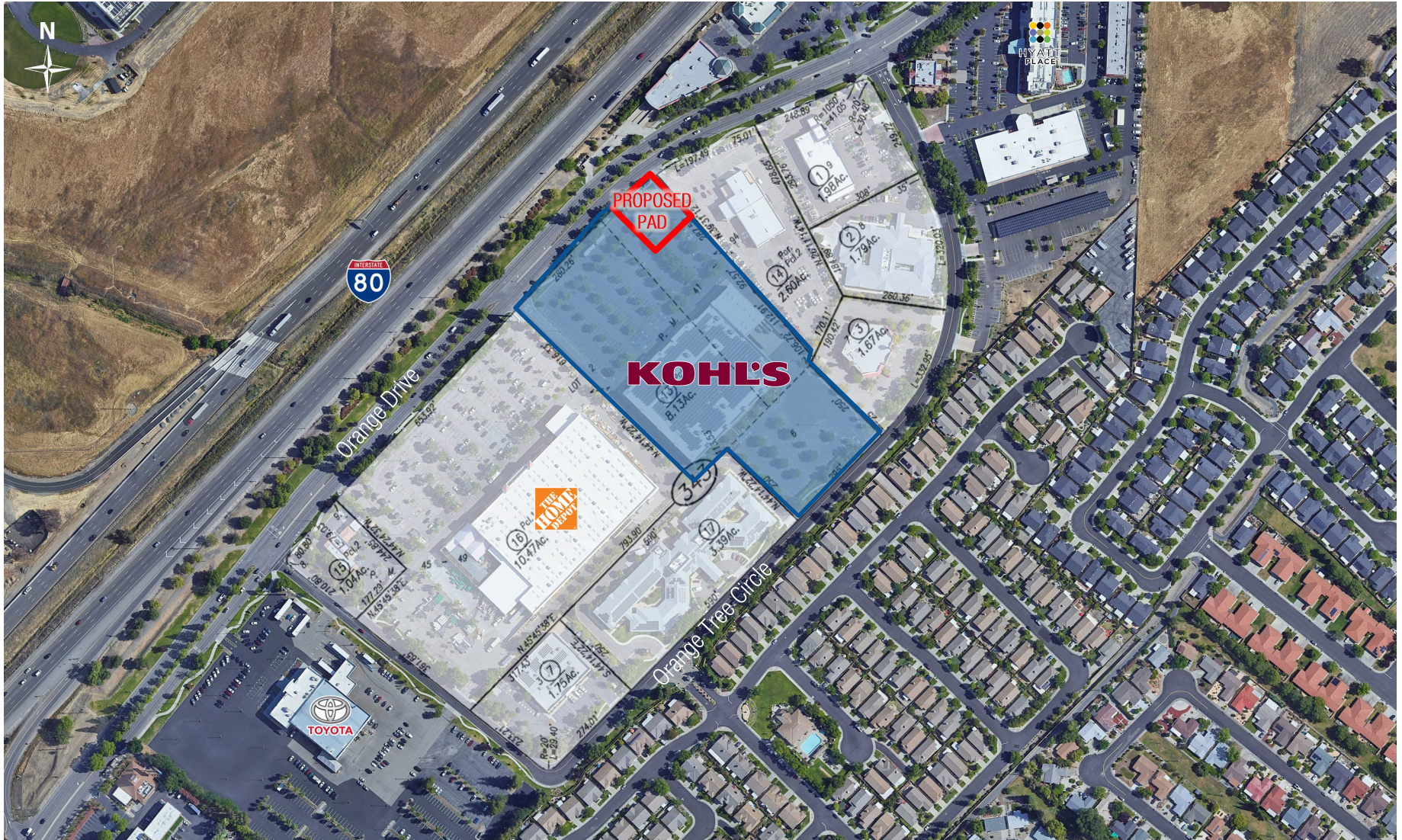
±175,482 AADT
±17,085 ADT

KOHL'S ANCHORED PAD SITE - PARCEL OVERLAY

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