

Vacaville Freestanding Building

# Vacant Bank with Drive-Thru

201 E. Monte Vista Avenue, Vacaville, CA

±15,000 SQ. FT. (.34 ACRES)



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**LOCKEHOUSE**

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Located at 201 E. Monte Vista is an opportunity to redevelop the hard corner lot. The visibility and exposure at the highly-traveled 6-lane intersection to the downtown offers unlimited opportunities. The City of Vacaville has approved a High Density Overlay allowing for Banks, Retail, and Restaurants.



**Offering Price:** \$580,000  
**Address:** 201 E. Monte Vista Avenue  
Vacaville, CA 95688  
**Cross Street:** Cernon Street and Dobbins Street  
**APN:** 0125-283-010  
**Built:** 1967  
**Building:** ±4,664 Square Feet  
**First Floor:** ±2,880 Square Feet  
**Second Floor:** ±1,784 Square Feet  
**Lot Area:** ±15,000 Square Feet/ .34 Acres  
**County:** Solano  
**Zoning:** General Commercial (GC) with a High-Density Overlay  
**Uses:** Drive-thru Restaurant or Bank Okay!

### HIGHLIGHTS

- Hard corner location at 6-lane, 4-way, Signalized Intersection
- To be shadow anchored by new residence, across from USPO, Transit Station & High School
- Ideal Egress and Ingress on E. Monte Vista & Cernon
- ±22,000 cars a day at Intersection

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## CITY OVERVIEW

The City of Vacaville is located in the Northern Solano County on Interstate 80 between San Francisco and Sacramento. Vacaville originally known for its agricultural and rail shipping area has developed substantial commercial and industrial sectors which have transformed the community into a thriving and progressive city with a diverse population of over 92,000 residences. Major employers include Genentech, Kasier, and the popular Vacaville Premium Outlets. The City of Vacaville has also indentified a strong position for redevelopment of its downtown corridor.

## BUILDING INFORMATION

- Vacant Bank Building with Drive-Thru
- Former Community Trust Federal Credit Union, a Division of Self-Help FCU
- Includes Security System, Depository and Vault
- Approximate Dimensions: 72'x40' Depth
- First Floor: ±2,880 SF/ ±1,784 SF
- 2 restrooms, each with 2 stalls on second floor
- HVAC units mounted on second floor
- Lot Area: ±15,000 SF (.34 Acres)

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**ESTIMATED POPULATION**

1 MILE	3 MILES	5 MILES
15,588	85,697	116,053



**AVERAGE HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$90,038	\$106,510	\$118,005



**POPULATION FAMILY**

1 MILE	3 MILES	5 MILES
13,321	67,596	94,770



**ESTIMATED HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
5,537	29,371	39,519



**TOTAL HOUSEHOLD EXPENDITURE**

1 MILE	3 MILES	5 MILES
\$11,551	\$12,212	\$11,340

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