

2060
PEABODY RD
VACAVILLE, CALIFORNIA

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR SALE! INVESTMENT OR OWNER-USER

PRESENTED BY

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EXECUTIVE SUMMARY



\$1,749,000
Asking Price



7,808 SF
Total Building Area



.7 Acres
Lot Size



CO Zoning
Flexible zoning allows medical, office, and retail uses



HOA / Professionally Managed
Hands off Investment

THE OFFERING

Lee & Associates is pleased to present for sale a well-maintained, 7,808± SF office/medical building on 0.7 acres at 2060 Peabody Road in Vacaville, CA. Built in 1996 with flexible CO zoning permitting office, medical, and retail uses, the property features five roof-mounted HVAC units, fire sprinklers, and professional HOA management for exterior and common area maintenance.

Currently leased to two tenants—Turning Point Community Programs and Pride Industries. This property offers investors secure cash flow in a growing Solano County submarket, while also giving owner-users the option to collect income and occupy all or part of the building.

INVESTMENT SUMMARY

Price	\$1,749,000
Price Per Square Foot	\$224



PROPERTY OVERVIEW

Address	2060 Peabody Rd Vacaville, CA
APN	0132-041-560
Property Type	Office Building
Building Size	7,808 SF
Parcel Size	.7 Acres (30,610 SF)
Year Built	1996
Percent Leased	100% (Two Suites)
Zoning	CO
Sprinklers	Yes
Numer of Stories	One (1)
HVAC	Five (5) Roof Mounted Units

NEARBY AMENITIES



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2060
PEABODY ROAD

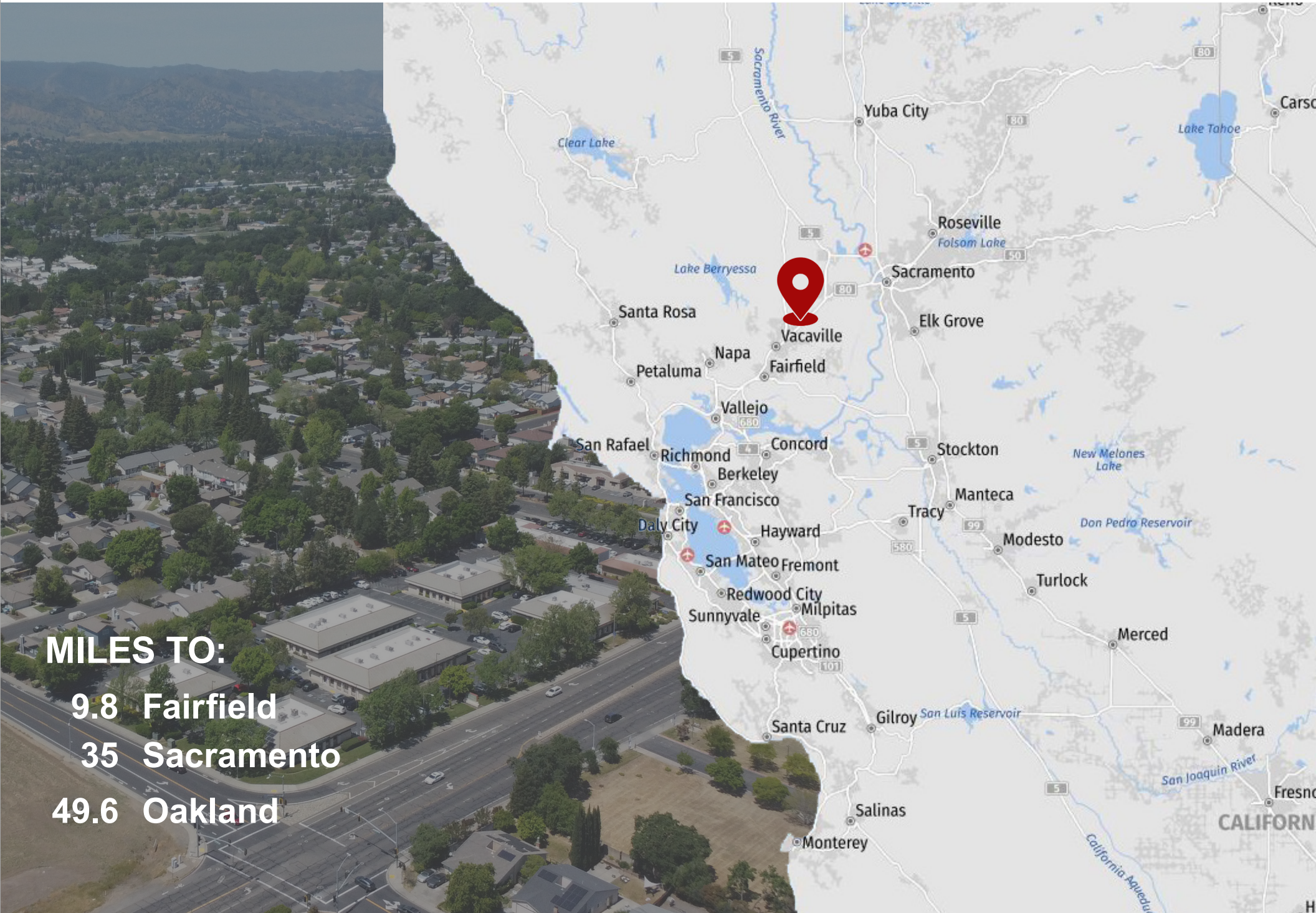
AERIAL OVERVIEW



PROPERTY PHOTOS



LOCATION OVERVIEW



MILES TO:

9.8 Fairfield

35 Sacramento

49.6 Oakland

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VACAVILLE, CALIFORNIA



OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 2060 Peabody Rd, Vacaville, CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.

2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.

3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.

4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.

5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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