



810 VACA VALLEY PARKWAY



# Office space for lease

±3,797 - ±26,939 SF

# 810 Vaca Valley

## The Property

- Two-story  $\pm 107,169$  SF Class A office
- $\pm 35,670$  rentable SF on the first floor
  - Available Space #1: 3,797 SF
  - Available Space #2: 4,934 SF
  - Available Space #3: 26,939 SF (Divisible)
- Building is in "warm shell" condition with finished lobby, restrooms and corridors.
- Ceiling Height:  $\pm 9'$  -  $\pm 10'$
- Built in 2006
- Zoning: Industrial Park (IP) – Office
- Immediate access to I-80 and I-505



## Ample Parking

5.1/1,000 parking ratio

Additional parking can be made available



# The Neighborhood

VVP is located in one of **Northern California's** most charming communities.

- Enjoy views of the city from the hiking trails
- Explore historic downtown
- Shoppers and diners can choose from hundreds of local and national retailers
- Experience wine tasting and one of the first-class vineyards in neighboring Suisun Valley



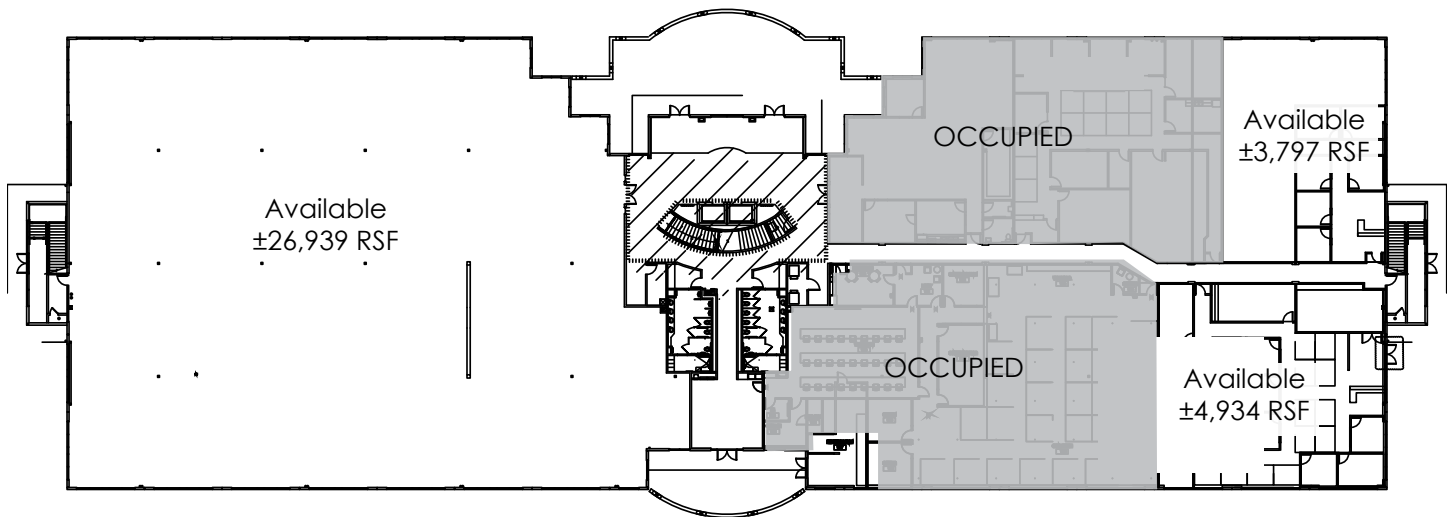
Visit us to find out what makes **Vacaville** such a special place to **live, work and play!**



