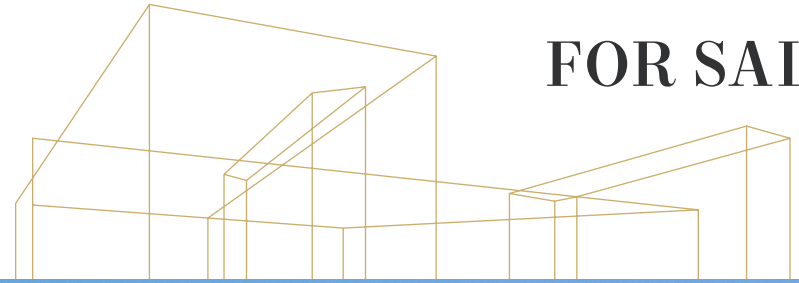




# Glenbrook Center

120 S ORCHARD AVE | VACAVILLE, CA

# FOR SALE



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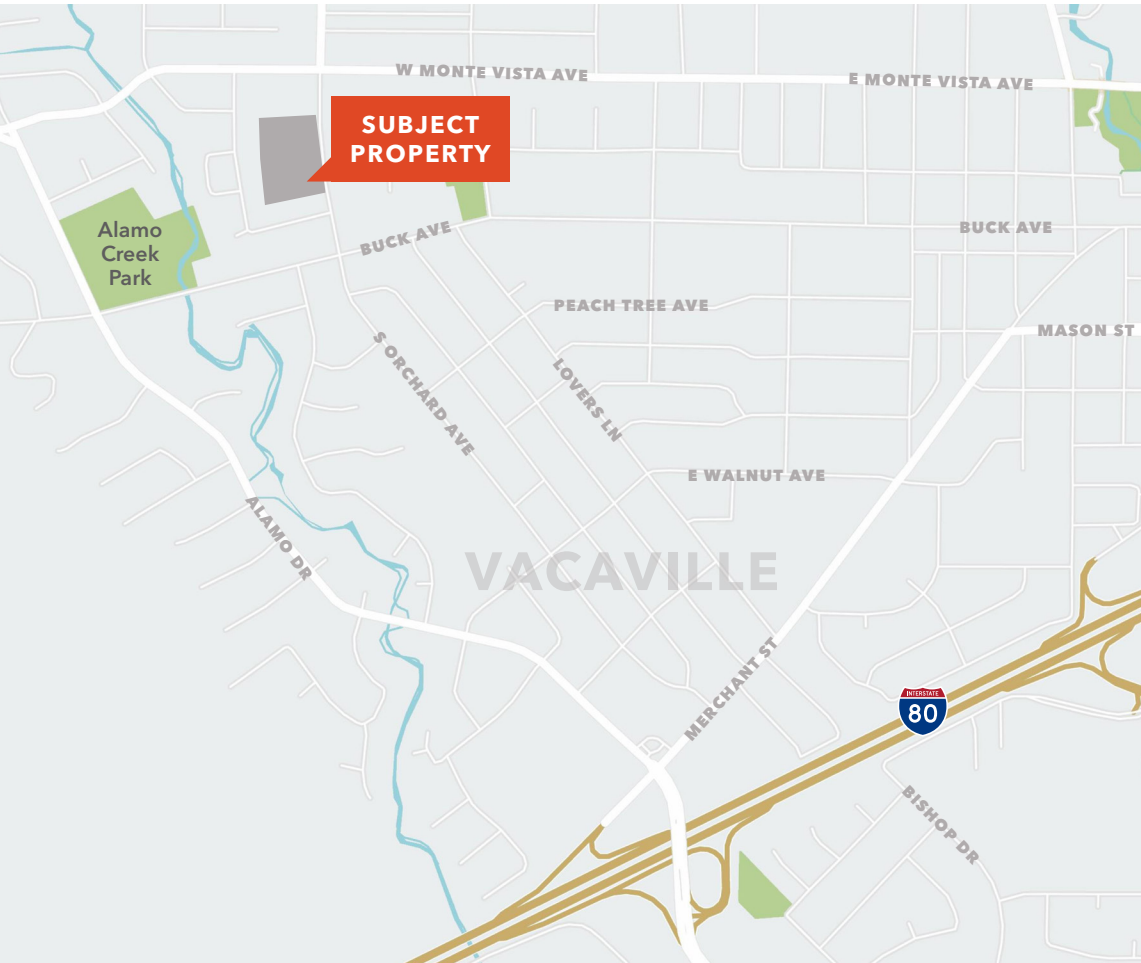
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## PROPERTY OVERVIEW

Offering Price	\$4,750,000
Price / Bldg SF	\$120
Price / Land SF	\$25.77
GLA	±39,524 SF
Lot Size	±4.23 AC
Occupancy	100%
No. of Tenants	12
Zoning	Commercial Neighborhood
General Plan	Mixed-Use Overlay

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## Investment Highlights

**VALUE-ADD** opportunity

**PRICED** below replacement value

**DESIRABLE** neighborhood

**100%** occupied

**BELOW MARKET** rents (avg. 30+% below market)

**±4%** retail vacancy within Vacaville

**ALL SHORT-TERM** modified gross leases

**LIMITED** competition in immediate area

**MID-TERM** mixed-use redevelopment opportunity

**CLOSE PROXIMITY** to major employers

**VACAVILLE** is midway between the Bay Area and Sacramento making the city the ideal home for commuters

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**km** Kidder Mathews

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