



# CREEKSIDE SHOPPING CENTER

900 SF COMING AVAILABLE IN RALEYS ANCHORED SHOPPING

## CORNER OF ALAMO & NUT TREE ROAD

3001-3079 Alamo Drive, Vacaville, CA



PEACE LOVE & BOBA



FOR MORE INFORMATION

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CA DRE # 00357904



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### CREEKSIDE SHOPPING CENTER highlights include:

- Anchored by Raley’s and McDonald’s.
- Regional and national tenants include Wells Fargo, Round Table, Anytime Fitness, Papa Murphys, All State Insurance and more.
- Located at signalized intersections!
- High Daytime and Nighttime Traffic.
- Multiple points of ingress and egress.
- **900 square foot 2nd gen barber space coming available 3/1/2026!**



### ABOUT THE PROPERTY

Creekside Shopping Center is a +/-108,177 sf shopping located in the fast growing residential area of South Vacaville, Creekside Shopping Center is established and Located in the growing Property is anchored by Raley’s, who finalized a \$4 million renovation and is the predominant grocer in the Greater Sacramento area, celebrating 90 years in 2025.

Creekside Center is on the busy signalized intersection of Alamo Drive and Nut Tree This neighborhood shopping center reaches a population of 84,621 within a 3 mile radius.

Demographics	1– Mile	3 Mile	5 Mile
Population	26,121	84,621	129,642
Average HH Income	\$94,162	\$120,467	\$130,868
Traffic Count	Over	29,280 cars	per day

*The information contained herein in this brochure was obtained from sources deemed reliable; however, Ray Stone Incorporated makes no guaranties, warranties or representations to the completeness or accuracy thereof.*

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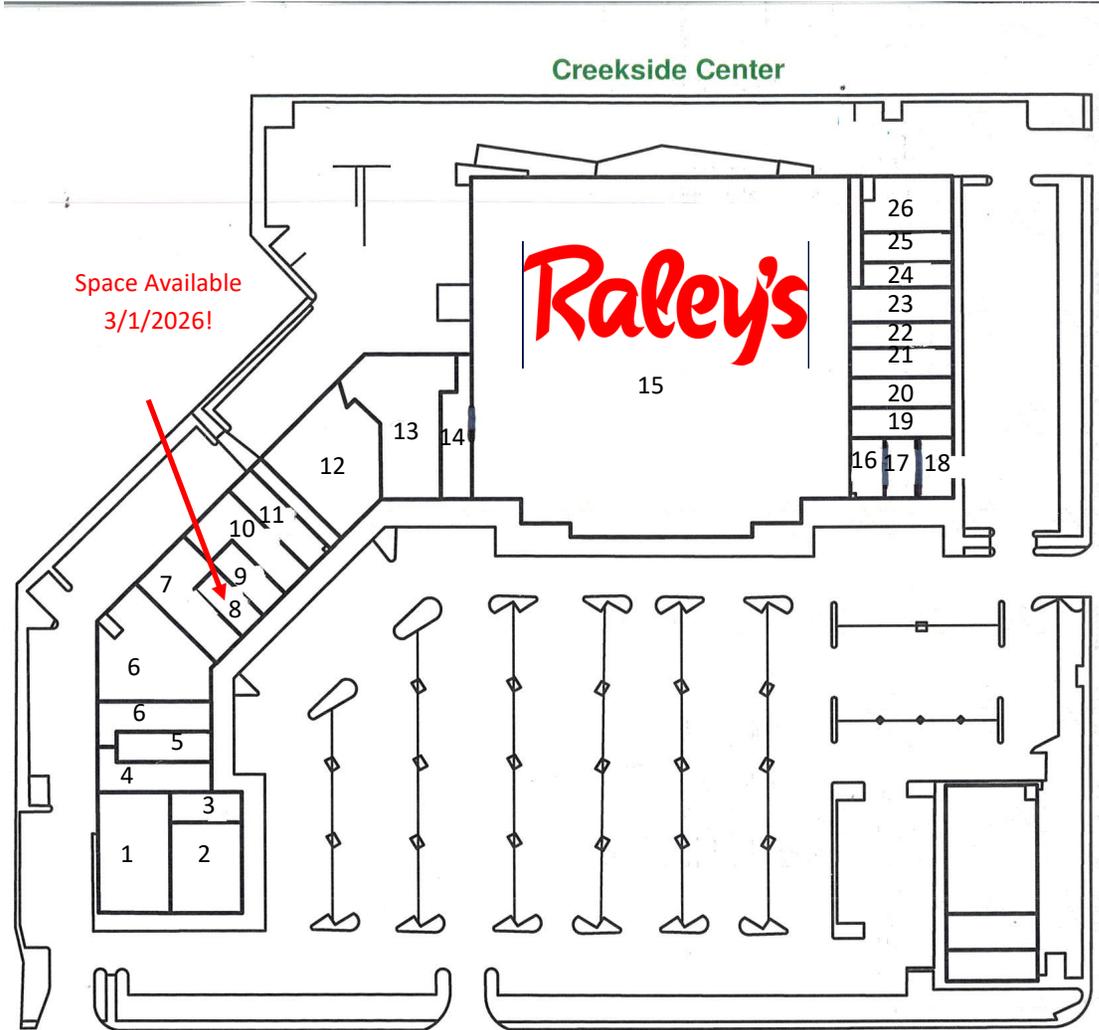
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### SPACE AVAILABILITY MAP

