

# OUTPARCEL AVAILABLE FOR GROUND LEASE

570 Orange Drive | Vacaville, CA 95687 | Store #757

ANCHORED BY:

# KOHL'S

AVAILABLE PAD SITE:  
1.50 ACRES

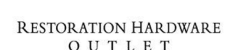
FRONTAGE:  
APPROXIMATELY 100 FEET

ZONING:  
C-3 - CITY OF VACAVILLE

RATES:  
CALL FOR DETAILS

## AREA RETAILERS:

# KOHL'S



# KOHL'S

PROPOSED  
PAD

Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Jeff Hagan  
Senior Vice President  
CA DRE #01494218  
jhagan@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.





# KOHL'S ANCHORED PAD SITE II - INTERSECTION AERIAL

570 Orange Drive | Vacaville, CA 95687 | Store #757

ANCHORED BY:

# KOHL'S





# KOHL'S ANCHORED PAD SITE II - PROPERTY OVERVIEW

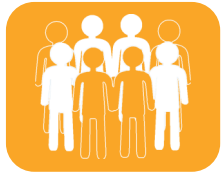
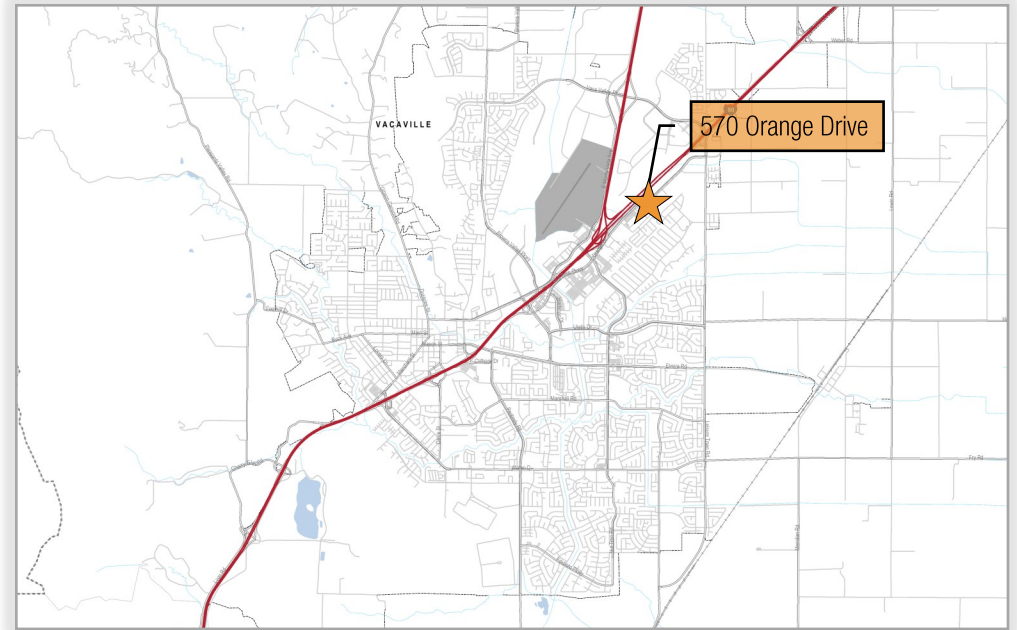
570 Orange Drive | Vacaville, CA 95687 | Store #757

ANCHORED BY:

# KOHL'S

## PROPERTY HIGHLIGHTS

- CLOSE TO DOMINANT POWER CENTER & PREMIUM OUTLETS
- ABOVE AVERAGE INCOMES
- MINUTES FROM INTERSTATE 80
- HIGH VISIBILITY ALONG INTERSTATE 80
- EASY INGRESS & EGRESS
- ADJACENT TO NUMEROUS NATIONAL RETAILERS
- GREAT DEMOGRAPHICS



### 2024 total population

1-mile	9,896
3-mile	63,679
5-mile	92,997



### 2024 daytime population

1-mile	11,690
3-mile	64,043
5-mile	91,040



### 2024 total employees

1-mile	5,389
3-mile	28,089
5-mile	33,585



### 2024 total households

1-mile	3,554
3-mile	21,498
5-mile	30,810



### 2024 average HH income

1-mile	\$123,956
3-mile	\$106,978
5-mile	\$109,684



### traffic counts

Highway 80  
Orange Drive (at Nut Tree Rd)

