

# For Sale

3 Acre Freeway Oriented Development Opportunity  
Leisure Town Rd & Orange Dr, Vacaville, CA



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SRS Real Estate Partners | 100 Pine Street, Suite 1550 | San Francisco, CA 94111



# FOR SALE

## Leisure Town Rd & Orange Dr, Vacaville, CA



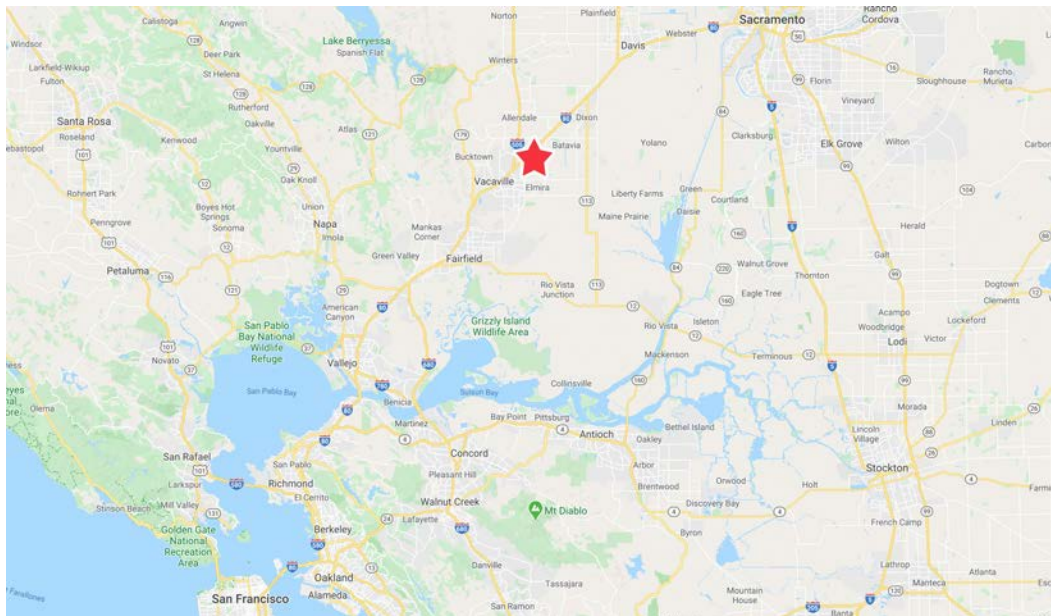
### Description:

This 3 acre site is conveniently located at Leisure Town Rd & Orange Drive with easy access to Interstate I-80. It is adjacent to a Quick Quack Car Wash and future Arco/ampm. The site is perfect for traditional commercial highway uses such as quick service restaurant, hotel, automotive and self storage. It is also ideal for other uses such as standard retail, child care, multi-family residential and office.

Within the immediate vicinity, the site is surrounded by an assortment of hotels, national tenants and daily needs which include Quality Inn & Suites, Extended Stay America Hotel, McDonald's, Starbucks, Jack in the Box, Jersey Mikes, Subway, Taco Bell, 76 Gas Station, and Quik Stop Gas Station.

### Property Highlights:

- 3 Acres (Divisible)
- Zoned CG - General Commercial
- Located a quarter mile from Interstate 80
- Adjacent to future Arco/AMPM and Quick Quack Car Wash



### Vacaville, CA:

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; now a diverse population of 97,446 residents call Vacaville home. While the City's population history and demographics show its rapid growth, Vacaville remains a "small town at heart," whose residents pride themselves on the high level of community involvement.



