

# Freeway Adjacent Development Site

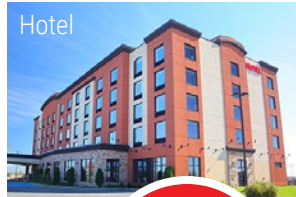
I-80 & Leisure Town Road – Vacaville, CA

Highly Visible  
Easy Access Site

## Located in a vibrant fast-growing area.

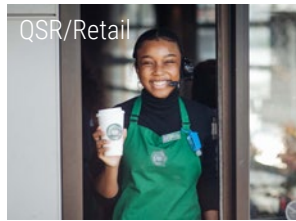
Adjacent to an existing and growing biomanufacturing sector including Genentech and Axiom Point.

Other large employers include Kaiser Permanente and the State Compensation Insurance Fund.



I-80  
134,000  
ADT

Ideal for  
Automotive  
Hotel  
Truck Stop  
Retail



JOHN CUMBELICH [john@cumbelich.com](mailto:john@cumbelich.com) t. 925.935.5400 x101 CA DRE Lic #01006249  
 CATHERINE MACKEN [catherine@cumbelich.com](mailto:catherine@cumbelich.com) t. 925.935.5400 x101 CA DRE Lic #02136323  
 JOHN CUMBELICH & ASSOCIATES 1330 N BROADWAY, SUITE 200A WALNUT CREEK, CA 94596

ANOTHER DEVELOPMENT BY  
**Lewis Retail Centers**

**JohnCumbelich**  
& Associates



# Freeway Adjacent Development Site

Busy Retail Hub

I-80 & Leisure Town Road – Vacaville, CA





# Freeway Adjacent Development Site

The Site

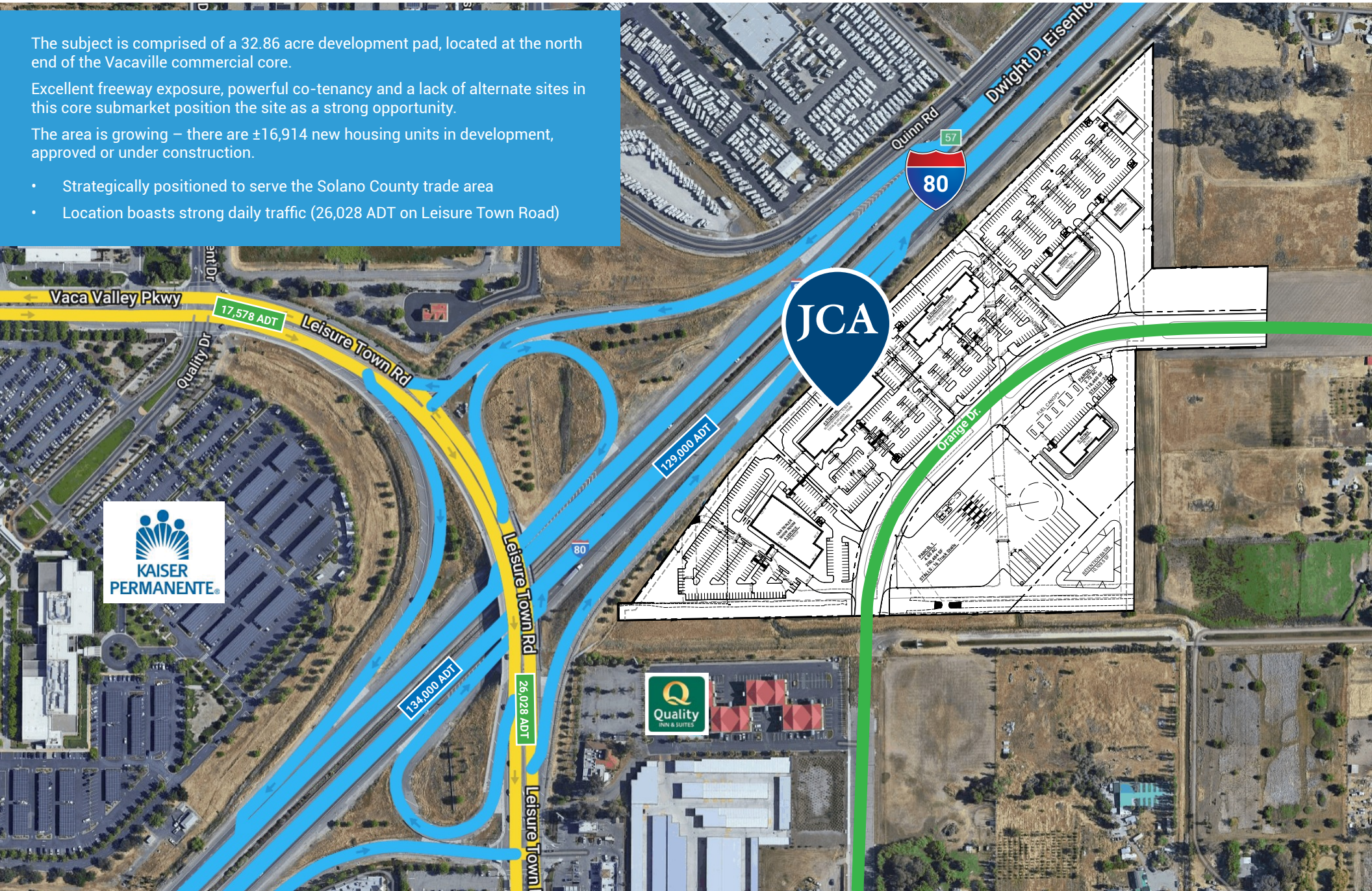
I-80 & Leisure Town Road – Vacaville, CA

