

For Lease

HERITAGE PARK

Suisun City, CA


**COMING
SOON**



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Heritage Park

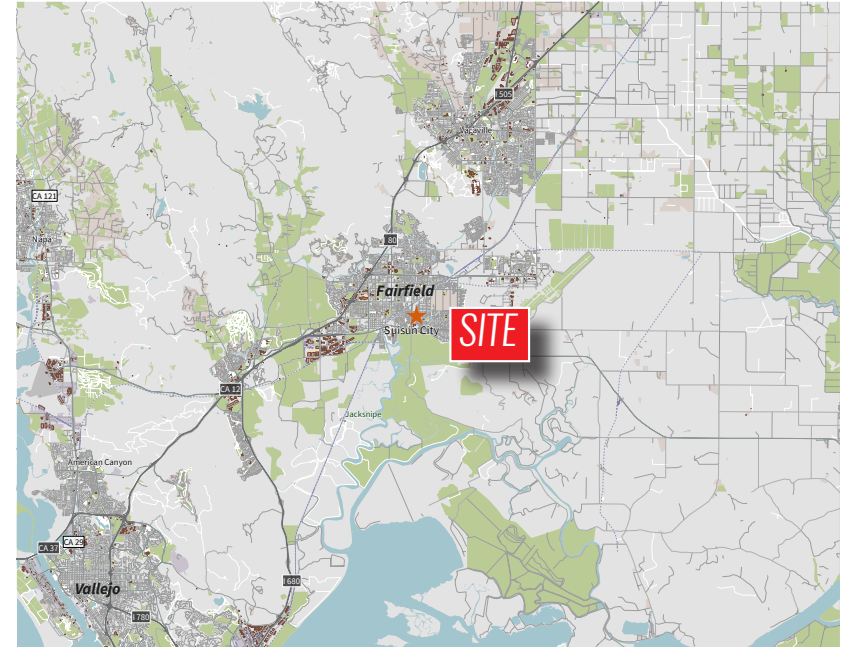
250 SUNSET AVE
SUISUN CITY, CA 94585

PROPERTY INFO

Heritage Park Shopping Center is a 167,051 sq. ft. Raley's anchored shopping center in the main retail corridor of Suisun City, CA. Fronting Highway 12, Heritage Park offers visibility, accessibility and strong co-tenancy.

HIGHLIGHTS

- Primary retail intersection in Suisun City
- Well maintained shopping center
- New pylon signage along Hwy 12
- Variety of shop space including 2nd generation bank, salon and restaurant space
- Raley's Grocery and other daily need and service-based tenant help drive consistent traffic to the center
- Captured trade area with limited nearby retail amenities
- Highway 12 is the main traffic thoroughfare in the trade area



TENANTS IN THE CENTER

Raley's

DUNKIN'
DONUTS

AutoZone

DOLLAR TREE

Round
Table
PIZZA
The Last Honest Pizza.™

H&R
BLOCK

ACE
Hardware

DEMOGRAPHICS (2020 EST.)

| | 1.5 Miles | 3 miles | 5 Miles | 10 miles |
|--------------------|-----------|----------|---------|----------|
| Population | 17,206 | 96,416 | 124,830 | 241,857 |
| Average HH Income | \$82,512 | \$82,809 | 94,826 | 104,556 |
| Daytime Population | 11,462 | 77,865 | 103,814 | 194,491 |

TRAFFIC COUNTS (ESRI 2018)