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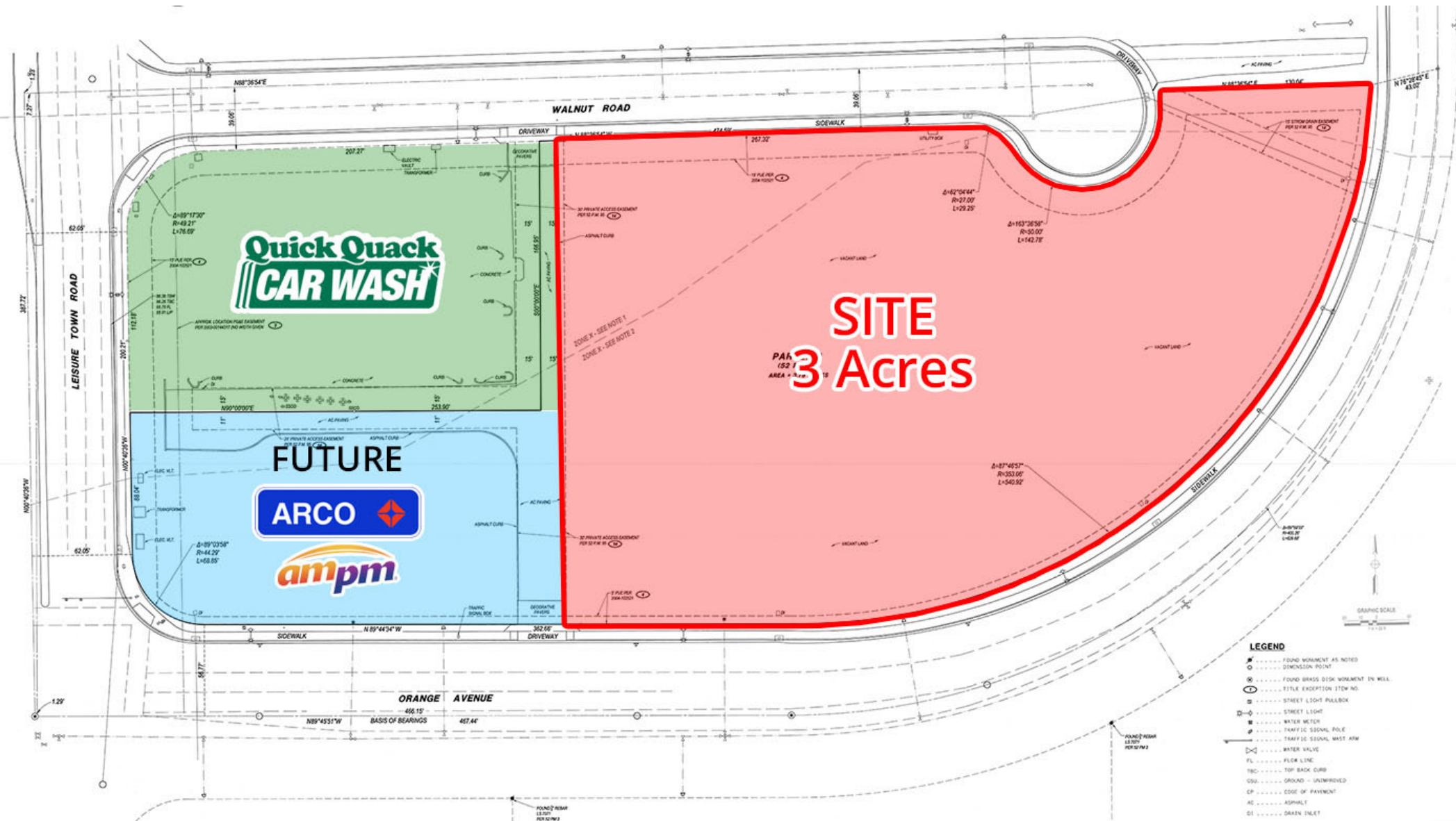
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## Zoning Map

### Special Overlay District

- Downtown Area
- Freestanding Residential Buildings Permitted
- Opportunity House Special Standards Overlay
- Residential Urban High Density
- Special Services Facilities
- Vine St Area Special Standards Overlay District