CURRENT TENANTS	SQ FT
1 Hisui	3,800
2 Wells Fargo	2,930
3 Creekside Salon	971
4 Dragon Palace Restaurant	1,635
5 Smoke Plus	1,250
6 Anytime Fitness	5,837
7 Vacaville Laundry works	2,445
8 <b>Barber—AVAILABLE 3/1/2026!</b>	<b>900</b>
9 Jersey Mike's —coming soon!	1,028
10 Hotworx	1,992
11 Ruen Thai Cuisine	1,500
12 Round Table Pizza	4,515
13 Elevate Dance Center	5,145
14 Alamo Dental	1,440
15 Raley's Supermarket	58,748
16 Taylor Made Cleaners	909
17 Pak Mail	842
18 Papa Murphy's Pizza— (3071 Alamo Drive)	980
19 Brow's Beauty	1,360
20 Allstate	1,355
21 Cell Phone Repair	1,326
22 Real Michoacana	1,140
23 El Caracol Mexican Restaurant	1,838
24 Tapioca Tea	1,008
25 Vacaville Nails	1,200
26 Alamo Animal Hospital	2,083
McDonald's	3,915




ANYTIME FITNESS  
McDonald's  
Allstate  
Papa Murphy's PIZZA  
Alamo Animal Hospital  
El CARACOL MEXICAN RESTAURANT  
PEACE LOVE & BOBA  
PAKMAIL  
HISUI 2 SUSHI AND GRILL  
HOTWORX 24 HOUR INFRARED FITNESS STUDIO  
Jersey Mike's SUBS  
ROUND TABLE PIZZA ROYALTY  
WELLS FARGO