The subject is comprised of a 32.86 acre development pad, located at the north end of the Vacaville commercial core.

Excellent freeway exposure, powerful co-tenancy and a lack of alternate sites in this core submarket position the site as a strong opportunity.

The area is growing – there are ±16,914 new housing units in development, approved or under construction.

- Strategically positioned to serve the Solano County trade area
- Location boasts strong daily traffic (26,028 ADT on Leisure Town Road)

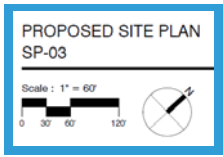
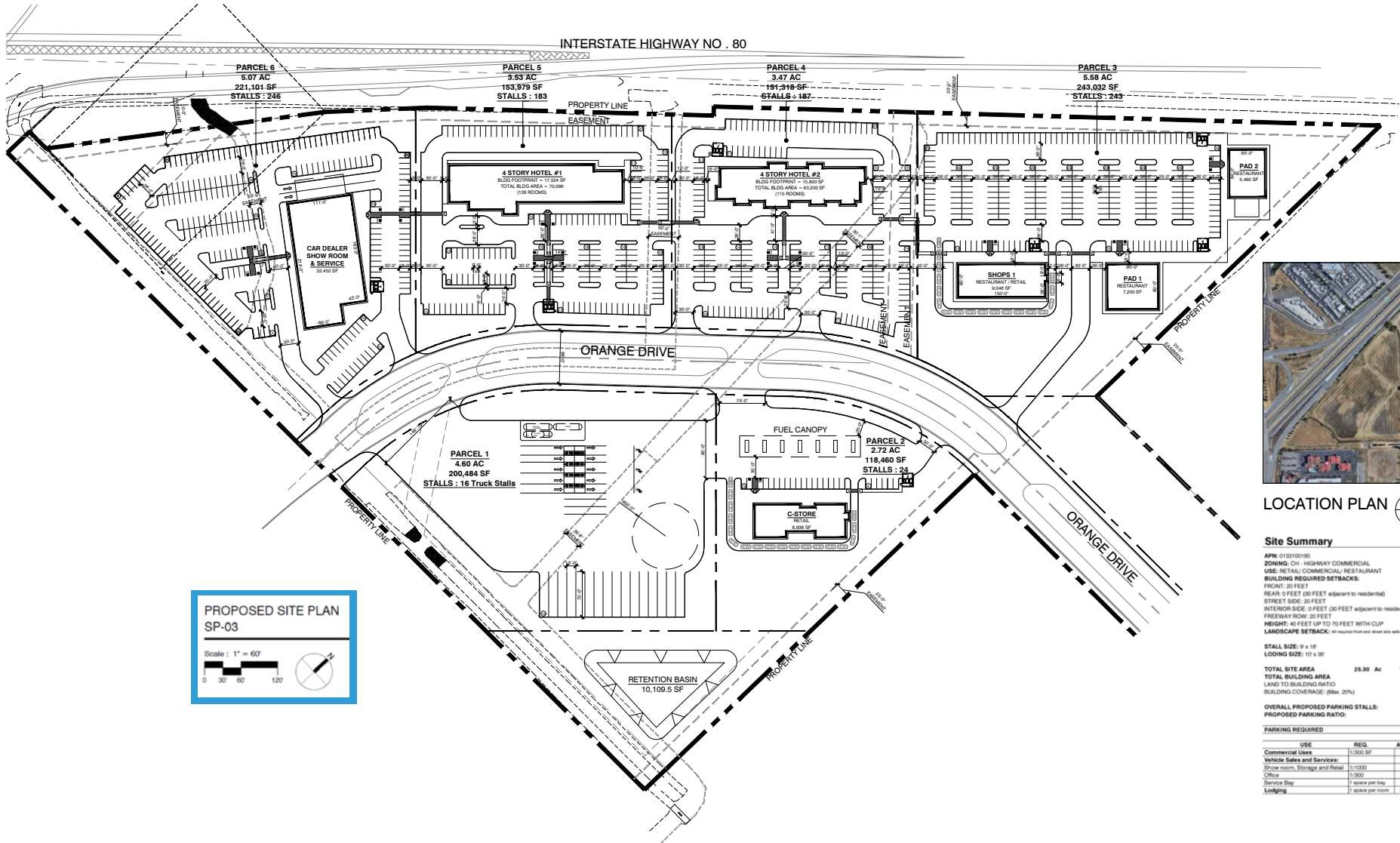




