



Space Profile for

Unit: #254D

Area: 6976 sq ft

Address

254 Sunset Ave. Ste. D

Suisun City, CA 94585



400 N. Tampa St., Suite 2210

Tampa, FL, 33602

Heritage Park Shopping Center

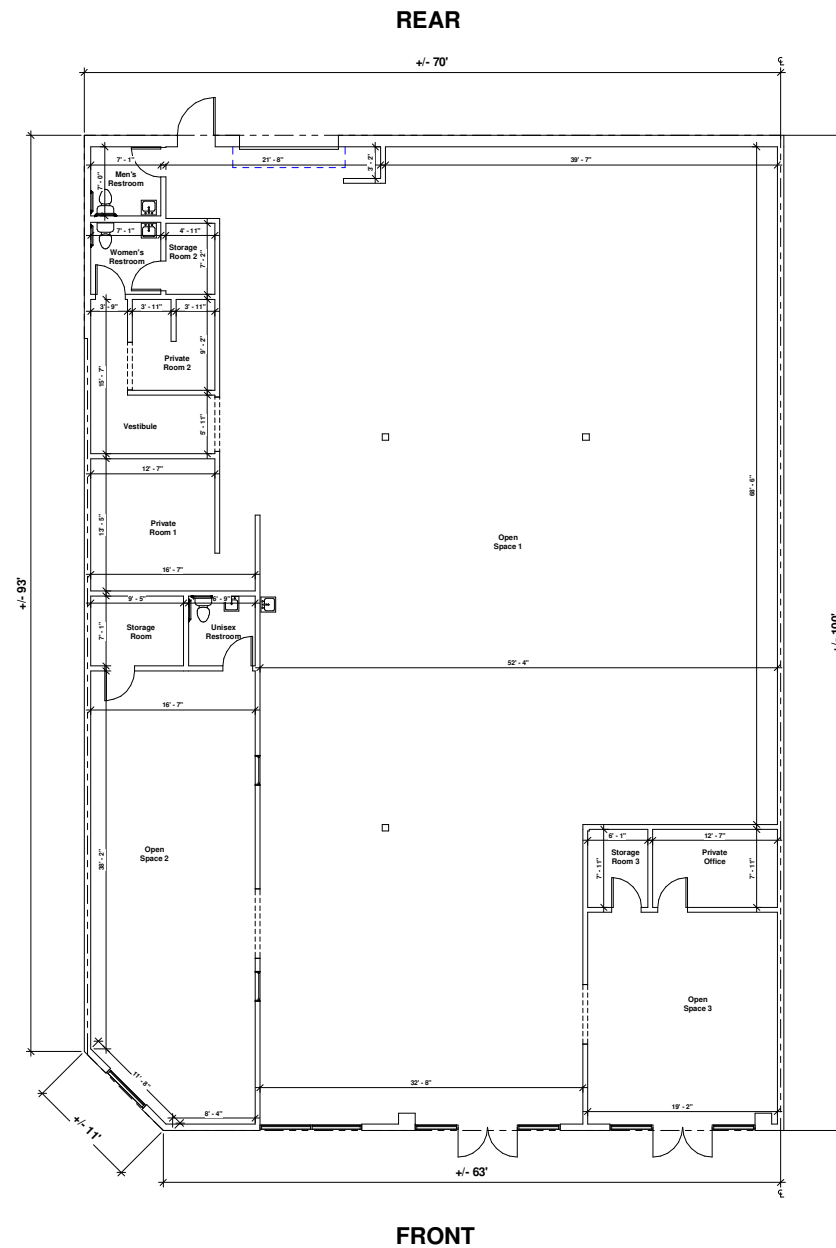
FIRST NATIONAL
REALTY PARTNERS
First National Realty Partners
125 Half Mile Rd
Suite 207
Red Bank, NJ 07701

Unit # 254D
Ground Floor
+/- 6,976 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 70'

Depth
+/- 100'



Revisions

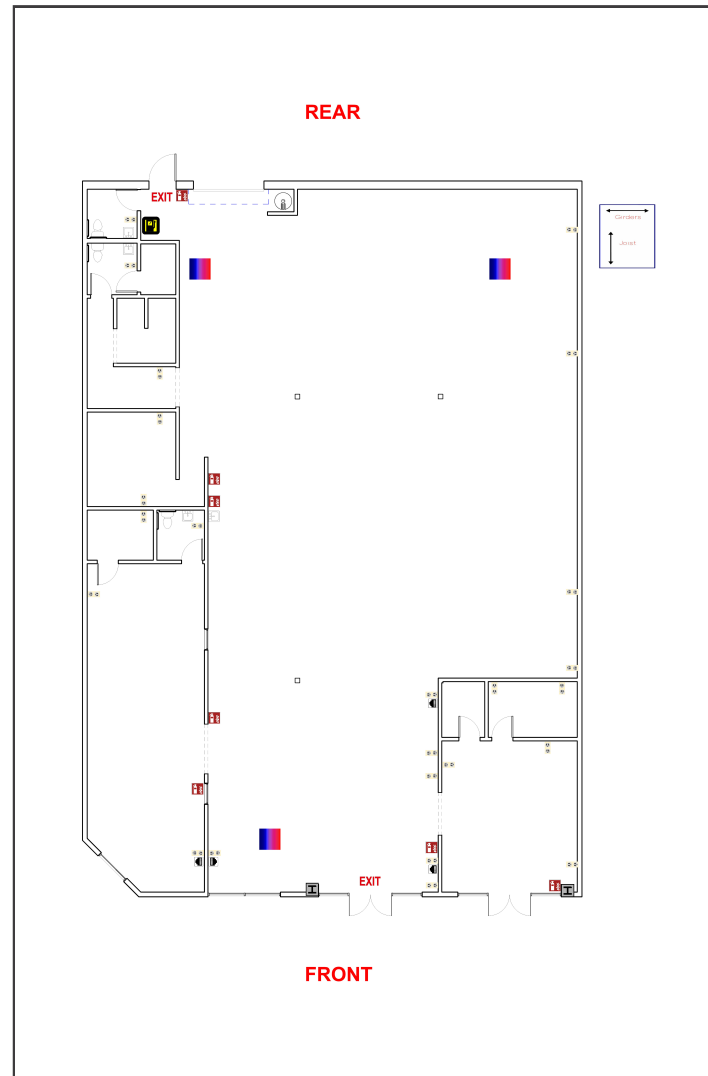
Floor Plan
Prepared 09/15/2022
Unit # 254D