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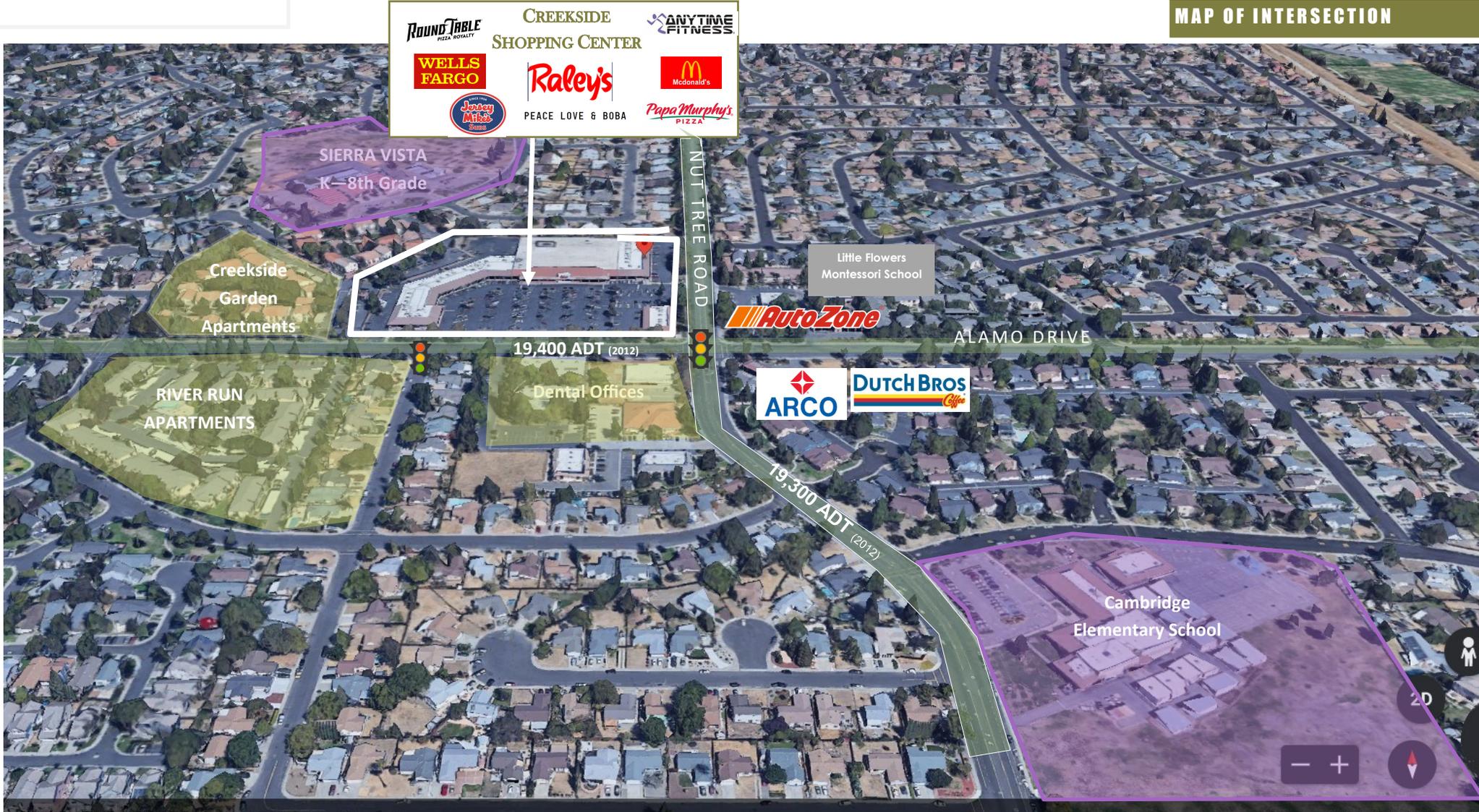
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MAP OF INTERSECTION



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### DEMOGRAPHIC SUMMARY

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3033 Alamo Dr, Vacaville, California, 95687

