

Sunset Plaza

Retail Opportunity

Hwy 12 & Drouin Drive – Rio Vista, CA

6,244 SF Divisible Retail Available at Planned Fuel C-Store location



**LARGE
TRADE AREA
POPULATION**
and growing!



**STRONG
TRAFFIC COUNTS**
21,700 ADT
on Hwy 12



**GREAT
VISIBILITY**
Freeway Visible
& Adjacent

**6,244 SF
Now Available**

**2,560 SF
1,910SF
1,578 SF**

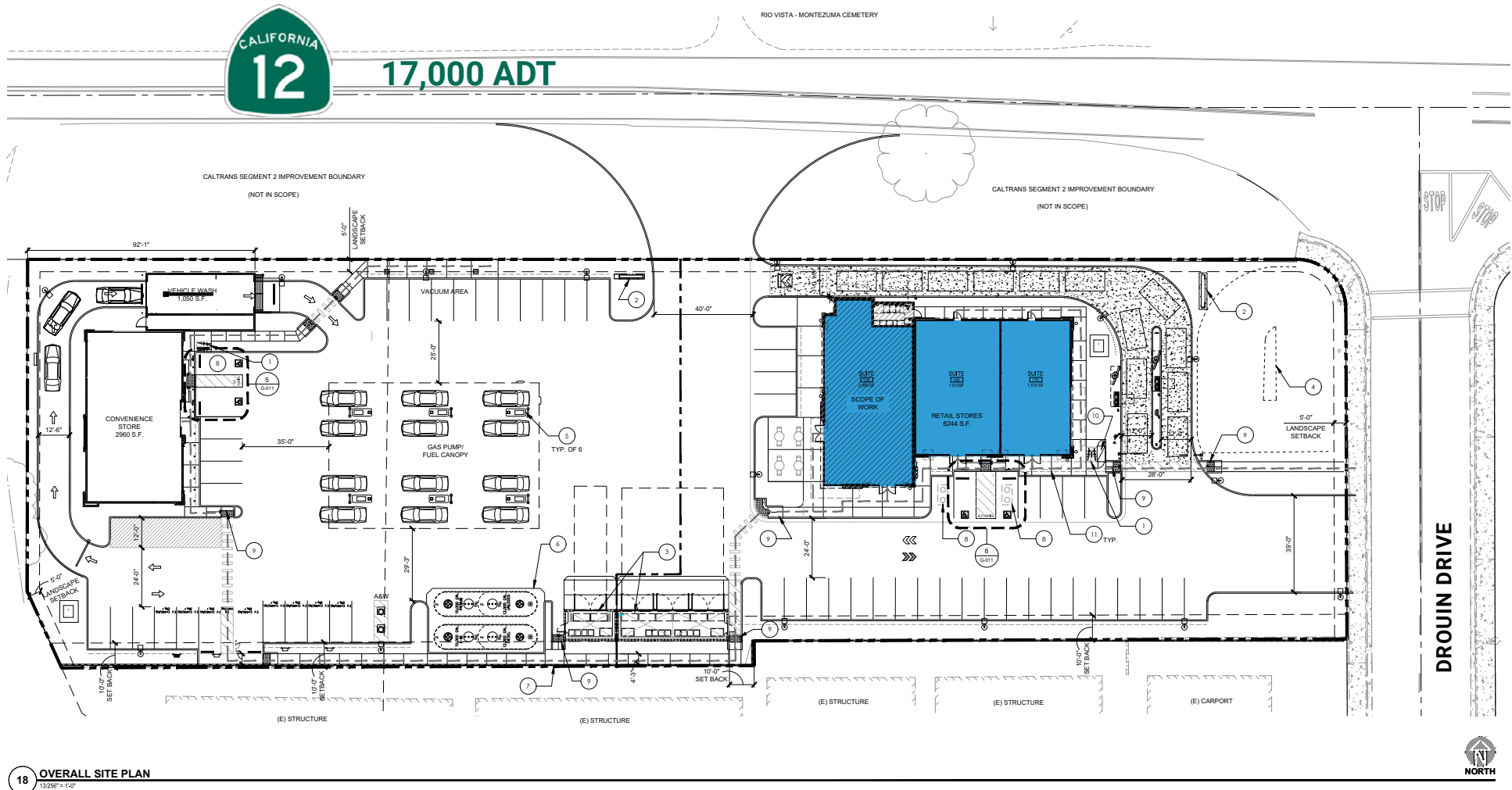
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25 YEARS
2000 – 2025

