



Sunset Center

SUNSET AVE. - 16,438 ADT

35,633 ADT



Heritage Park Shopping Center



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GROUND LEASE NOW AVAILABLE

1110-1114 ANDERSON DRIVE, SUISUN CITY, CA 94585

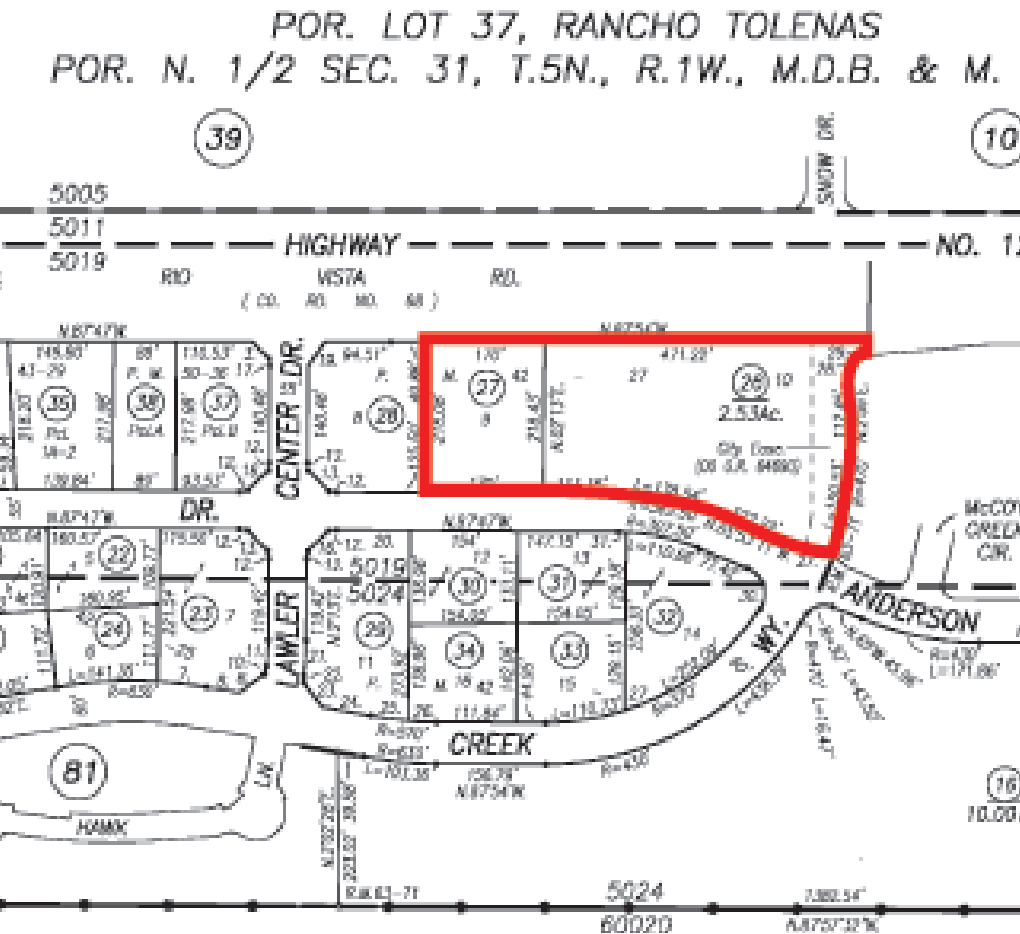


2099 Mt. Diablo Blvd., Suite 106, Walnut Creek, CA 94596

JIM SHEPHERD
 (925) 627-7902
 jim@lockehouse.com
 License #0126555

PROPERTY SUMMARY

1110-1114 Anderson Drive, Suisun City, CA



PROPERTY DESCRIPTION