Plans Produced by:
ID PLANS
400 North Tamaoa St. Suite 2210
Tampa, FL 33602
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A1 MAIN FLOOR

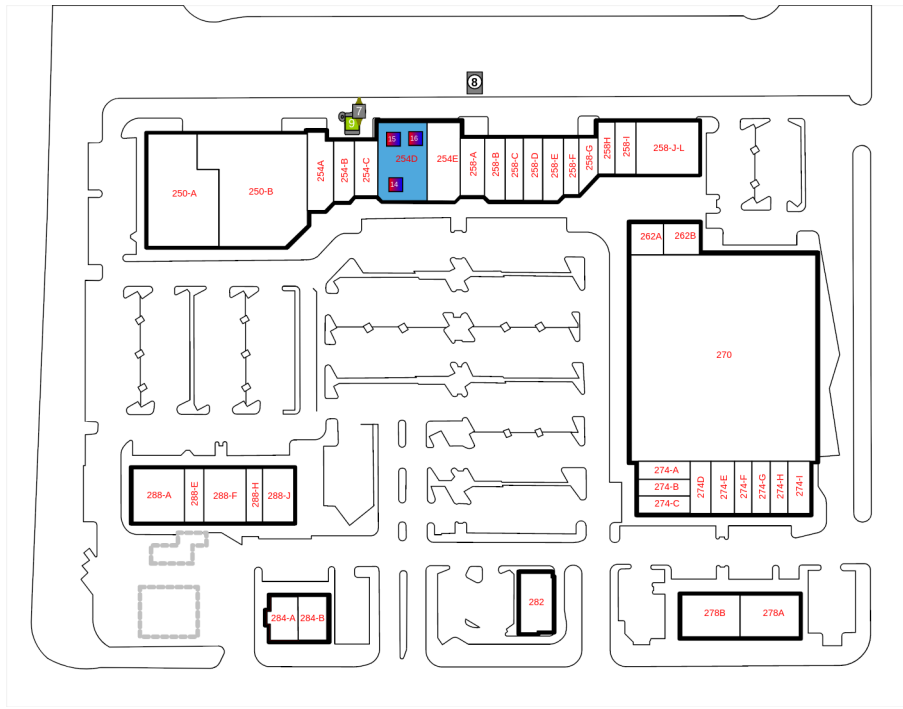
Virtual Tour



Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	Exit Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		
	Disconnect						

Disclaimer: All items may not show on feature pages.



Space Overview

Overview	Actual Square Footage	Measured Depth of Space	Total Depth of Space	Has Stepdown Transformer
	6976 SQFT	100' 0"	100' 0"	No

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 8"	1' 2"	0' 8"	0' 8"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	5709.35 SQFT	769.76 SQFT	180.1 SQFT	100.96 SQFT	6976 SQFT	6760.17 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist
	Front: 12' 7" Back: 12' 8"	Front: 18' 2" Back: 15' 0"	Front: 17' 9" Back: 14' 6"

Ceiling Information Cont.	Clear Ceiling Height	Height From Floor To Bottom Of Girder	Number Of Acoustical Tiles
	8' 0"		

Other Cont.	Phone Board Location	Mop Sink Location	Thermostat Location	Dmarc Distance	Are Interior Walls Full Height
					No

Other Cont.	Hazardous Materials	Loading Dock	Are Demising Walls Full Height	Changes In Demising Wall Thickness
	No	No	No	No

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	14	YORK	ZH102N12R2A1ACA1A1	N1G7893226	8.5	2017	
	15	YORK	ZE060K10B2A1AAA1A1A	N1G7978737	5	2017	
	16	YORK	ZE060K10B2A1AAA1A1A	N1F7828923	5	2017	

Electric

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Notes
	1	600	120/208	CDP7	Not Listed	Siemens	Open Space 1	

Disconnect	Reference	Amps	Location	Panel Number	Manufacturer	Notes	Handle or Breaker
	8	600	Electrical Room	Not Listed	Siemens		Handle

Electric Meter	Reference	Meter #	Location	Meter Reading	Read On	Voltage	Notes
	8	1009506762	Electrical Room				

Plumbing

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tankless	Water Line (in)	Location	Notes
	1	Bradford White	M475S6CN10	NG7066927	75	Yes	0.75	Open Space 1	

Water Fountains	Number of Water Fountains	Location	Notes
	1	Open Space 1	

Water Meter	Reference	Meter #	Location	Size	Notes
	7	190194219	Rear Exterior	1 inch	Utility company would not confirm name on the account.

Waste

No assets available for this section.

Fire

Sprinkler Heads	Sprinkler Heads Present	Sprinkler Head Type	Riser Located in Space	Riser Location	Additional Information
	76	Pendent	No	Riser Room	

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	9	38268164	Rear Exterior	3/4 inch	

Room

Restroom	Unit	Description
	Restroom 3	Men's Restroom
	Restroom 1	Unisex Restroom 1
	Restroom 2	Women's Restroom

Storefront 1

