

AVAILABLE FOR SALE OR LEASE
±24,065 SF

377 E MONTE VISTA AVE.
VACAVILLE, CA 95688



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COVID-19 Site Specific Plan for Tours

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ABOUT

377 E MONTE VISTA AVE.
VACAVILLE, CA 95688

PROPERTY PROFILE

Location:	377 E Monte Vista Ave. Vacaville, CA 95688
Space Available:	±24,065 SF
APN:	0125-283-030-000
Zoning:	Commercial
Trade Area Neighbors:	Old Town Furniture, Mountain Mike's, Mr. Pickles Sandwich Shop, Jack in the Box, USPS and Bank of America



PROPERTY HIGHLIGHTS

- Former CVS Pharmacy
- Ample Parking
- Walking distance to historic downtown Vacaville
- Across from Andrews Park and Ulatis Creek
- Short distance from Vacaville High School (1,987 students)
- Neighborhood Location

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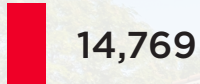
DEMOGRAPHICS

377 E MONTE VISTA AVE.
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TOTAL POPULATION

1 MILE



3 MILE



5 MILE



DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

34.7
YEARS OLD

3 MILE

38.5
YEARS OLD

5 MILE

38.7
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$67,193

3 MILE

\$83,973

5 MILE

\$93,855



TRAFFIC COUNTS



E MONTE VISTA AVE. ---> 10,300 ADT



DOBBIN ST. ---> 10,700 ADT

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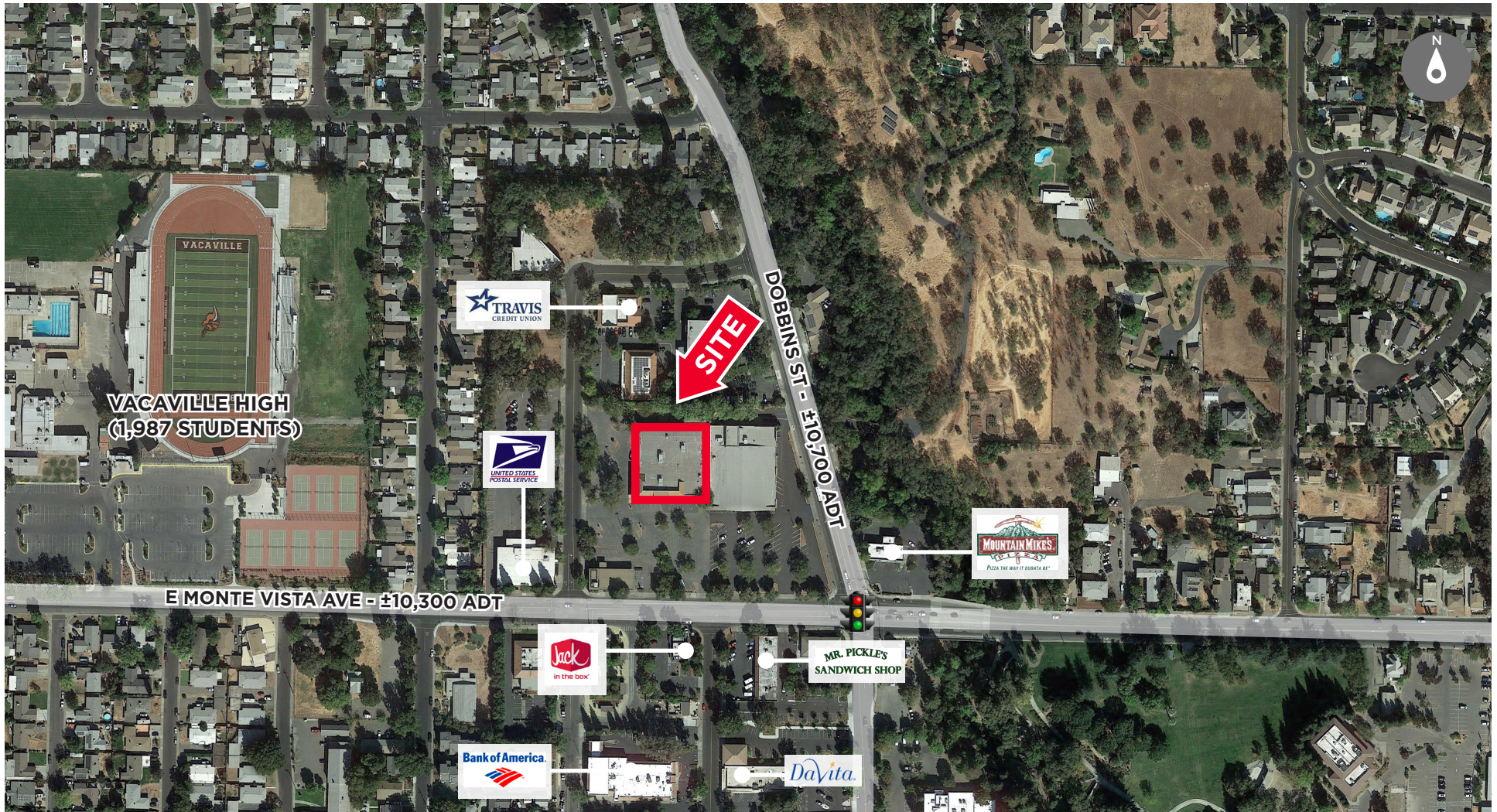
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AERIAL - CLOSE UP