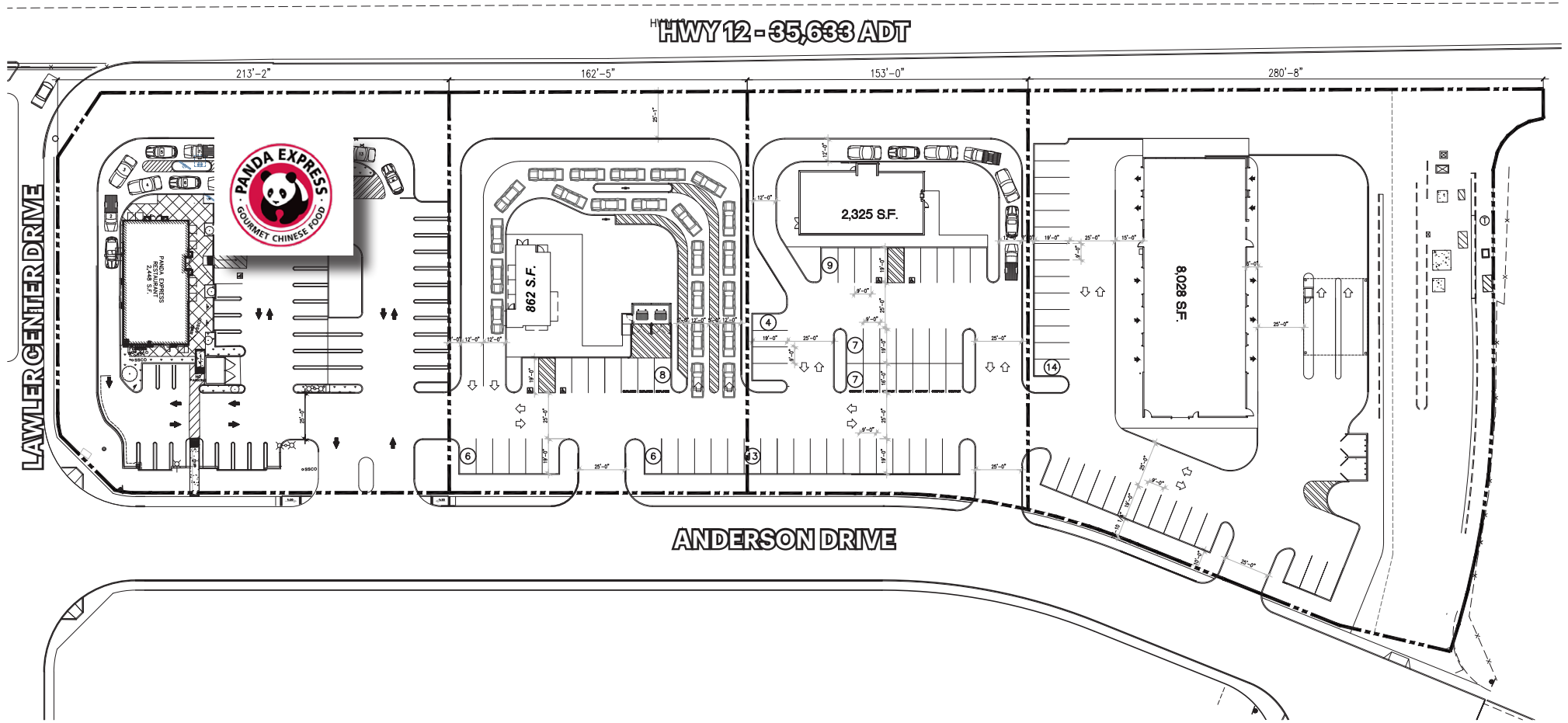
Address	1110-1114 Anderson Drive, Suisun City, CA 94585
County	Solano County
Space Available	± 3.38 Acres
APN	0173-670-260, 0173-670-270
RATE	Contact Agents for Details

HIGHLIGHTS

- Ground Lease
- Highway 12 Frontage
- Tremendous Visibility
- Access Off Highway 12

SITE PLAN

1110-1114 Anderson Drive, Suisun City, CA



HWY 12 - 35,633 ADT

LAWLER CENTER DRIVE

ANDERSON DRIVE



PANDA EXPRESS RESTAURANT 2,325 S.F.

862 S.F.

2,325 S.F.

8,028 S.F.