**JohnCumbelich
& Associates**

PARTNER **XTEAM**
RETAIL ADVISORS



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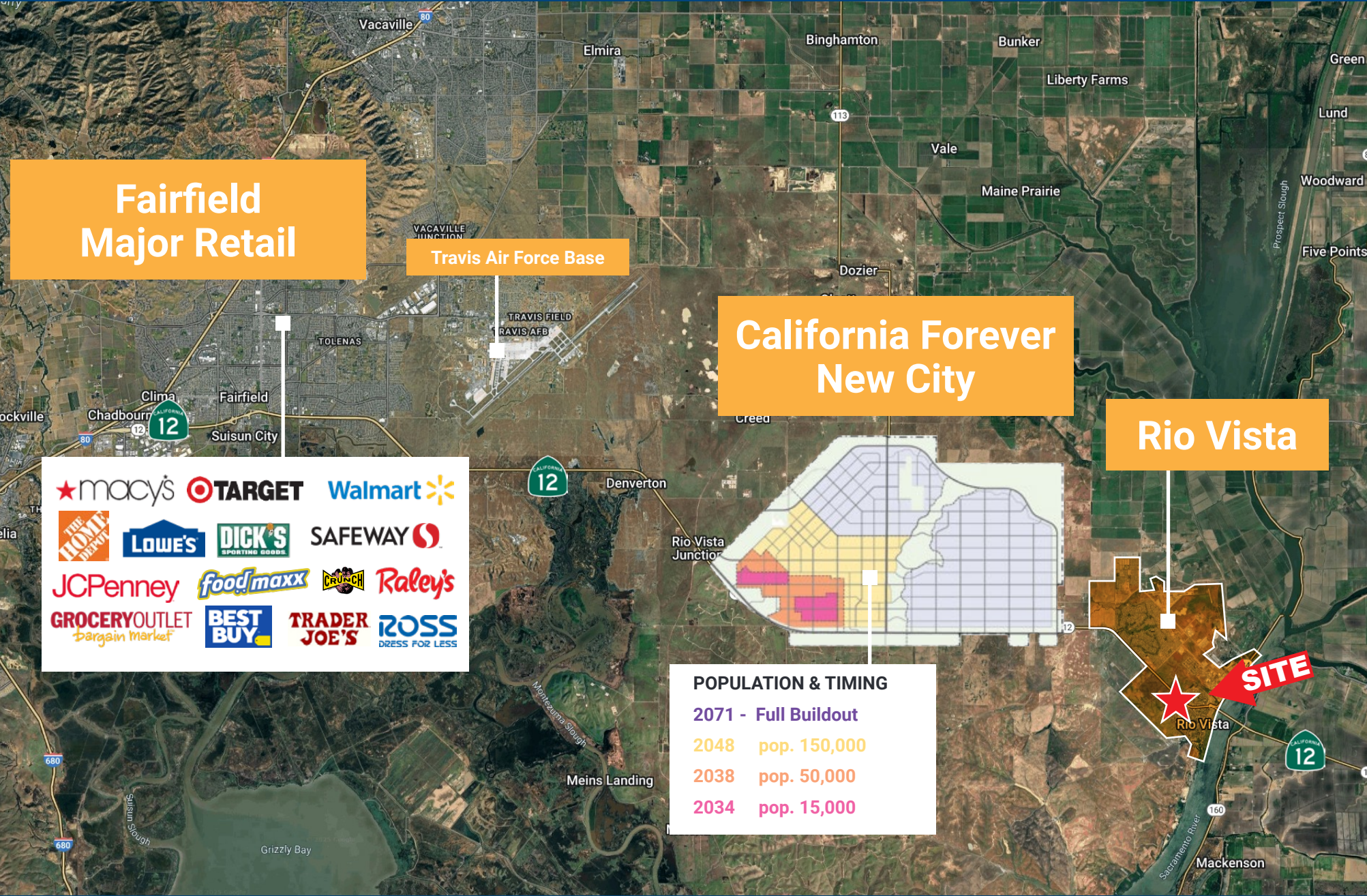
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The site is strategically positioned to capture ±10,500 new residential units that are either in review, approved, under construction, or recently completed.