# Site & Floor Plans

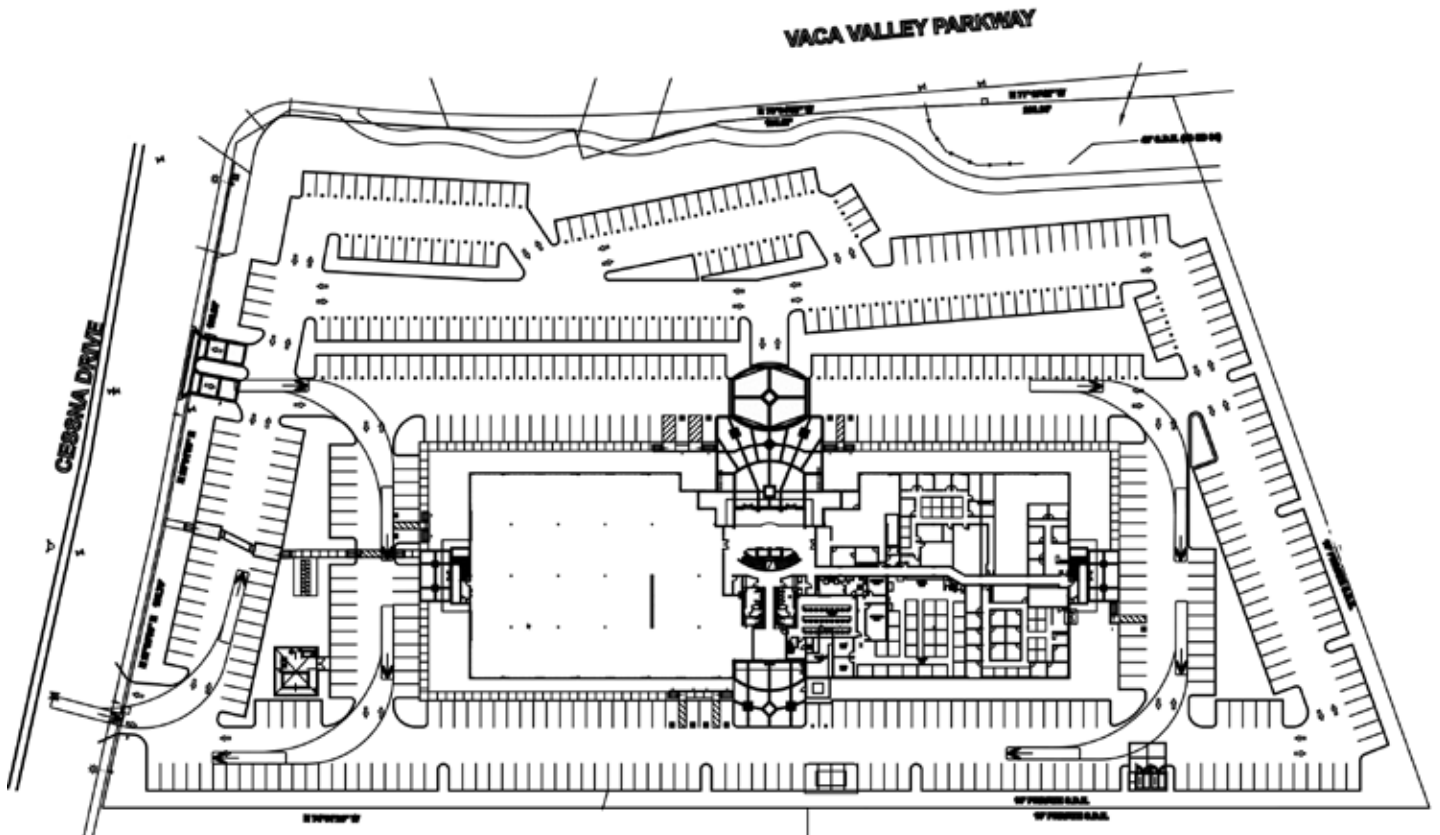
## Floor Plan

First Floor



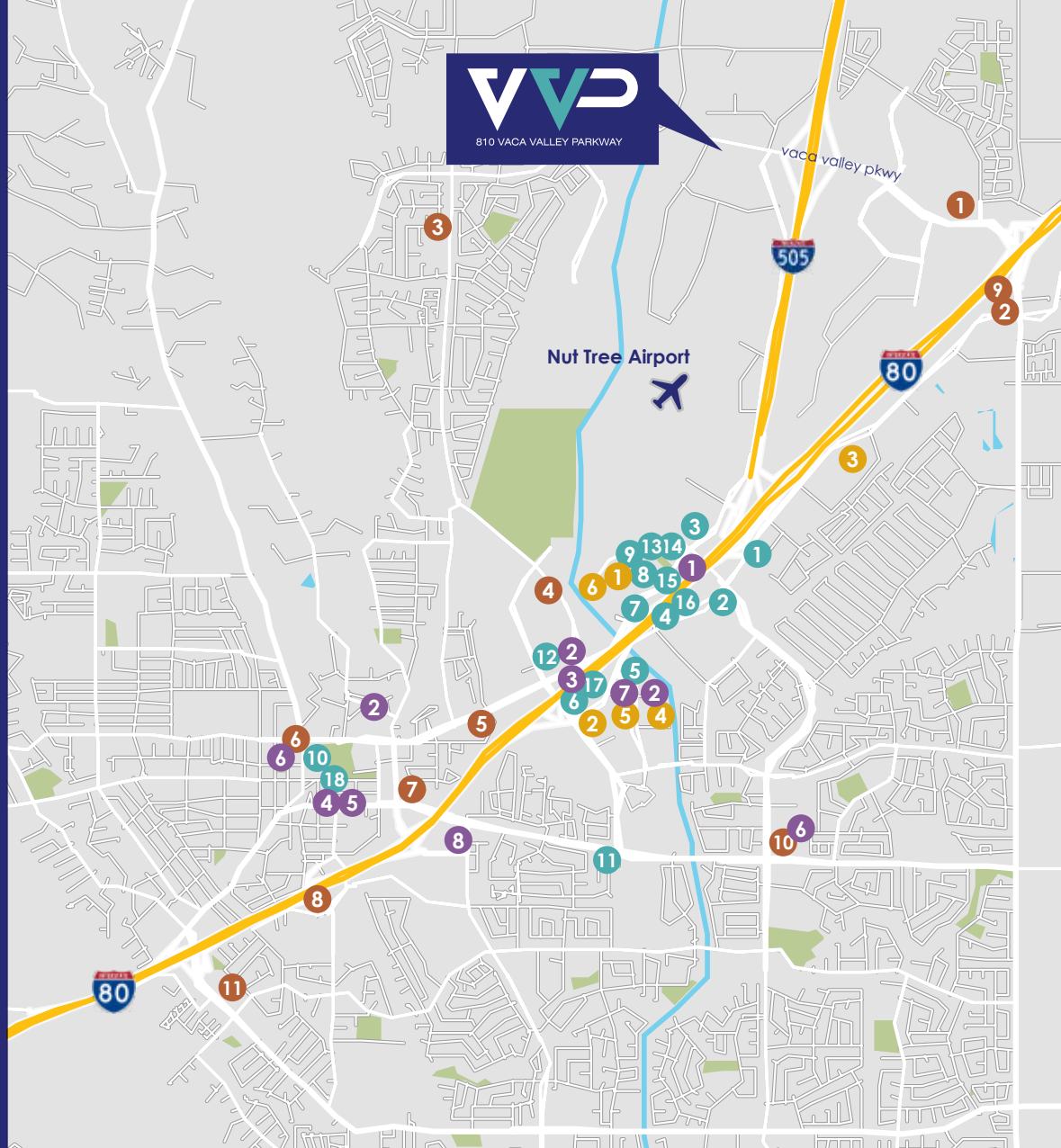


## Site Plan





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**Restaurant**

1. Black Oak Restaurant
2. Freebirds World Burrito
3. Denny's
4. In-N-Out Burger
5. Buddha Thai Bistro
6. Rock & Brews
7. Boudin SF
8. Rubio's
9. Villa Corona
10. Los Reyes
11. Burger City
12. IHOP
13. Amici's East Coast Pizzeria
14. Fuji Sushi Buffet
15. The Habit Burger Grill
16. Dickey's Barbecue Pit
17. BJ's Restaurant & Brewhouse
18. Fuso Italian Restaurant

**Gym**

1. The Compound
2. Vacaville Fitness
3. In-Shape Health clubs
4. Planet Fitness
5. Artillery Outlaws  
Strength & Conditioning
6. Gold's Gym
7. CrossFit Lucky 4
8. CrossFit Vacaville
9. CrossFit 1892
10. In-Shape Health Club
11. Fitness Evolution

**Bank**

1. Travis Credit Union
2. Wells Fargo Bank
3. Golden 1 Credit Union
4. Umpqua Bank
5. North Valley Bank
6. Bank of America
7. Chase Bank
8. Westamerica Bank

**Shopping**

1. Nut Tree Plaza
2. Ross Dress for Less
3. Kohl's Vacaville
4. Target
5. Vacaville Commons  
Shopping Center
6. Michaels