*Traffic Source: Sites USA REGIS Online 6/06/23

DEMOGRAPHICS

1110-1114 Anderson Drive, Suisun City, CA



POPULATION

1 MILE	3 MILES	5 MILES
16,514	91,340	126,936



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,231	29,991	42,206



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$115,696	\$104,922	\$120,126



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.03 M	\$916,932	\$1.18 M



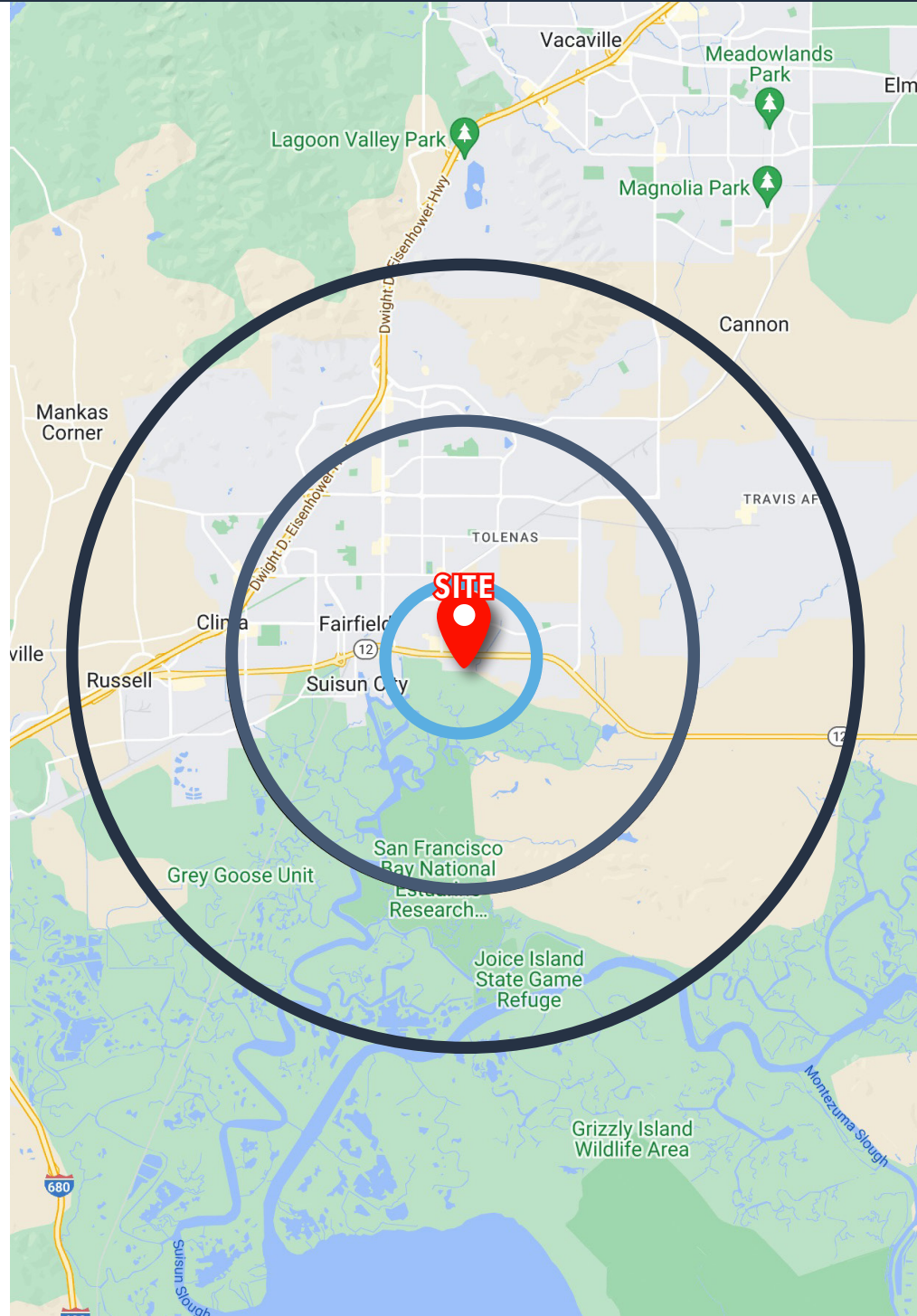
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
18.8%	19.4%	25.2%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$193.16 M	\$1.03 B	\$1.59 B



*Demographic Source: Sites USA REGIS Online 6/06/23