



Daycare Facility For Lease

1638 Fairgrounds Drive, Suite A Vallejo, CA



3,680 Sq. Ft. Available

Asking Rent: \$0.90/NNN

We are pleased to offer the following space:

- ⇒ Well located grocery anchored shopping center with State Highway 37 and Interstate 80 readily accessible.
- ⇒ One-half mile from Six Flags Discovery Kingdom theme park and Solano County Fairgrounds.
- ⇒ Other retail competition in excess of 3 miles away.
- ⇒ Possible Church, Activity Center Uses available

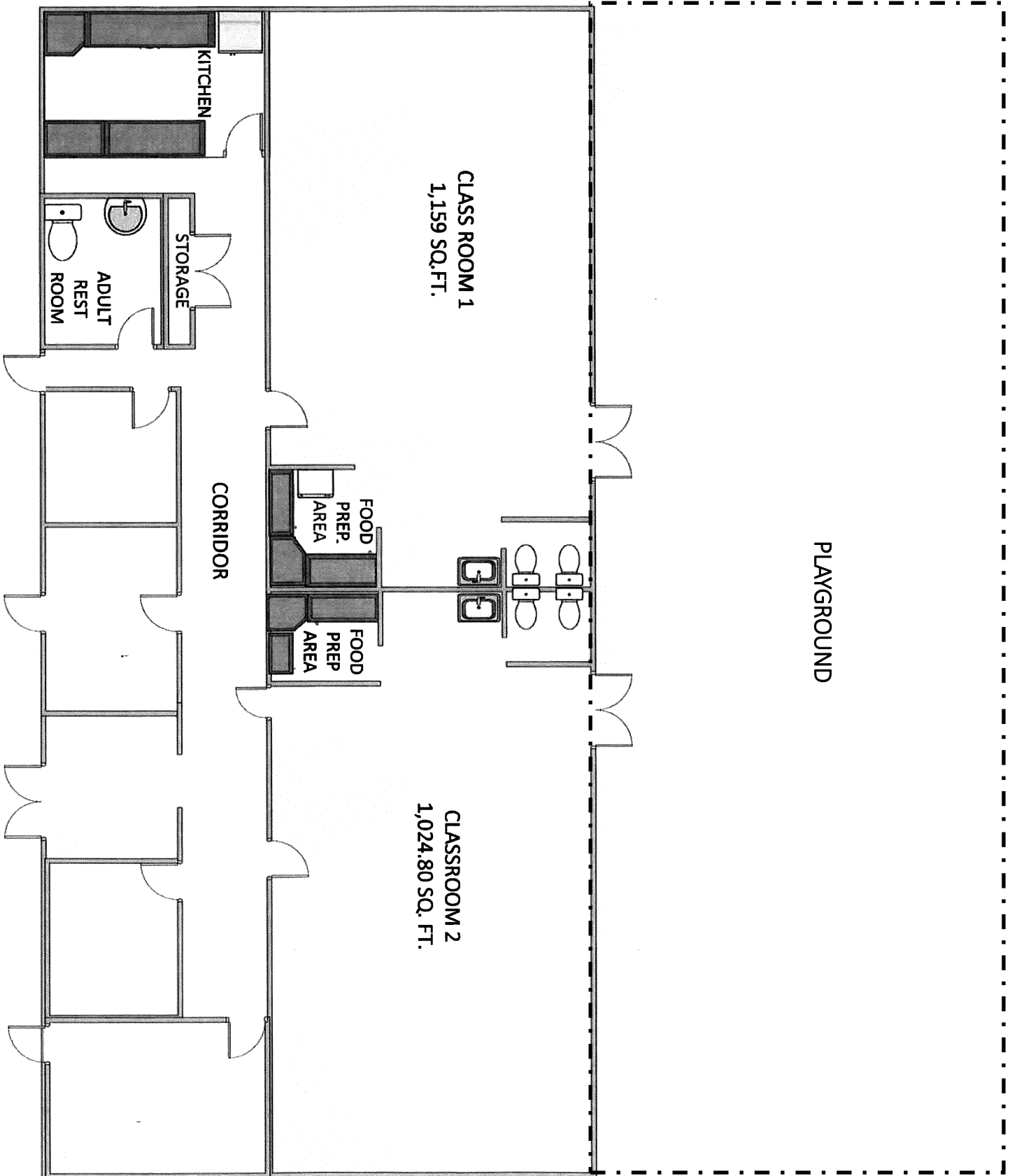


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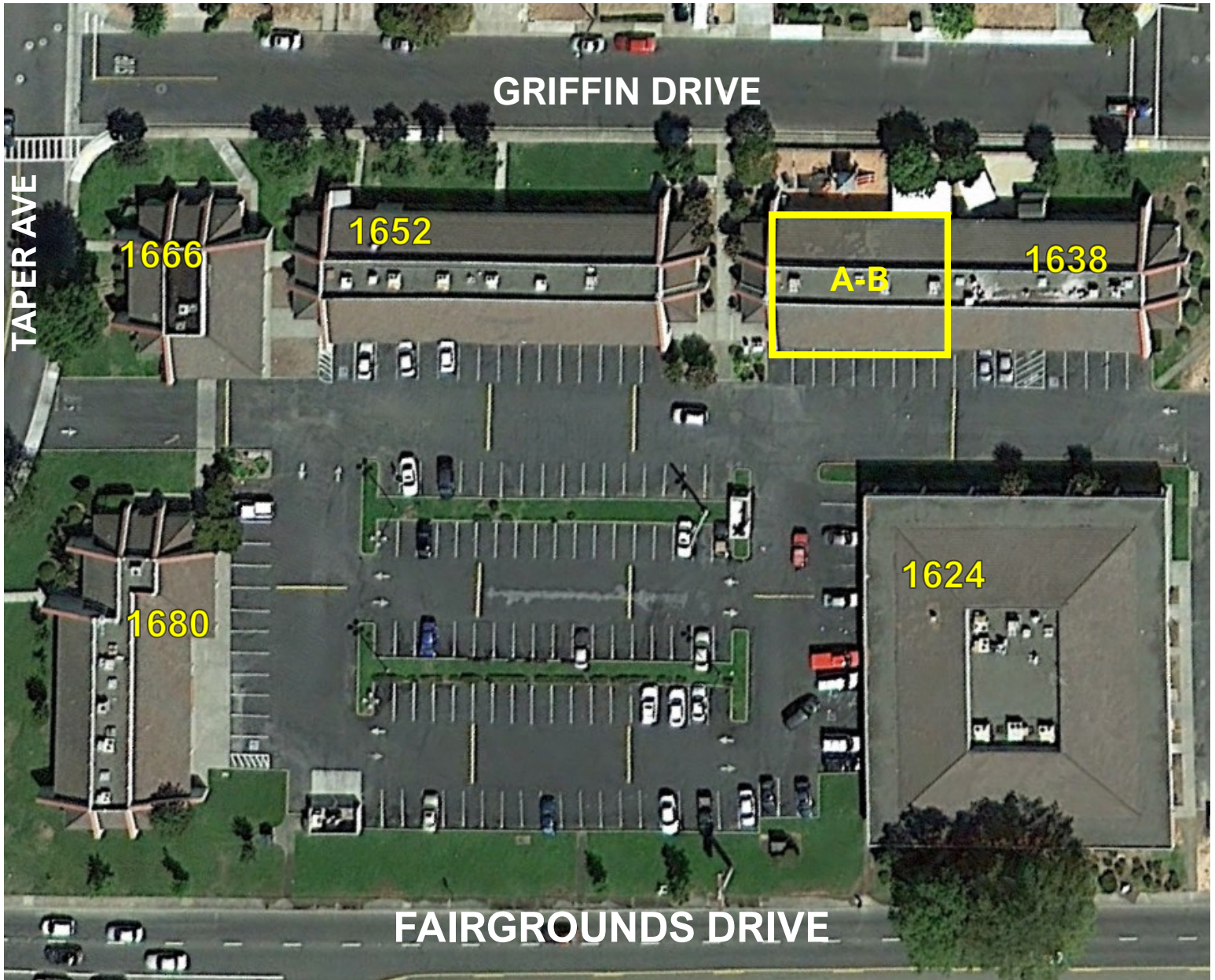
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Fairgrounds Drive Aerial Site Map



Demographics for Fairgrounds Plaza

Population	2 Mile	5 Mile	10 Mile
2021 Total Population:	51,171	142,686	243,856
Pop Growth 2021-2026:	0.2%	0.3%	0.4%
Average Age:	38.7	38.6	39.6
Households			
2021 Total Households:	16,231	48,620	84,675
HH Growth 2021-2026:	0.3%	0.4%	0.4%
Median Household Inc:	\$79,869	\$77,112	\$91,044
Avg Household Size:	3.10	2.90	2.80
Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Housing Value:	\$422,595	\$444,212	\$505,454
Median Year Built:	1977	1973	1979

Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Fairgrounds Dr	Gateway Dr	0.06 SE	27,951	2018	0.02
Gateway Dr	Sawyer St	0.03 E	1,852	2018	0.16
Fairgrounds Dr	Gateway Dr	0.13 NW	31,403	2018	0.19
Fairgrounds Dr	Whitney Ave	0.12 SE	20,848	2018	0.21

Sources:

U.S. Census Bureau and 2020
American Community Survey
Geographic area: Census tract