Ring of 1 mile

### KEY FACTS

25,047

Population



8,707

Households

37.1

Median Age

\$93,244

Median Disposable Income

### EDUCATION

5.2%

No High School Diploma



25.6%  
High School Graduate



40.8%  
Some College/  
Associate's  
Degree



28.4%  
Bachelor's/Grad/ Prof  
Degree

### INCOME



\$115,123  
Median Household  
Income

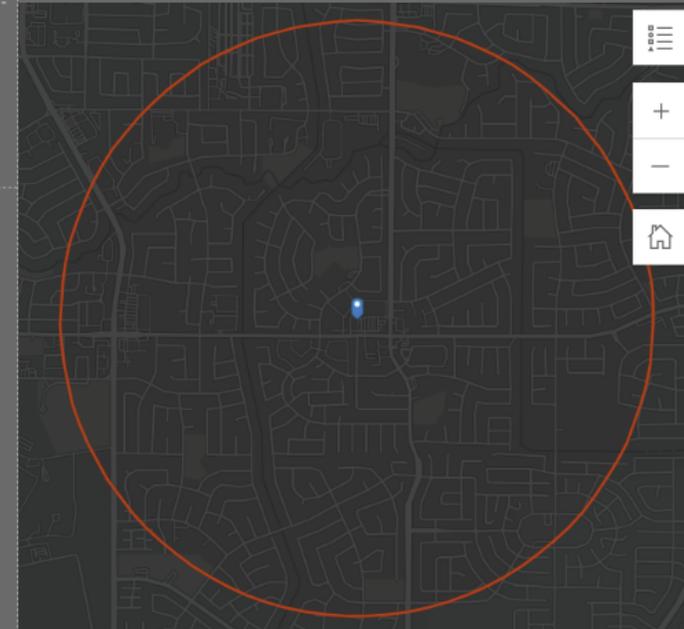
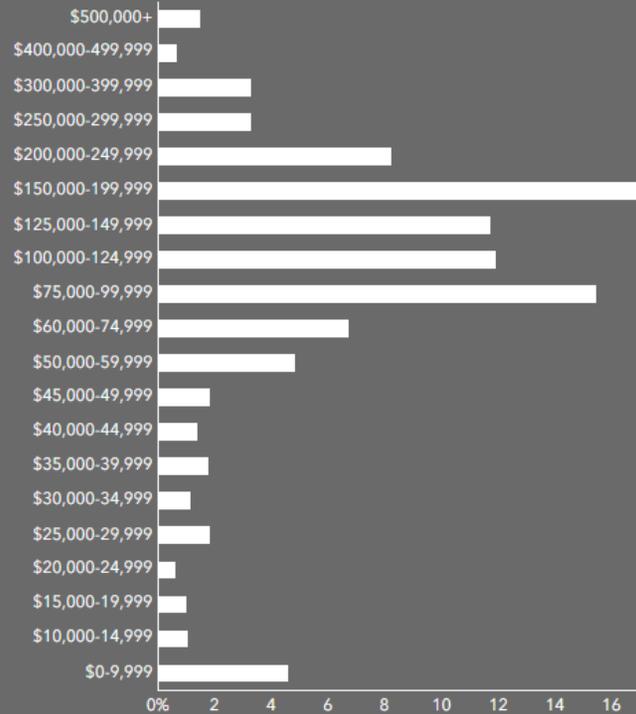