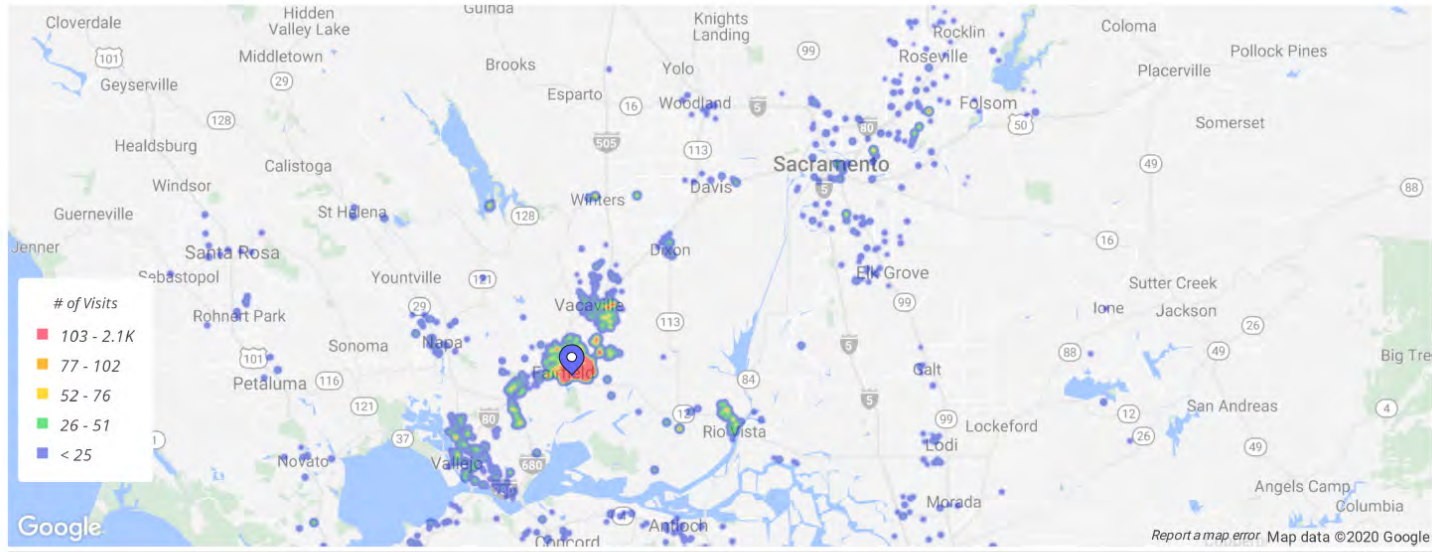
| | | |
|---------------------|--------|--------|
| Hwy 12 @ Sunset Ave | 31,000 | 26,000 |
| | E ← | → W |

Heritage Park

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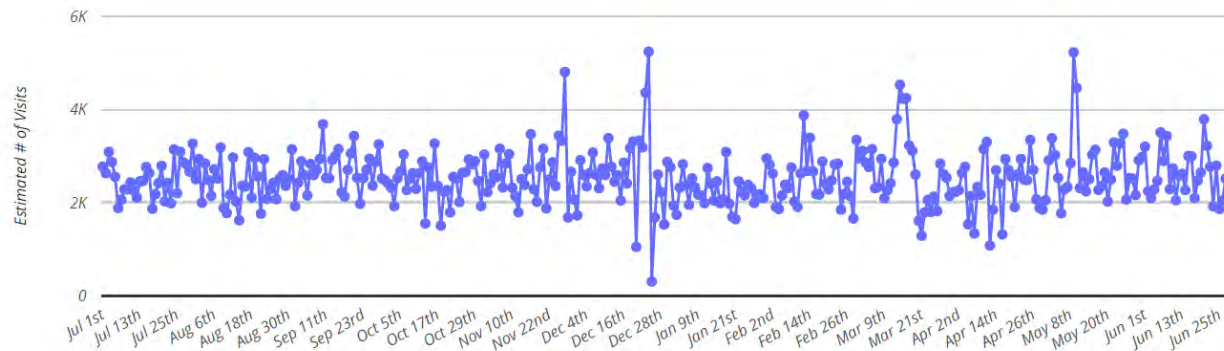
SHOPPING CENTER CUSTOMER TRAFFIC

TRADE AREA - HOME LOCATION



Unique # of Visits | Showing Home | At least 1 visit | Jul 1, 2019 - Jun 30, 2020

