



**Suite B**  
**+/- 1800 SF**

**Suite G**  
**+/- 875 SF**

AVAILABLE  
**FOR LEASE**

**630 ORANGE DRIVE**  
**Vacaville, CA 95687**

**+/- 875- +/-1,800 SF**  
**2.00 NNN**



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**CENTURY 21**  
Select Real Estate, Inc



**Street Visible Retail Space Located on Orange Drive in Vacaville CA**



# THE PROPERTY

 630 Orange Drive, Vacaville, CA 95687

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Vacaville



+/- 875- +/-1,800  
SF



Commercial



Retail



\$2.00 NNN



Ample Parking

Easy access to freeway



Convenient Ingress & Egress

Near residential neighborhoods



Nearby Amenities



Moments from Nut Tree Shopping Center and The Outlets

Building Signage

Monument signage available





Kings Buffet



CALIBER



KOHL'S



ORANGE DRIVE



630 Orange Drive  
Fullerton  
CA 95630

THE PET SHOP

*Tasty Every Hour*  
CHINESE RESTAURANT

**SUPERIOR SMOG**  
*Experienced, Reliable, and Fair*

**MEDINA AUTOMOTIVE**





# THE BUILDING

Located in the heart of Solano County, 630 Orange Drive (Sonrise Plaza) offers a prime commercial opportunity in a high-traffic regional shopping corridor.

**Property Overview**

Building Size: Approximately 20,500 square feet.  
 Lot Size: Situated on a 1.67-acre site (approx. 72,745 SF).  
 Asset Class: Class C Retail.  
 Year Built: 1991.

Amenities: Features pylon signage for high visibility and ample surface parking.

**Strategic Location & Demographics**

High Accessibility: Located near the intersection of Orange Drive and Leisure Town Road with immediate access to Interstate 80.  
 Transit Proximity: 16 minutes from the Fairfield-Vacaville Amtrak station and 46 minutes from Sacramento International Airport.  
 Demographic Reach: Serves a growing population of over 106,000 within a 5-mile radius, with a median household income of approximately \$97,369.

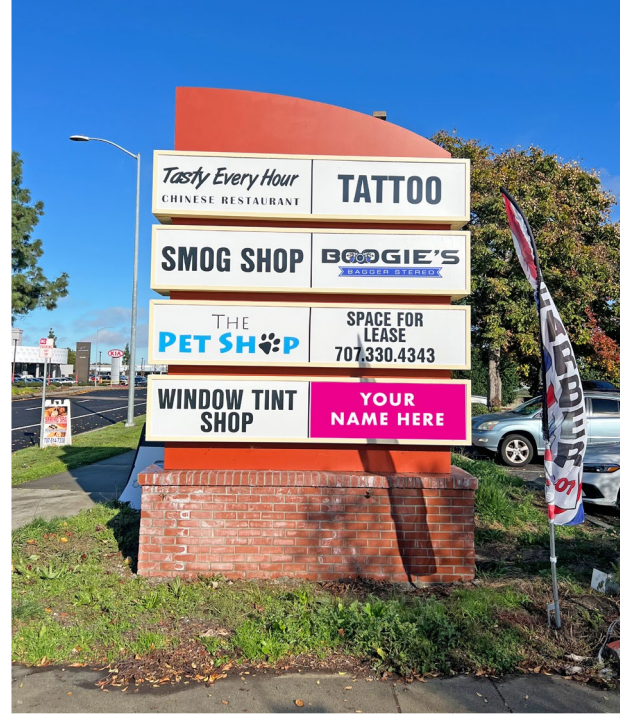
**Market Potential**

The property is zoned for "Regional Shopping Center or Mall" uses, making it ideal for a variety of commercial applications, including:  
 Traditional Retail: Standard retail shops or anchor store opportunities.  
 Professional Services: Office spaces, medical facilities, or child care.  
 Community Services: Currently home to organizations like Crossroads Community Options.

**Regional Highlights**

Business Environment: Part of the dynamic North Bay/Santa Rosa market, bridging the gap between San Francisco and Sacramento.  
 Retail Synergy: Positioned near major hubs like Vacaville Commons and the Nut Tree Airport area.