\$46,337  
Per Capita  
Income



\$355,180  
Median Net  
Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

62.5%

White Collar



22.2%

Blue Collar



18.7%

Services

4.5%

Unemployment  
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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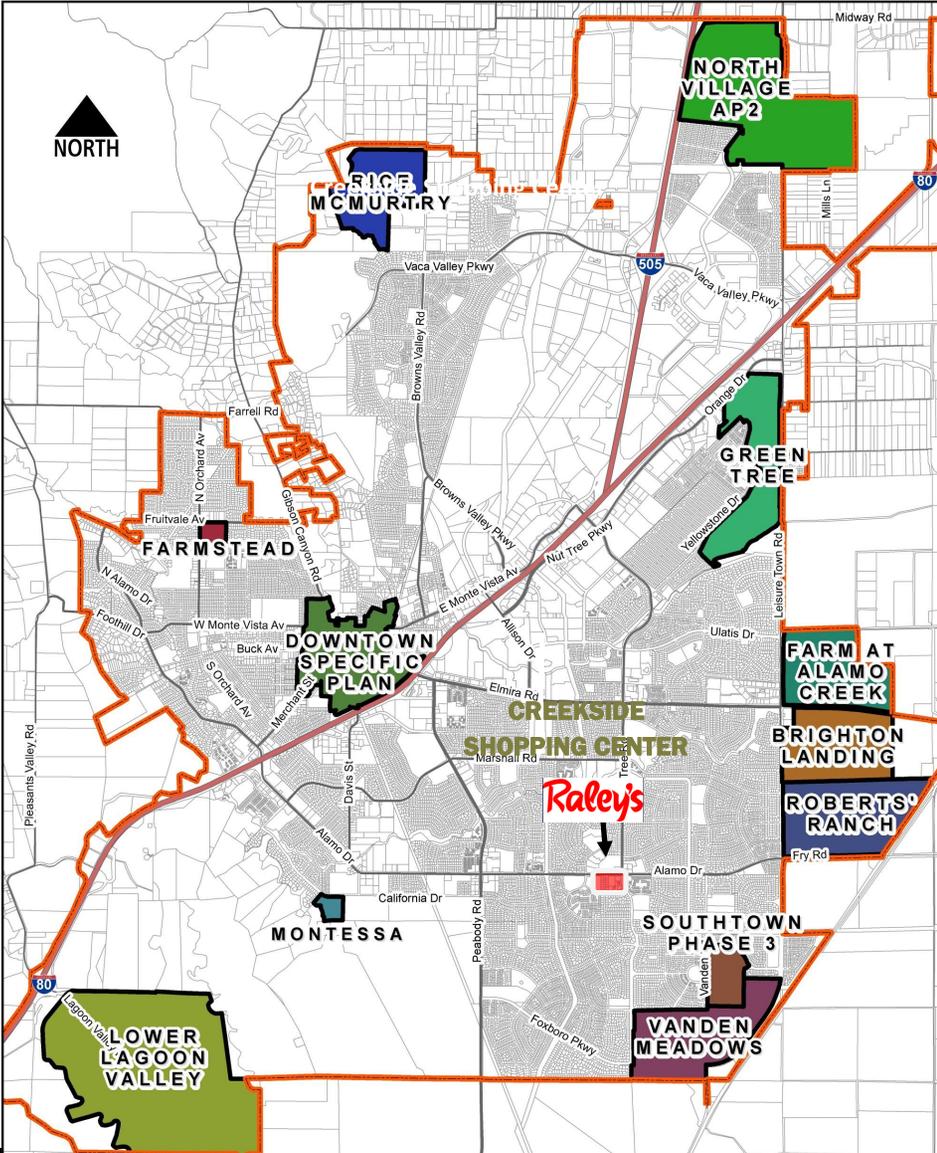
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### SOUTH VACAVILLE AREA DEVELOPMENTS

MAP DEPICTS ACTIVE DEVELOPMENTS FROM PLANNING STAGE TO CONSTRUCTION STAGE  
(taken from City of Vacaville's website)



1. **GREENTREE PROJECT**—project includes 950 units of higher density, 199 units single-family senior housing, 299,345 sf of commercial space, with parks, trails, open space
2. **THE FARM AT ALAMO CREEK**—plan includes 562 detached single family homes, 184 duet homes, 19.4 acres of community park with an 8.2 acre Play-4-All park, 7.4 acres for neighborhood commercial use, and many acres of open space and trails.
3. **BRIGHTON LANDING**— plan includes 767 detached single-family homes distributed throughout twelve villages, a 50 acre private high school parcel, a 11 acre public school parcel and a 6 acre park with many public trails.
4. **ROBERTS RANCH**— plan includes 785 single-family homes, 16.5 acre public school parcel with open space and public trails.
5. **SOUTHTOWN APARTMENT PROJECT**—236 multi-family apartment units.
6. **VANDEN MEADOWS**—plan includes 780 single-family units, a 6.91 acre neighborhood park, a 28.41 acre school parcel, with various trails throughout the development.

FOR A LIST OF ALL DEVELOPMENTS AND UPDATES ON PROJECTS PLEASE VISIT THE CITY OF VACAVILLE'S DEVELOPMENT ACTIVITY PAGE HERE...