# Freeway Adjacent Development Site

I-80 & Leisure Town Road – Vacaville, CA

Site Plan



LOCATION PLAN

**Site Summary**

APN: 0133100180  
 ZONING: CH - HIGHWAY COMMERCIAL  
 USE: RETAIL COMMERCIAL RESTAURANT  
 BUILDING REQUIRED SETBACKS:  
 FRONT: 20 FEET  
 REAR: 0 FEET (0 FEET adjacent to residential)  
 STREET SIDE: 30 FEET  
 INTERIOR SIDE: 0 FEET (20 FEET adjacent to residential)  
 HEIGHT: 40 FEET UP TO 70 FEET WITH CUP  
 LANDSCAPE SETBACK: As required from one street side setback to the landscaped

STALL SIZE: 9' x 18'  
 LOADING SIZE: 10' x 30'

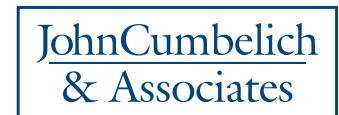
TOTAL SITE AREA: 29.30 Ac 1,182,068 SF  
 TOTAL BUILDING AREA: 86,422 SF  
 LAND TO BUILDING RATIO: 11.75 ft  
 BUILDING COVERAGE: (Max. 20%) 12.77 %

OVERALL PROPOSED PARKING STALLS: 883 Stalls  
 PROPOSED PARKING RATIO: 19.22 (1,000SF)

USE	REQ.	AREA (SF)	STALLS
Commercial Uses	11,000 SF	30,000	100
Vehicle Sales and Services			
Show room, Storage and Retail	11,000	50,000	10
Office	1,000	12,400	37
Service Bay	1 space per bay	0	8
Lodging	1 space per room	243 Stalls	243
			<b>Total: 401</b>

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# Freeway Adjacent Development Site