1	Brann Ranch	1,123
2	City Owned Residential Property	400
3	Riverwalk	918
4	Esperson/Flannery Associates	2,400

Est. New Residents: 30,450
(New Units = 2.9 people per household)

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New Units:

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±10,500

Rio Vista – Poised for Tremendous Growth

- Housing Growth**

±10,500 new homes in review, approved, under construction, or recently completed in Rio Vista

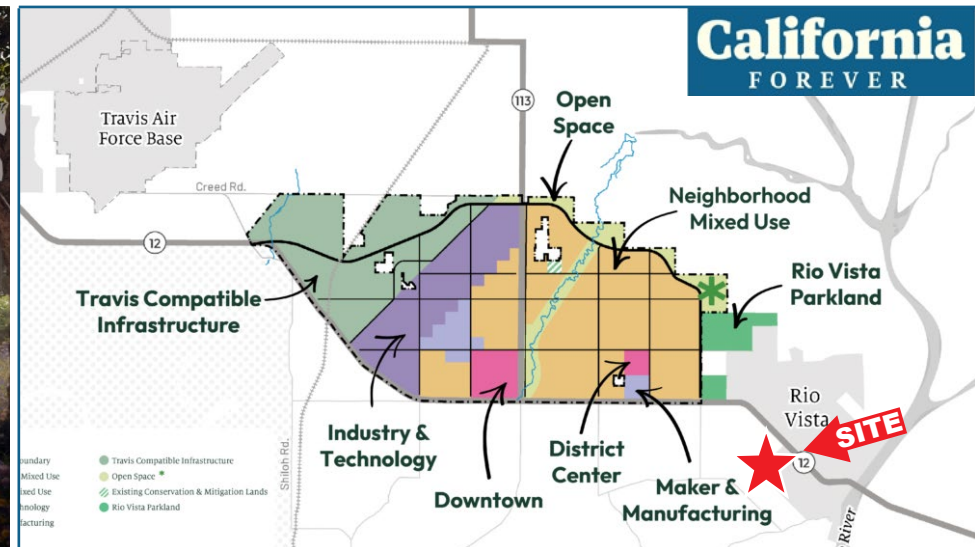
- Retail Growth**

Retailers are seeing the strength of the Rio Vista trade area – Dutch Brothers recently leased a site downtown and other retailers coming to the area include...

- California Forever**

A proposed new city just north of the site that includes with jobs, homes, and clean energy that serves all of Solano County. The new city will bring well-paid jobs in new industries, affordable homes, and amenities together instead of building yet another bedroom community. With the inclusion of a Downtown, Industry & Technology, and Maker & Manufacturing zones, this plan can bring the best companies together in one place creating a jobs center not just for the new residents but all of Solano County. the plan includes the creation of The Solano Foundry – the largest advanced manufacturing park in America – a 2,100-acre, 40 million-square-foot ecosystem for the most innovative industries, including advanced transportation, robotics, energy, and defense.

[Learn more about California Forever.](#)



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Sunset Plaza is a planned development located on the Southwest corner of Highway 12 and Drouin Drive

- The development will include a new gas station, a convenience store, and 6,244 SF of retail space.
- Rio Vista is a significant commuter hub in the Bay Area, with Highway 12 boasting daily traffic counts of 21,700 cars per day.
- In addition to being a commuter thoroughfare, Rio Vista's population has been steadily rising, with an increase in new homes and retail developments.
- There is a proposed new city that may be built in between Rio Vista and Fairfield, which could have a positive impact on the city, bringing in even more traffic to the area.