±175,482 AADT  
±17,085 ADT

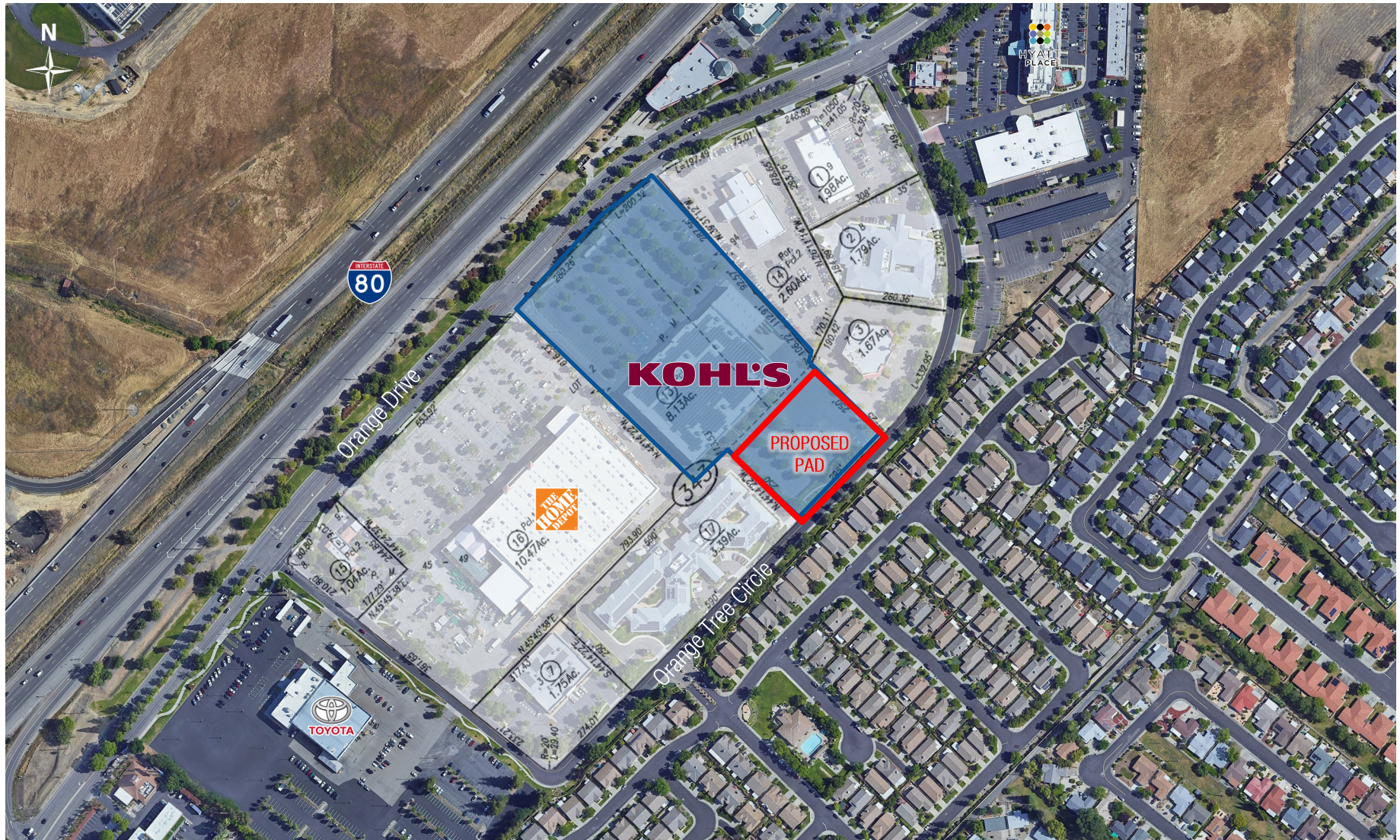


# KOHL'S ANCHORED PAD SITE II - PARCEL OVERLAY

570 Orange Drive | Vacaville, CA 95687 | Store #757

ANCHORED BY:

# KOHL'S



Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliRE.com

Jeff Hagan  
Senior Vice President  
CA DRE #01494218  
jhagan@GallelliRE.com

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.