[New Communities | Vacaville, CA \(cityofvacaville.gov\)](http://www.cityofvacaville.gov)

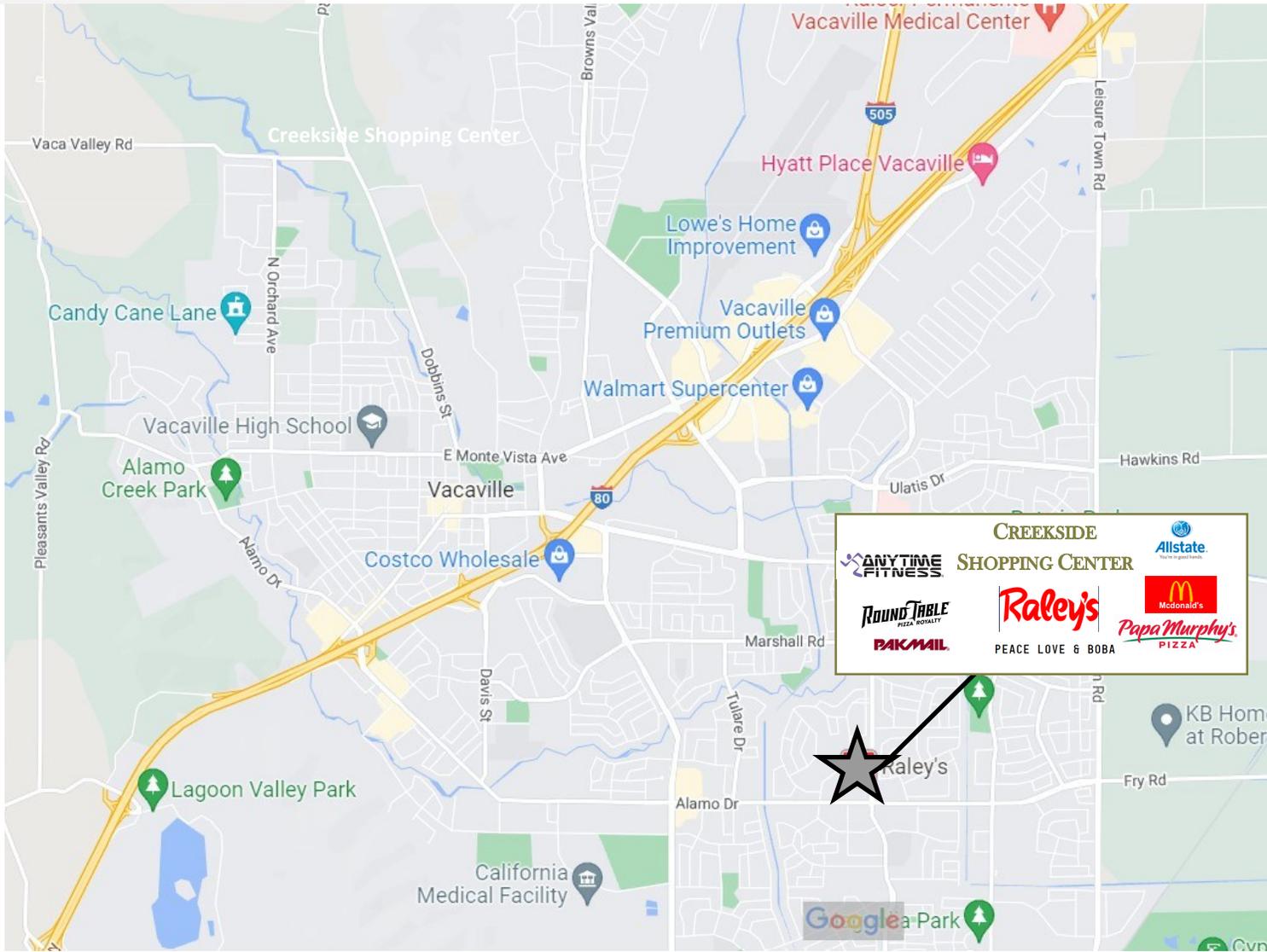
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### MAP OF AREA



<b>ANYTIME FITNESS</b>	<b>CREEKSIDE SHOPPING CENTER</b>	<b>Allstate</b> We're in good hands.
<b>ROUND TABLE PIZZA</b>	<b>Raley's</b>	<b>McDonald's</b>
<b>PAKMAIL</b>	PEACE LOVE & BOBA	<b>Papa Murphy's PIZZA</b>