Housing Growth

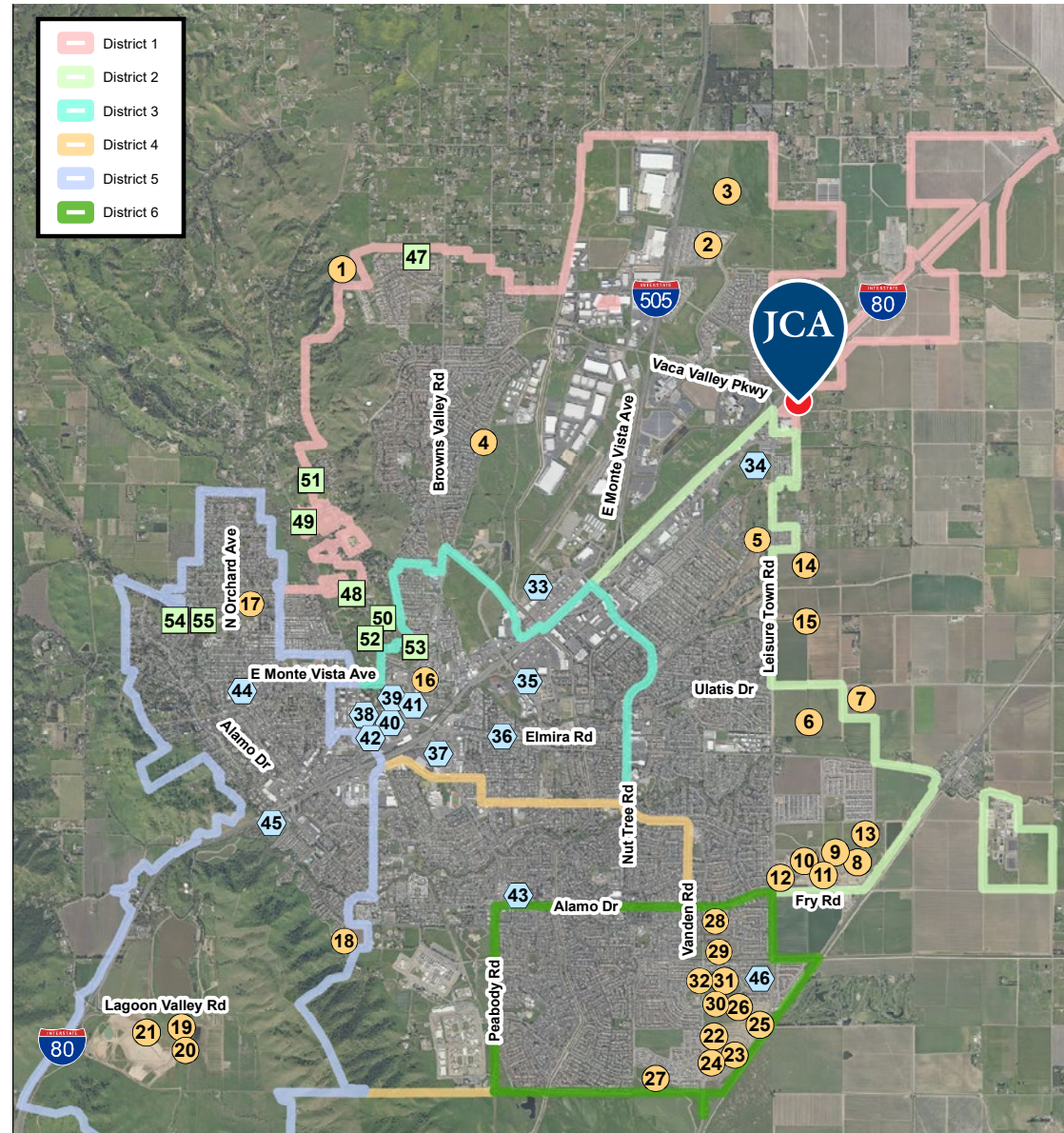
I-80 & Leisure Town Road – Vacaville, CA

New Residential Development	# of Units
District 1	4,286
District 2	7,659
District 3	411
District 4	73
District 5	1,492
District 6	2,993
<b>TOTAL NEW HOUSING UNITS</b>	<b>16,914</b>

Centrally located between the San Francisco Bay Area and Sacramento, Vacaville is one of the fastest growing cities in the nation.

There are ±16,914 new housing units in development, approved or under construction.

The location provides an enviable work-life balance between jobs, housing and recreational opportunities.