# THE AREA

Vacaville is a high-growth retail and industrial hub strategically positioned on the I-80 corridor, midway between San Francisco and Sacramento. The trade area benefits from a massive commuter and visitor flow, with over 92 million people passing through annually.

## Trade Area Highlights (2025)

**Population & Growth:** The city's population has reached 103,994 as of 2025, with a steady annual growth rate of 1.13%.

**Affluent Demographics:** The median household income is a robust \$108,580, providing high discretionary spending power for retail and service-based tenants.

**Prime Connectivity:** Direct access to I-80 and I-505 connects the area to major regional markets, ports, and a total labor force of over 47,600 residents.

**Strategic Growth Areas:** The city is actively developing the Northeast Growth Area, a 1,400-acre site designated for a new Technology Park, and the East of Leisure Town Road expansion.

## Economic Pillars

**Biotech & Manufacturing Hub:** Known as a regional epicenter for biopharmaceuticals, major employers include Genentech (1,000+ employees), Lonza, and Thermo Fisher Scientific.

**Retail Powerhouse:** Vacaville is home to Premium Outlets (130+ brand stores) and high-performing centers like Nut Tree Village, which maintains a 99.36% occupancy rate as of Q3 2025.

**Industrial Momentum:** Recent major facility expansions, such as the 159,000-square-foot All Weather Architectural Aluminum project completed in late 2025, signal continued industrial investment.

**Military Presence:** Proximity to Travis Air Force Base, which employs over 12,000 personnel, provides a stable, recession-resistant consumer base.

## Market Dynamics

**Tight Retail Supply:** Retail vacancy remains exceptionally low, consistently below 5%, driven by strong consumer demand and limited new deliveries.

**Rising Value:** The median home value in Vacaville is approximately \$611,598, maintaining its position as one of the more affordable yet high-quality residential options in the greater Bay Area.

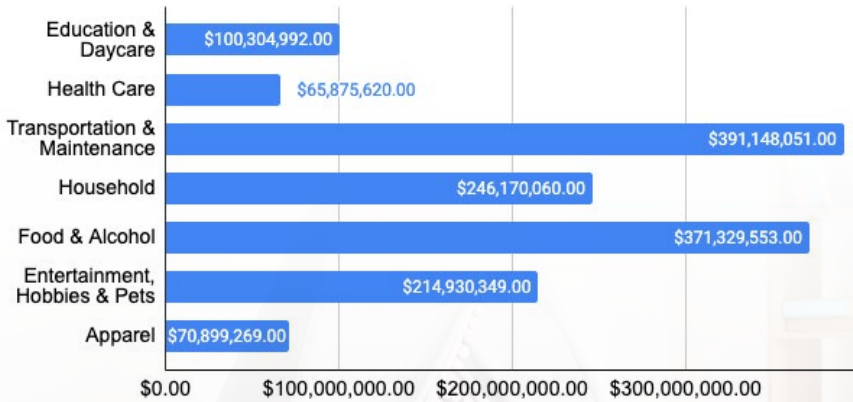
**Business Incentives:** The city offers streamlined permitting and specific grants, such as the "Destination Downtown" pilot for storefront improvements, to support commercial property owners.



# DEMOGRAPHICS

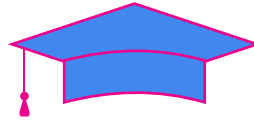
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2024



- 38%** Some College, No Degree
- 16%** Bachelor's Degree
- 23%** High School Graduate
- 8%** Advanced Degree
- 9%** Some High School, No Diploma
- 6%** Associate Degree