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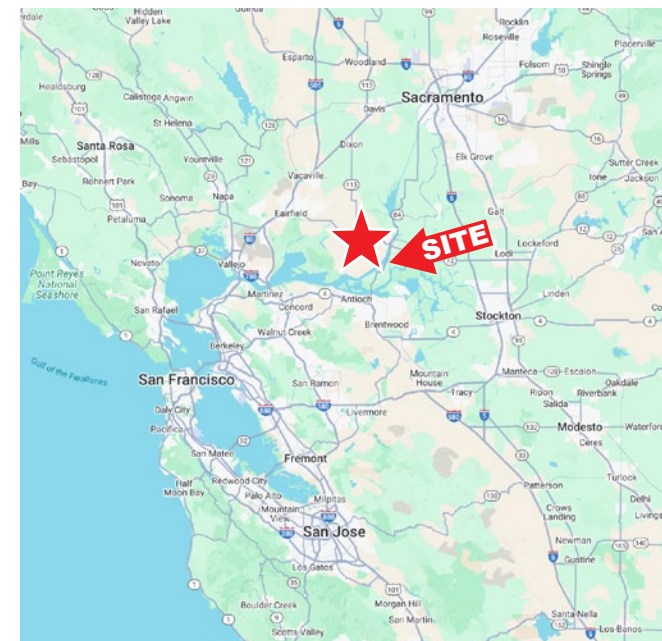
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		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2025 Estimated Population	4,900	10,531	11,525
	2030 Projected Population	4,826	10,518	11,450
	2020 Census Population	5,002	10,283	11,237
	2010 Census Population	4,400	7,848	8,755
	Projected Annual Growth 2025 to 2030	-0.3%	-	-0.1%
	Historical Annual Growth 2010 to 2025	0.8%	2.3%	2.1%
	2025 Median Age	43.2	54.2	53.6
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	3,436	7,930	8,456
HOUSEHOLDS	2025 Estimated Households	2,020	5,087	5,500
	2030 Projected Households	2,026	5,181	5,576
	2020 Census Households	2,009	4,952	5,344
	2010 Census Households	1,718	3,511	3,942
	Projected Annual Growth 2025 to 2030	-	0.4%	0.3%
	Historical Annual Growth 2010 to 2025	1.2%	3.0%	2.6%
RACE & ETHNICITY	2025 Estimated White	66.7%	64.8%	63.9%
	2025 Estimated Black or African American	6.2%	9.0%	8.6%
	2025 Estimated Asian or Pacific Islander	4.5%	8.0%	7.8%
	2025 Estimated American Indian or Native Alaskan	1.3%	0.9%	1.0%
	2025 Estimated Other Races	21.2%	17.3%	18.7%
	2025 Estimated Hispanic	24.7%	20.8%	22.0%
INCOME	2025 Estimated Average Household Income	\$109,151	\$106,374	\$105,337
	2025 Estimated Median Household Income	\$92,870	\$86,713	\$86,080
	2025 Estimated Per Capita Income	\$45,002	\$51,388	\$50,294
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	3.4%	3.6%	3.7%
	2025 Estimated Some High School (Grade 9-11)	7.8%	6.8%	7.0%
	2025 Estimated High School Graduate	20.8%	16.6%	17.1%
	2025 Estimated Some College	28.7%	26.1%	26.3%
	2025 Estimated Associates Degree Only	11.5%	13.5%	13.3%
	2025 Estimated Bachelors Degree Only	20.1%	21.3%	20.6%
	2025 Estimated Graduate Degree	7.8%	12.2%	11.9%
BUSINESS	2025 Estimated Total Businesses	186	262	285
	2025 Estimated Total Employees	1,425	2,038	2,186
	2025 Estimated Employee Population per Business	8	8	8
	2025 Estimated Residential Population per Business	26	40	40
	2021 Estimated Residential Population per Business	46.1	30.5	35.3

Rio Vista is a community located in the heart of the Sacramento River Delta, situated about 65 miles northeast of San Francisco and about 50 miles southwest of Sacramento

State Route 12 (Highway 12) runs through Rio Vista, providing a corridor from Lodi and Stockton in the Central Valley to Suisun City, Fairfield and the counties of the northern Bay Area.

Residents often note the access to surrounding urban centers combined with the small town character, rural setting, and location along the Sacramento River as some of Rio Vista's greatest qualities.



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