

OUTPARCEL AVAILABLE FOR GROUND LEASE

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

ANCHORED BY:

KOHL'S

AVAILABLE PAD SITE:
.40 ACRES

FRONTAGE:
APPROXIMATELY 100 FEET

ZONING:
C-3 - CITY OF VACAVILLE

RATES:
CALL FOR DETAILS

AREA RETAILERS:



PROPOSED
PAD

KOHL'S

THE HOME DEPOT

Orange Tree Cr

Orange Dr

INTERSTATE
80



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KOHL'S ANCHORED PAD SITE - INTERSECTION AERIAL

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KOHL'S ANCHORED PAD SITE - PROPERTY OVERVIEW

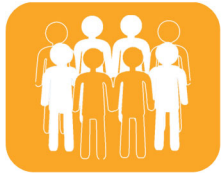
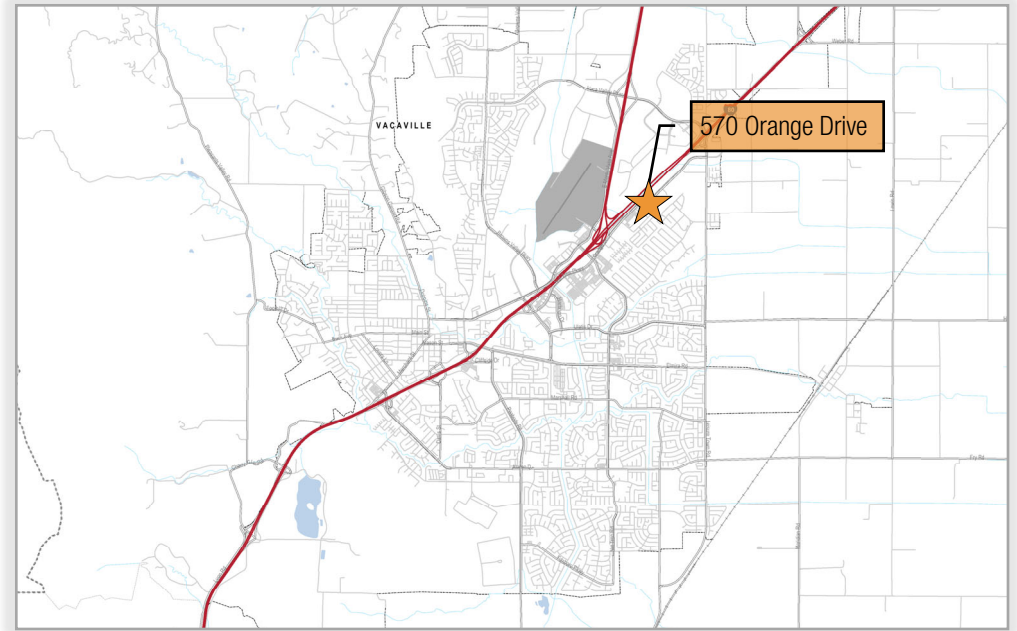
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PROPERTY HIGHLIGHTS

- 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



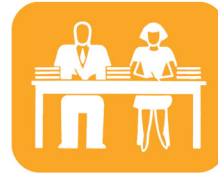
2022 total population

1-mile	4,260
3-mile	66,498
5-mile	110,422



2022 daytime population

1-mile	10,600
3-mile	64,850
5-mile	99,560



2022 total employees

1-mile	7,650
3-mile	28,884
5-mile	35,844



2022 total households

1-mile	2,284
3-mile	24,323
5-mile	37,273



2022 average HH income

1-mile	\$97,071
3-mile	\$123,131
5-mile	\$126,672



traffic counts

Highway 80
Orange Drive (at Nut Tree Rd)

±175,482 AADT
±17,085 ADT

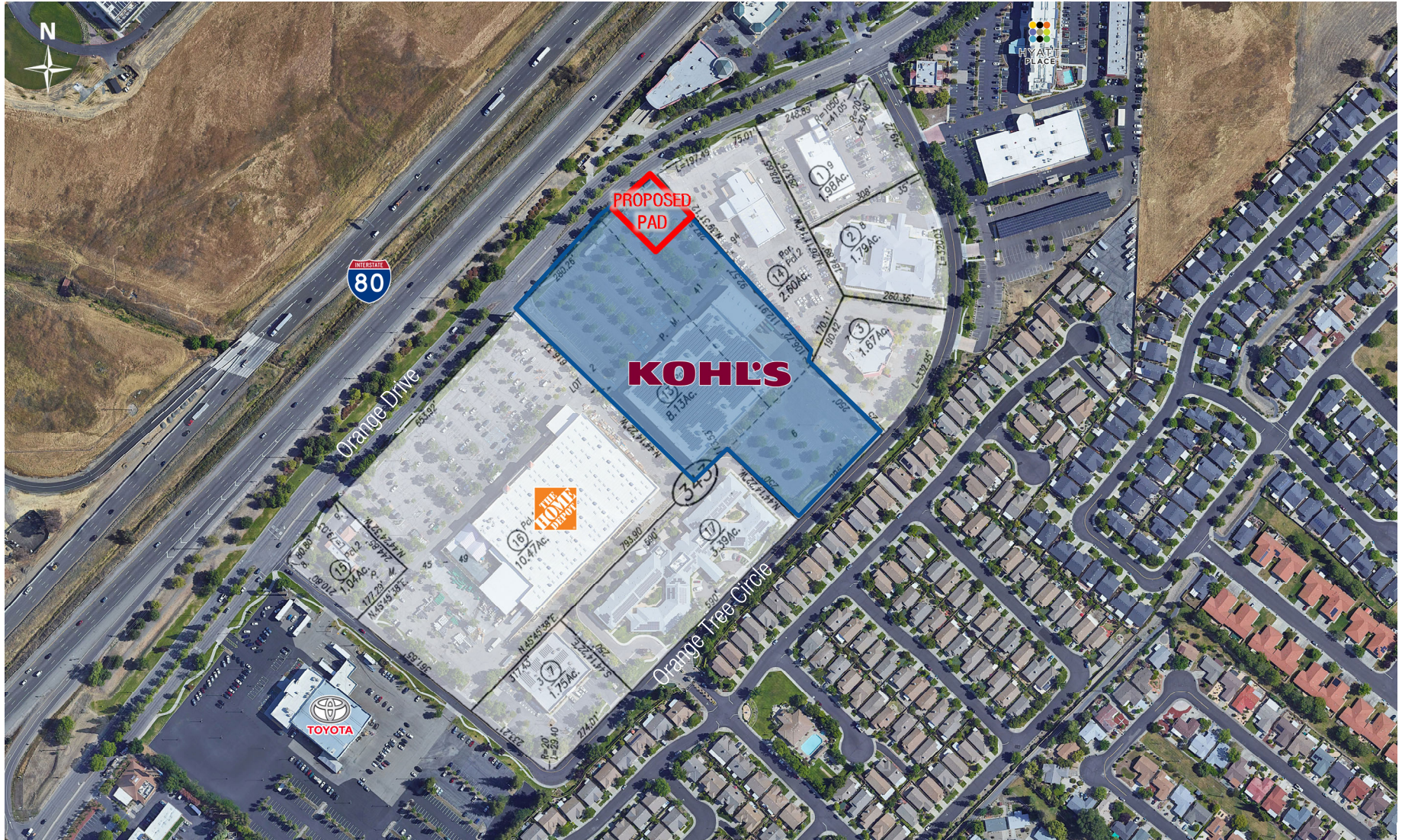


KOHL'S ANCHORED PAD SITE - PARCEL OVERLAY

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