VISITS TREND



Est. # of Visits | Jul 1, 2019 - Jun 30, 2020

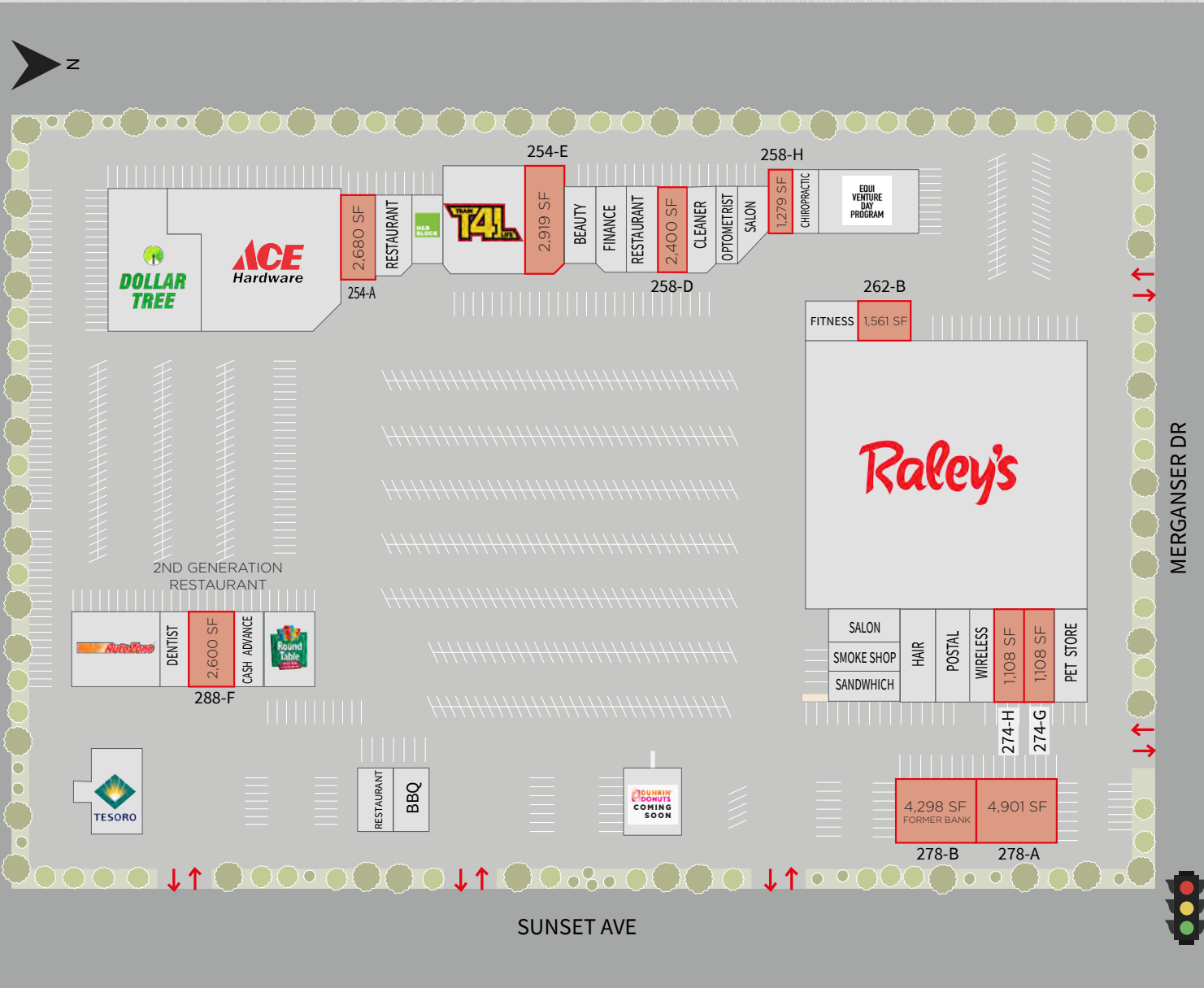
Heritage Park

PROPERTY PHOTOS



Heritage Park

SITE PLAN



| Tenant name | Unit Number | Unit Size (SF) |
|--------------------------------|-------------|----------------|
| Dollar Tree | 250 A | 10,662 |
| ACE Hardware | 250 B | 16,097 |
| Available | 254 A | 2,680 |
| Golden Phoenix Restaurant | 254 B | 1,971 |
| H&R Block | 254 C | 1,812 |
| Train 4 Life | 254 D | 7,000 |
| Available | 254 E | 2,919 |
| Beauty Etc. | 258 A | 1,836 |
| Mariner Fianance | 258 B | 1,972 |
| Sukhothai Cuisine | 258 C | 2,000 |
| Available | 258 D | 2,400 |
| Park Place Cleaner | 258 E | 1,572 |
| Dr. Richard Joyce, Optometrist | 258 F | 1,784 |
| Swan Spa Salon | 258 G | 1,120 |
| Available | 258 H | 1,279 |
| Pazdel Chiropractic Inc. | 258 I | 1,300 |
| Equiventure Day Program | 258 J-L | 5,200 |
| Ankh Fitness | 262 A | 1,400 |
| Available | 262 B | 1,561 |
| Raley's | 270 | 60,114 |
| Red Comb Salon | 274 A | 1,200 |
| Smoke 4 Less | 274 B | 1,200 |
| Port of Subs | 274 C | 1,200 |
| Strands of Love | 274 D | 1,200 |
| Postal Express | 274 E | 1,108 |
| Metro Wireless | 274 F | 1,108 |
| Available | 274 G | 1,108 |
| Available | 274 H | 1,108 |
| All 4 Paws | 274 I | 2,216 |
| Available | 278 A | 4,901 |
| Available | 278 B | 4,298 |
| Dunkin Donuts UC | 282 | 2,872 |
| The Cheese Streak | 284 A | 1,357 |
| Shop Maveric BBQ | 284 B | 2,685 |
| Auto Zone | 288 A | 5,200 |
| Dr. Froilan Tafalla DDS | 288 E | 1,300 |
| Available | 288 F | 2,600 |
| Advance America | 288 H | 975 |
| Round Table Pizza | 288 J | 2,925 |

NNN estimated @ \$.45 PSF/mo



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