FOR SALE

RETAIL

751 E Monte Vista Ave, Vacaville, CA 95688

Multi-Tenant Strip Center within Lucky-Anchored Shopping Plaza



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

A generously sized property situated within a high-traffic, high-visibility plaza anchored by a well-established Lucky grocery center (Lucky Grocery not included). This established neighborhood center features community-focused, service-oriented tenants that consistently draw strong local traffic.

- Value-Add Investment
- Strong Upside Potential
- Steady Income Base
- Minimal Landlord Responsibilities
- Strong Neighborhood Tenant Mix
- Convenient On-Site Parking
- Situated in a Growing Trade Area

PROPERTY OVERVIEW

ADDRESS	751 E Monte Vista Ave, Vacaville, CA 95688	
PROPERTY TYPE	Retail Multi-Tenant	
SALE PRICE	$3,450,000	
LEASE TYPE	NNN	
CAP RATE	5.49% actual	11.51% pro forma
ACTUAL NOI	$189,534 actual	$396,962 pro forma
BUILDING SIZE	15,757 SF	
PARCEL SIZE	1.95 acres	
ZONING	Downtown General Commercial (DGC)	
APN	0130-030-350	
TRAFFIC	E Monte Vista Ave Depot St	± 20,454 ADT ± 16,498 ADT

MARKET OVERVIEW



LOCATION MAP



AERIAL VIEW


N
Lucky
AutoZone
Domino's Pizza
SUBWAY
Western Dental
Depot St: ± 16,498 ADT
E Monte Vista Ave: ± 20,454 ADT

RENT ROLL

RENT ROLL

Suite	Tenant	Ste Size (sq ft)	% of Total Bldg Sq Ft	Monthly Base Rate	Mon Rent (PSF)	Ann Rent (PSF)	% of Total Bldg Income	Mon Mkt Rent (PSF)	Annual Mkt Rent	Lease Type	Start Date	Expiration date	Options
751	Chef Chen	1,668	10.6%	$3,574	$2.14	$25.72	18.0%	$2.50	$30.00	NNN	Mar-01	Jun-29	-
751-B	Boost Mobile	990	6.3%	$1,832	$1.85	$22.20	9.2%	$1.85	$22.20	NNN	Feb-15	MTM	-
755	Tobaccoville	1,360	8.6%	$3,183	$2.34	$28.09	16.0%	$1.85	$22.20	NNN	Dec-07	MTM	-
757	Sac City Mobile	1,064	6.8%	$1,755	$1.65	$19.79	8.8%	$1.85	$22.20	NNN	May-17	MTM	-
759	Dominos	1,755	11.1%	$3,247	$1.85	$22.20	16.4%	$2.50	$30.00	NNN	Jul-22	Jul-32	(3) 5-year
761	Pro Nails	910	5.8%	$2,688	$2.95	$35.44	13.5%	$2.25	$27.00	NNN	Jul-95	Feb-30	-
763	Vacant	1,210	7.7%	$0	$0.00	$0.00	0.0%	$1.85	$22.20	-	-	-	-
767	Vacant	1,163	7.4%	$0	$0.00	$0.00	0.0%	$1.85	$22.20	-	-	-	-
771	Minuteman	1,420	9.0%	$1,704	$1.20	$14.40	8.6%	$1.85	$22.20	NNN	Apr-19	MTM	-
773	Vacant	2,040	12.9%	$0	$0.00	$0.00	0.0%	$1.85	$22.20	-	-	-	-
775	Kaia Fit	2,177	13.8%	$1,859	$0.85	$10.25	9.4%	$1.85	$22.20	NNN	Apr-19	MTM	-
	Total	15,757	100.0%	$19,842	$1.35	$16.19	100.00%	$2.00	$24.05				
	Leased	11,344	72.0%	$238,107									
	Available	4,413	28.0%										