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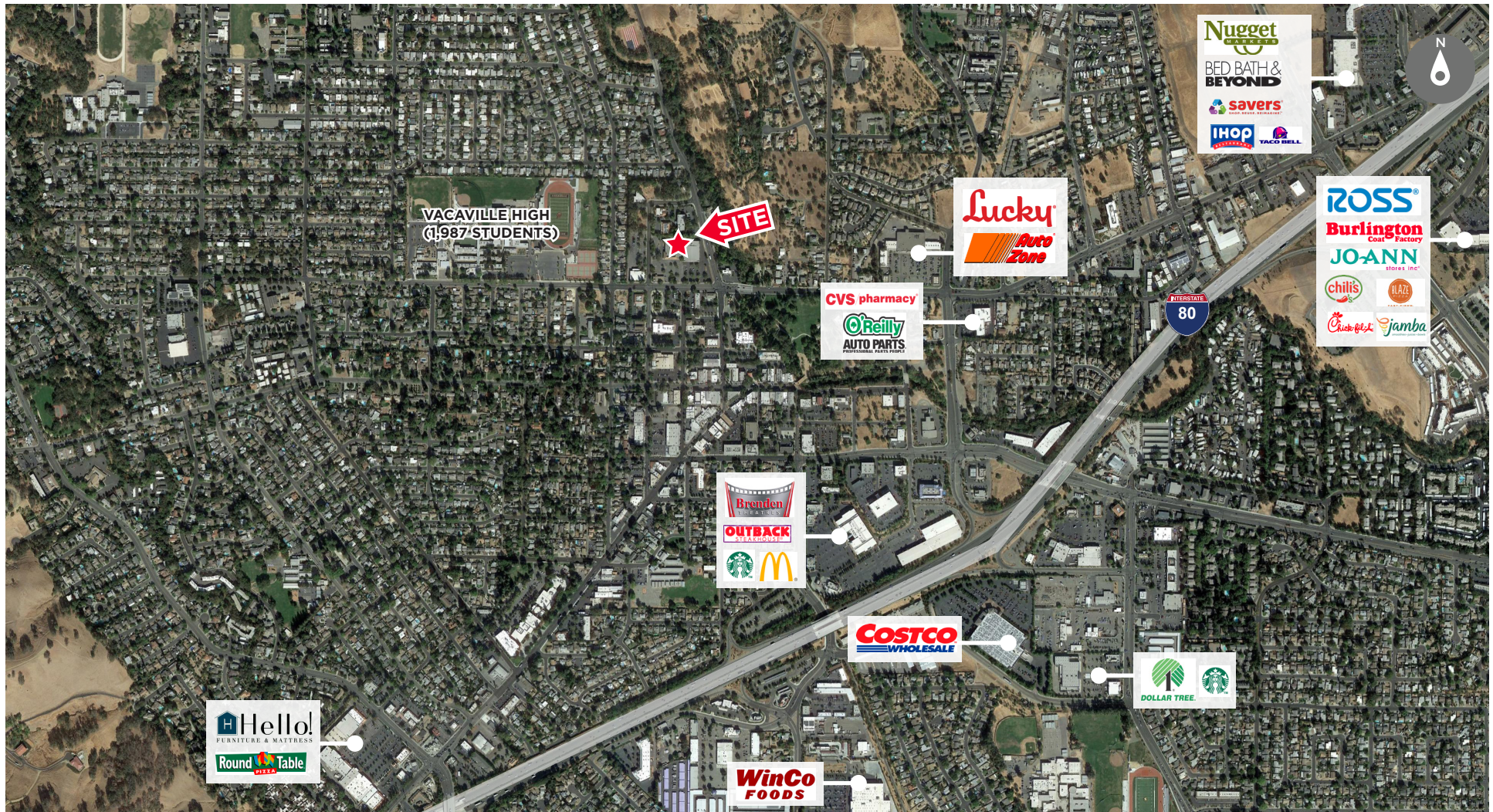
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AERIAL - FAR

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