



Sunset Center

SUNSET AVE. - 15,375 ADT

31,388 ADT



Heritage Park Shopping Center



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*Traffic Source: Sites USA REGIS Online 5/13/25

GROUND LEASE NOW AVAILABLE

1110-1114 ANDERSON DRIVE, SUISUN CITY, CA 94585

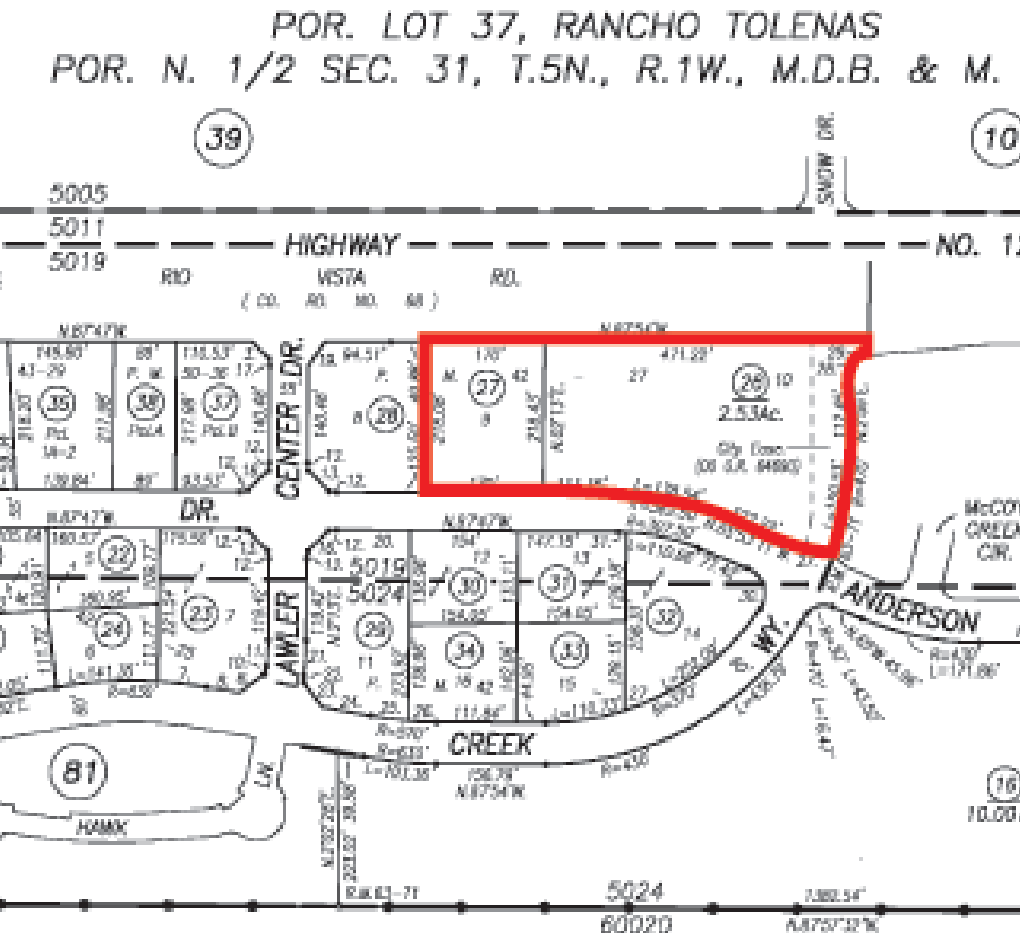


2099 Mt. Diablo Blvd., Suite 106, Walnut Creek, CA 94596

JIM SHEPHERD
 (925) 627-7902
 jim@lockehouse.com
 License #0126555

PROPERTY SUMMARY

1110-1114 Anderson Drive, Suisun City, CA



PROPERTY DESCRIPTION

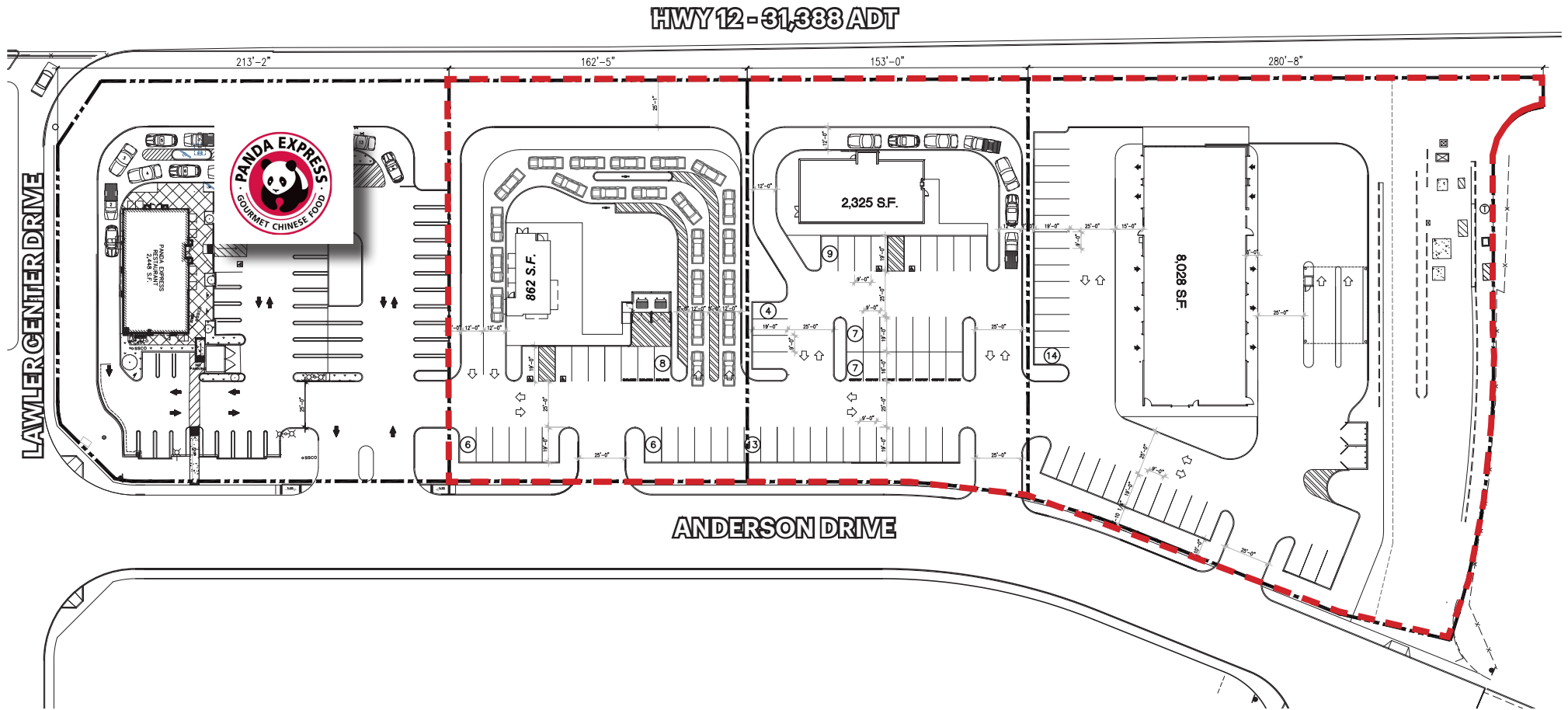
Address	1110-114 Anderson Drive, Suisun City, CA 94585
County	Solano County
Space Available	± 3.38 Acres
APN	0173-670-260, 0173-670-270
RATE	Contact Agents for Details

HIGHLIGHTS

- Ground Lease
- Highway 12 Frontage
- Tremendous Visibility
- Access Off Highway 12

SITE PLAN

1110-1114 Anderson Drive, Suisun City, CA



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DEMOGRAPHICS

1110-1114 Anderson Drive, Suisun City, CA



POPULATION

1 MILE	3 MILES	5 MILES
16,332	90,318	126,789



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,205	29,724	42,275



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$117,131	\$107,499	\$126,547



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.21 M	\$1.01 M	\$1.31 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
20.4%	19.2%	25.4%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$303.77 M	\$1.06 B	\$2.41 B

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