### District Boundaries



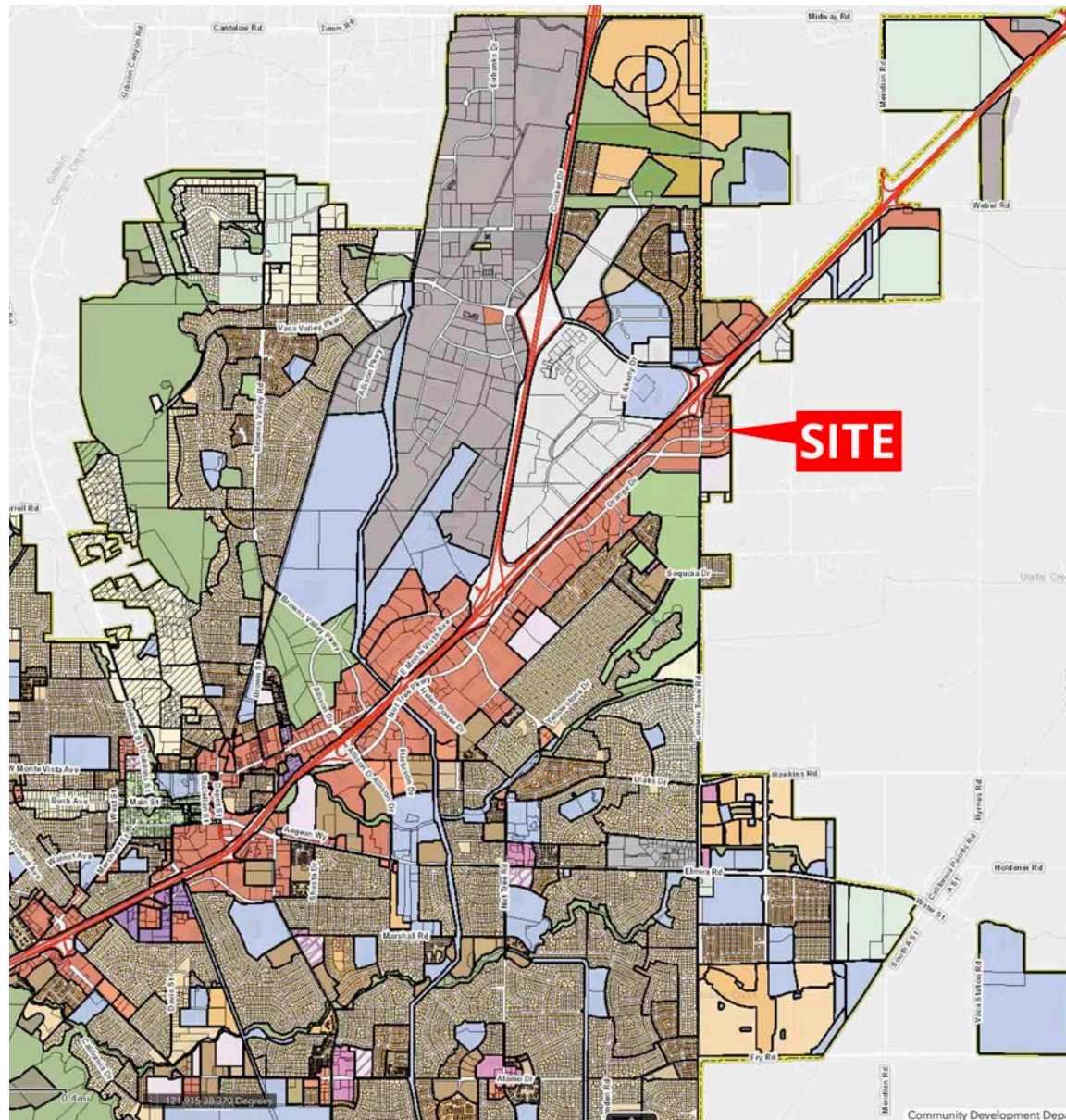
### Zoning By Parcel

- Agriculture
- Agricultural Hillside
- Mixed Use
- Downtown Commercial
- General Commercial
- Neighborhood Commercial
- Office Commercial
- Recreation Commercial
- Service Commercial
- Community Facilities; CF (AB)
- Open Space
- Business Park
- Industrial Park
- Industrial Service
- Residential Rural
- Residential Estates
- Residential Low Density
- Residential Low/Medium Density; RLM-5
- Residential Medium Density
- RMH
- Residential High Density
- Manufactured Housing Park

### Street Centerline

- Minor Arterials
- Major Arterials
- Freeway Ramps
- Freeway

### City Limits



## Zoned CG-General Commercial

The CG-General Commercial district allows for both small and large commercial development, primarily on sites located along major streets and adjacent to the freeway. The CG district is established to achieve the following purposes:

- A. To allow for the establishment of retail commercial, business and personal services, recreation, and public uses, intended to serve the needs of the local community and to attract a regional market;
- B. To provide sites which accommodate the demand for freeway oriented services;
- C. To provide sites of adequate size and in appropriate locations to accommodate large commercial centers and large commercial uses;
- D. To strengthen the economic base of the community through the generation of new employment opportunities and sales tax revenue;
- E. To allow for the establishment of other appropriate uses which are determined to be compatible with the intent of the district.