# Freeway Adjacent Development Site

The Trade Area

I-80 & Leisure Town Road – Vacaville, CA

**28k**  
RESIDENTIAL  
POPULATION

**11k**  
HOUSEHOLDS

**\$127k**  
MEDIAN  
HH INCOME

**15k**  
EMPLOYEES

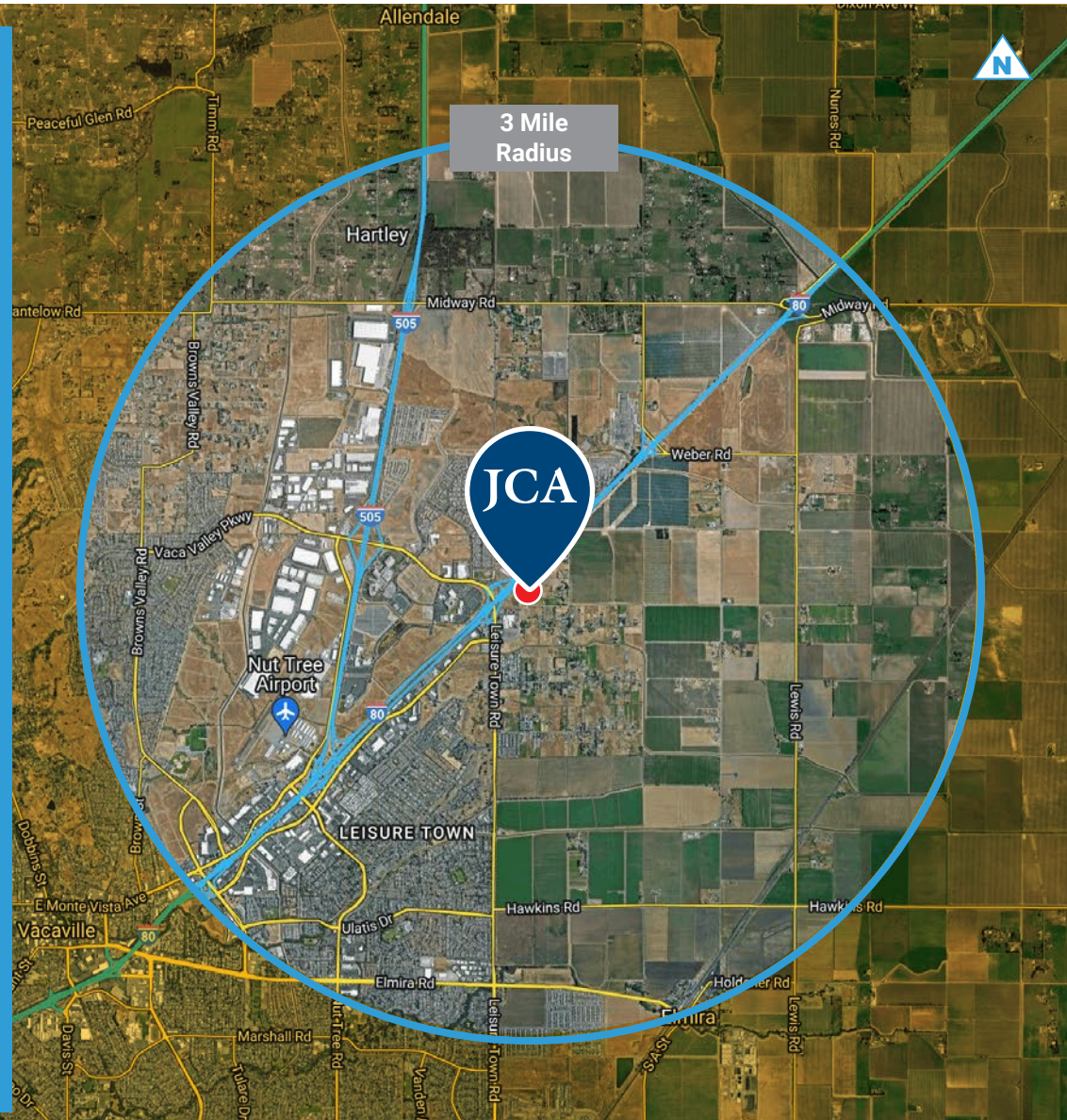
**24k**  
DAYTIME  
POPULATION

Vacaville, California is located in northern Solano County, midway between San Francisco and Sacramento. The City of Vacaville, incorporated in 1892 and currently comprising just under 27 square miles, has a beautiful setting bordered by rolling hillsides, fruit orchards and fertile farmland.

The City's rich history has transformed the community from a small agricultural town into a thriving and progressive city

Affordable housing, quality schools, a wide array of activities, and numerous community events contribute to making Vacaville a highly desirable place to live and do business.

Residents and visitors enjoy an expanding choice of restaurants in the revitalized, historic downtown, and some of the best shopping in the area with a thriving retail district along Interstate 80 that includes one of the largest factory outlet complexes in California.