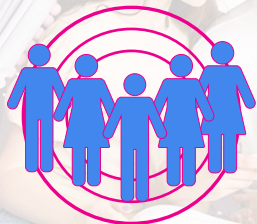
## HOUSE HOLD INCOME



5 mile 2024 Households

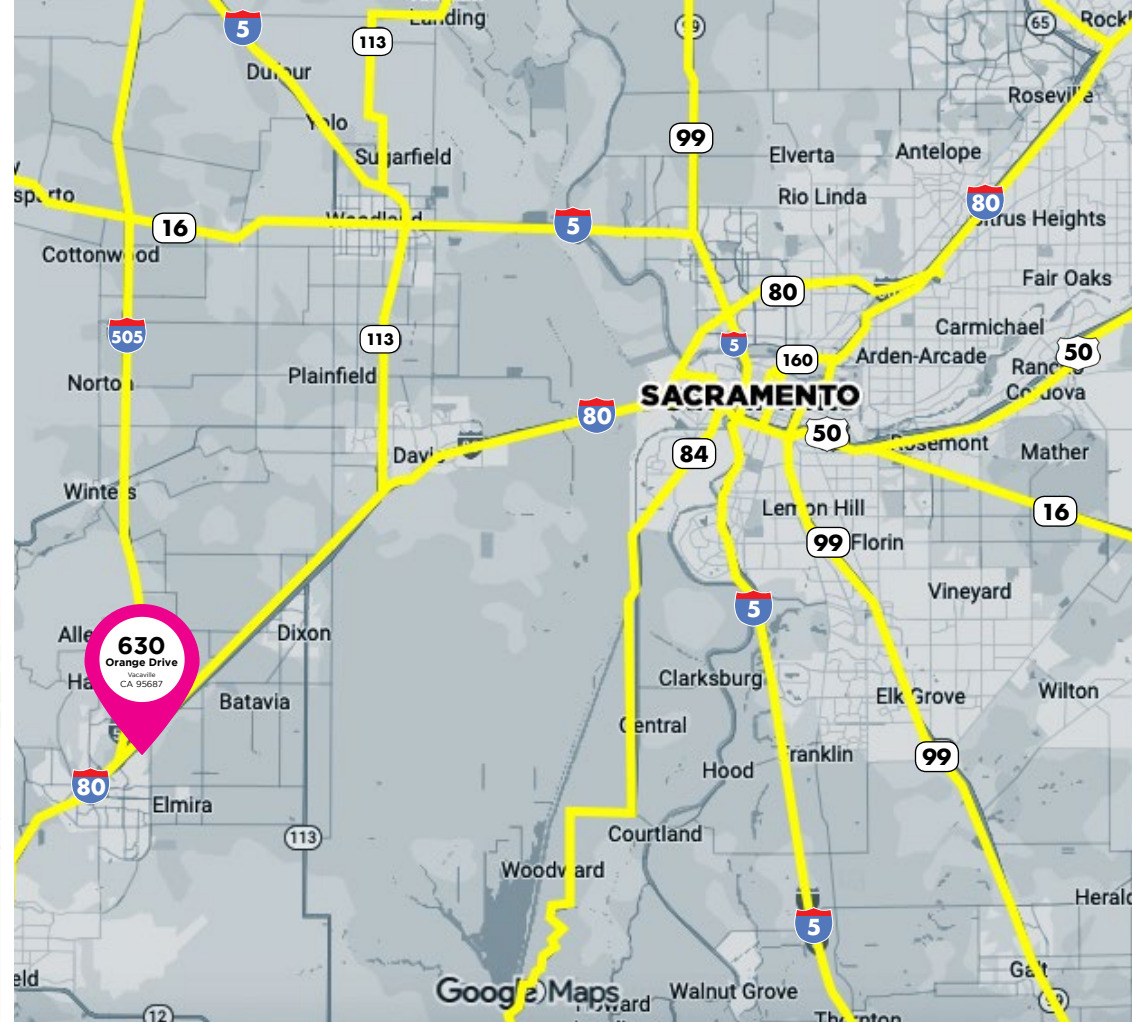
< \$25K	<b>3,665</b>
\$25K - 50K	<b>4,716</b>
\$50K - 75K	<b>5,161</b>
\$75K - 100K	<b>5,322</b>
\$100K - 125K	<b>5,064</b>
\$125K - 150K	<b>2,992</b>
\$150K - 200K	<b>4,693</b>
\$200K+	<b>4,995</b>

## RESIDENT POPULATION

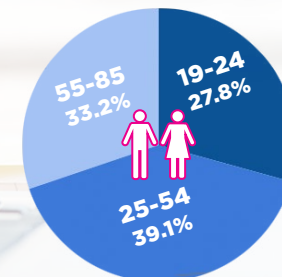


5 mile Population 2024

**2024** 106,018



## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	9,425
5 mile	36,611
10 mile	77,052





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# LEASE

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