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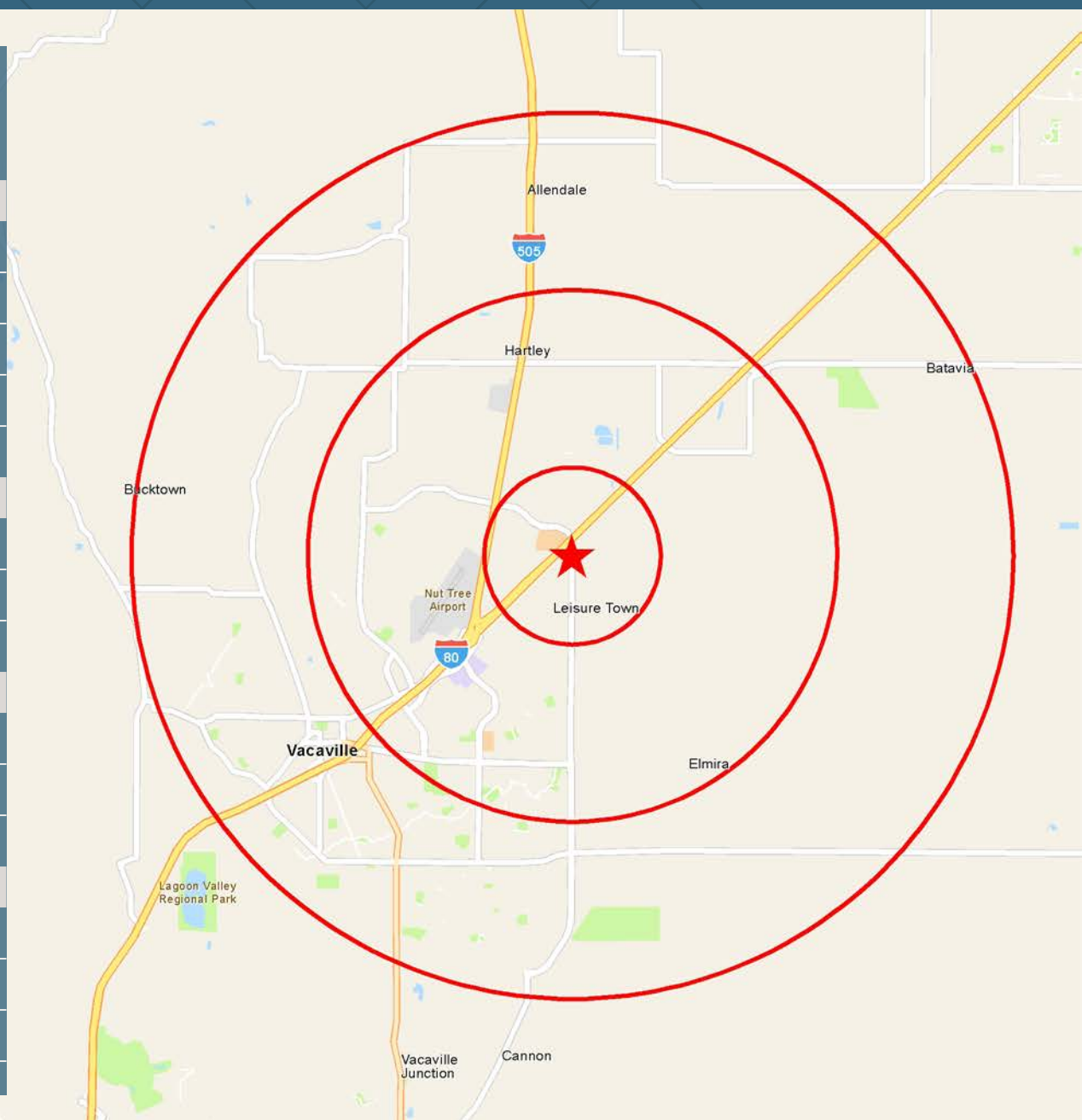
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## Demographic Summary

|                          | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>        |           |           |           |
| 2019 Population          | 3,524     | 39,321    | 101,064   |
| 2024 Population          | 3,842     | 41,224    | 105,234   |
| 2019-2024 Annual Rate    | 1.74%     | 0.95%     | 0.81%     |
| 2014 Median Age          | 55.8      | 38.5      | 38.1      |
| Daytime Population       | 15,307    | 48,064    | 91,129    |
| <b>HOUSEHOLDS</b>        |           |           |           |
| 2019 Total Households    | 1,828     | 14,771    | 35,954    |
| 2024 Total Households    | 1,990     | 15,468    | 37,398    |
| 2019 - 2024 Annual Rate  | 1.71%     | 0.93%     | 0.79%     |
| <b>MEDIAN HH INCOME</b>  |           |           |           |
| 2019 Median HH Income    | \$75,973  | \$85,868  | \$85,457  |
| 2024 Median HH Income    | \$86,835  | \$98,225  | \$98,562  |
| 2019-2024 Annual Rate    | 2.71%     | 2.73%     | 2.89%     |
| <b>AVERAGE HH INCOME</b> |           |           |           |
| 2019 Average HH Income   | \$98,674  | \$109,340 | \$109,975 |
| 2024 Average HH Income   | \$115,566 | \$125,425 | \$126,775 |
| 2019-2024 Annual Rate    | 3.21%     | 2.78%     | 2.88%     |

Source: Esri, Esri and Infogroup, U.S. Census



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