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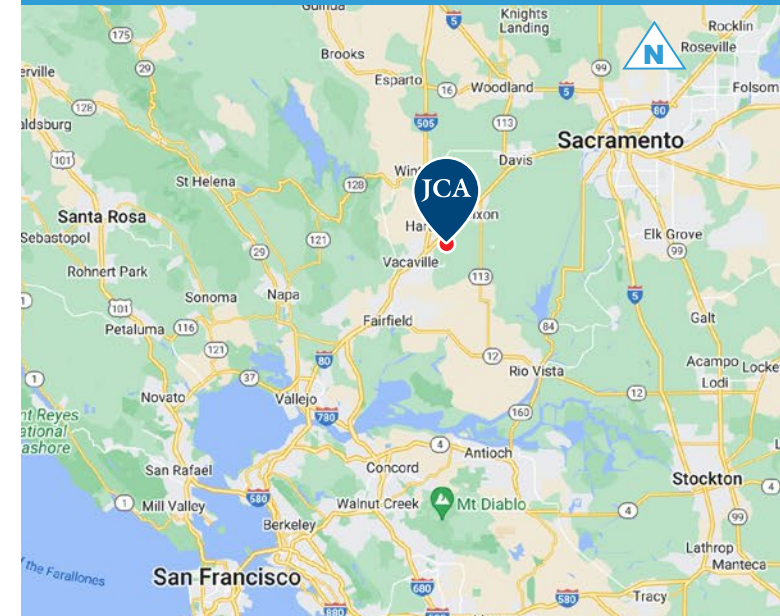
# Freeway Adjacent Development Site

## Demographics

### I-80 & Leisure Town Road – Vacaville, CA

	1-Mile	2-Mile	3-Mile
<b>POPULATION</b>			
2023 Estimated Population	27,850	96,993	191,844
2028 Projected Population	27,982	99,877	200,722
2020 Census Population	27,633	96,509	189,373
2010 Census Population	22,918	86,326	171,056
Projected Annual Growth 2023 to 2028	0.0%	0.6%	0.9%
Historical Annual Growth 2010 to 2023	1.7%	1.0%	0.9%
2023 Median Age	43	39	38
<b>DAYTIME POPULATION</b>			
Adjusted Daytime Demographics Age 16 Years +	24,040	58,191	107,349
<b>HOUSEHOLDS</b>			
2023 Estimated Households	11,027	34,953	65,538
2028 Projected Households	11,454	37,372	71,195
2020 Census Households	10,850	34,351	63,885
2010 Census Households	9,003	30,642	57,146
Projected Annual Growth 2023 to 2028	0.8%	1.4%	1.7%
Historical Annual Growth 2010 to 2023	1.7%	1.1%	1.1%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	58.9%	54.3%	47.8%
2023 Estimated Black or African American	7.3%	10.3%	13.1%
2023 Estimated Asian or Pacific Islander	13.1%	10.5%	12.3%
2023 Estimated American Indian or Native Alaskan	0.8%	0.9%	1.0%
2023 Estimated Other Races	20.0%	24.0%	25.8%
2023 Estimated Hispanic	20.5%	25.6%	27.5%
<b>INCOME</b>			
2023 Estimated Average Household Income	\$156,220	\$137,912	\$135,878
2023 Estimated Median Household Income	\$127,378	\$113,597	\$111,245
2023 Estimated Per Capita Income	\$61,918	\$50,128	\$47,133
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade 0 -8)	2.4%	4.0%	5.2%
2023 Estimated Some High School (Grade 9-11)	3.5%	4.6%	5.2%
2023 Estimated High School Graduate	22.5%	24.3%	24.6%
2023 Estimated Some College	26.5%	29.3%	27.4%
2023 Estimated Associates Degree Only	11.8%	11.3%	10.4%
2023 Estimated Bachelors Degree Only	22.7%	18.1%	17.8%
2023 Estimated Graduate Degree	10.6%	8.4%	9.4%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	1,170	2,904	4,918
2023 Estimated Total Employees	15,056	27,216	46,039
2023 Estimated Employee Population per Business	13	9	9
2023 Estimated Residential Population per Business	24	33	39

### SF Bay Area Map



### Site Detail