OPERATING EXPENSES

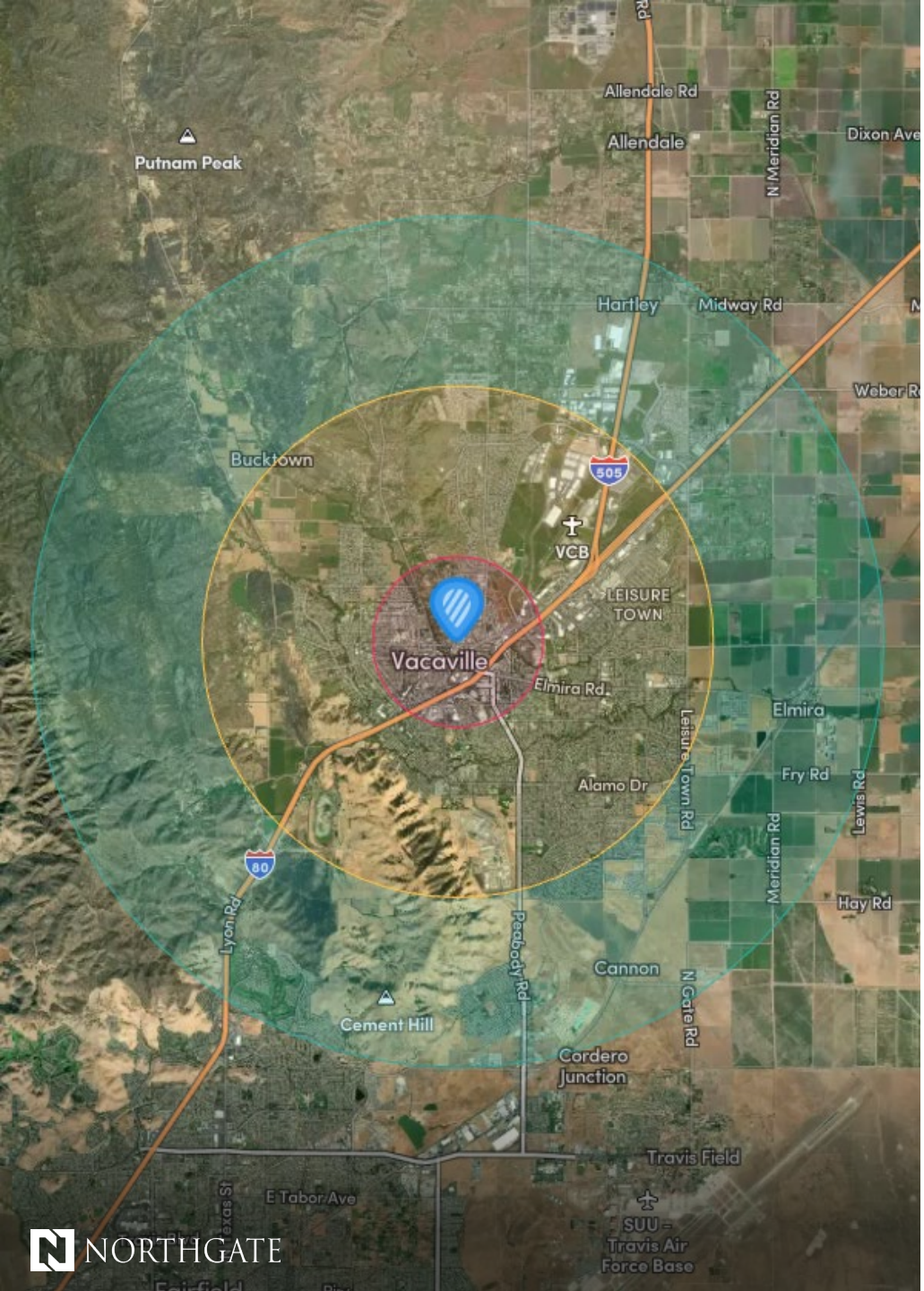
ESTIMATED OPERATING EXPENSES

EXPENSE TYPE	Owner's 2024 Actuals	Proforma Amount
Alarm Service	$6,088	$6,210
Common Area Maintenance	$70,482	$71,892
Fire Alarm/Phone Line	$9,103	$9,285
Garbage	$24,534	$25,025
Insurance Expense	$10,814	$11,031
Property Management Fees	$8,566	$11,771
Repairs & Maintenance	$1,750	$1,785
Property Taxes	$20,380	$35,363
Water	$12,091	$12,333
Total	$163,809	$184,694
Annual Per Square Foot	$10.40	$11.72
Monthly Per Square Foot	$0.87	$0.98

Notes:

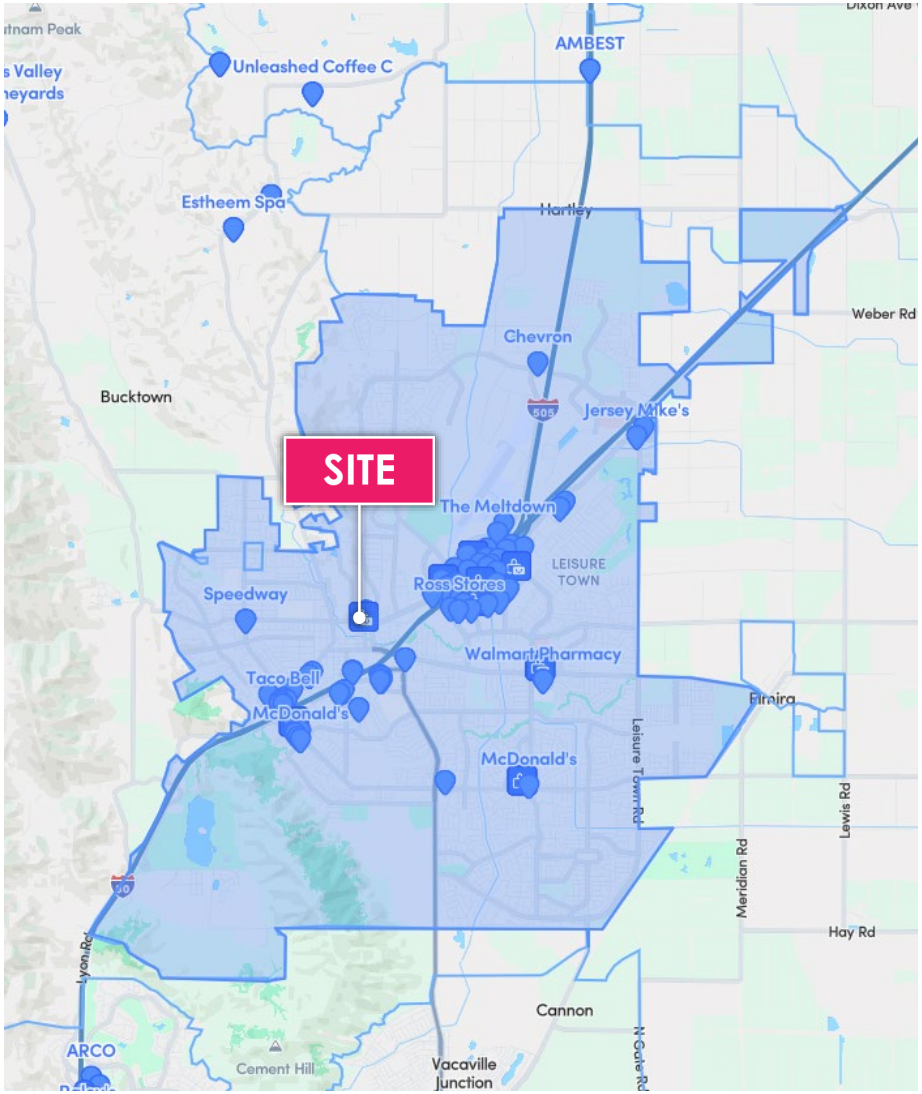
ASSUMPTIONS

Proforma property taxes based on top matrix price at:	1.025%
Proforma management fees @:	5.000%
Capital Reserve (% of EGI)	3%
Expense Inflation Rate (Proforma):	1.02



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	15,511	89,550	117,888
Projected Population (5 Yr)	15,628	89,761	119,713
Average Age	37	41	40
Households	5,718	31,022	40,154
White Population	6,275	40,651	50,232
Black Population	1,154	8,372	12,032
Am Indian Population	205	1,044	1,244
Asian Population	1,123	8,312	17,078
Other Population	6,754	31,171	37,302
Hispanic Population	46.09%	34.80%	31.65%
Average HH Income	$110.2k	$127.3k	$136.1k
High School Graduates	8,977	57,042	75,541
College Graduates	3,073	22,467	32,247
Total Employees	7,692	41,663	55,978



Small-Town Character

Vacaville blends small-town charm with metropolitan connectivity — nestled in rolling hills in Solano County, it offers a warm, community-oriented feel while being just a short drive from the Bay Area and Sacramento.

Diverse, Growing Economy

The city is a hub for biotechnology, advanced manufacturing, and logistics. Leading companies like Genentech and Polaris Pharmaceuticals call Vacaville home, reinforcing its role as a life science and industrial center.

Quality Education & Skilled Workforce

Vacaville is supported by strong education infrastructure — including Solano Community College programs aligned with biotech — helping fuel the city's advanced industry workforce.

Suburban Charm & Open Space

Surrounded by open landscapes, Vacaville offers scenic parks like Peña Adobe Regional Park and Lagoon Valley, giving residents access to nature and outdoor recreation.

Strategic Regional Access

Strategically located along Interstate 80 and I-505, Vacaville offers excellent access to major markets, including the Bay Area, Sacramento, and deep-water ports.

Local Culture & Community Events

Vacaville fosters a strong civic identity, celebrating its heritage through events like Fiesta Days, as well as local traditions at Nut Tree Plaza and its historic Nut Tree Railroad.

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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