

HERITAGE PARK SHOPPING CENTER

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585



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SUMMARY & HIGHLIGHTS

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

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ABOUT SUISUN CITY

Suisun City, located in Solano County, California, is a growing city, known for its community-oriented atmosphere, and diverse population. With approximately 30,000 residents, Suisun City has a balanced mix of suburban and semi-rural neighborhoods that appeal to families. The city is primarily residential, with a steady economic base that includes retail, small businesses, and some light industrial enterprises. Suisun City benefits from significant commuter traffic on Interstate 80 and Highway 12, making it a key route for drivers traveling between Sacramento, San Francisco, and the Napa Valley.

PROPERTY SUMMARY

ADDRESS	250-288 Sunset Avenue, Suisun City, CA 94585
BASE RENT	Call to Inquire
NNNs	Call to Inquire
AVAILABILITY	±1,108 SF- ±10,000 SF
ANCHOR TENANTS	Raleys, Ace Hardware, Dollar Tree, AutoZone

PROPERTY HIGHLIGHTS

- Grocery Anchored Shopping Center
- Located on a Major Commuter Thoroughfare with combined Traffic Counts of over 52,000 VPD (HWY 12 & Sunset Ave).
- ±16,000 SF Junior Box Opportunity
- Strong Anchor Tenants, such as Raleys, Ace Hardware, Dollar Tree, and AutoZone
- Great Access via Traffic Light
- Ample Parking

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250-288 SUNSET AVENUE,
SUISUN CITY, CA 94585



SITE PLAN

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

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COMBINABLE TO ±10,000 SF

TENANT DIRECTORY

SUITE	TENANT NAME	SF
250A	Dollar Tree	10,662
250C	Ace Hardware	16,097
254A	AVAILABLE	2,680
254B	Golden Phoenix Restaurant	1,971
254C	H&R Block	1,812
254D	Train4Life	7,000
254E	AVAILABLE	2,919
258A	Artress Beauty Supply	1,836
258B	Mariner Finance	1,972
258C	Sukhothai Cusine	2,000
258D	AVAILABLE	2,400
258E	Park Place Cleaners	1,572
258F	Dr. R. Joyce Optometrist	1,784
258G	Swan Spa Salon	1,120
258H	AVAILABLE	1,279
258I	Pazdel Chiropractic Inc.	1,300
258J-L	Equiventure Day Program	5,200
262 A	Ankh Fitness	1,400
262B	AVAILABLE	1,561
270	Raley's	60,114
274A	Red Comb Salon	1,200
274B	Smoke 4 Less	1,200
274C	AJ's Halal Burgers & Beers	1,200
274D	Key Cuts	1,200
274E	Postal Express	1,108
274F	AVAILABLE	1,108
274G	AVAILABLE	1,108
274H	Broadway Printing & Embroidery	1,108
274I	All 4 Paws	2,216
278A	AVAILABLE	4,901
278B	AVAILABLE	4,298
282	Dunkin' Donuts/Baskin Robbins	2,872
284A	The Cheesesteak Shop	1,357
284B	Maveric BBQ	2,695
288A	AutoZone	5,200
288E	Dr. Froilan D. Tafalla, DDS	1,300
288F	Taqueria Maria	2,600
288H	Advance America Cash Advance	975
288J	Round Table Pizza	2,925



SUNSET AVE- 14,244 ADT

HWY. 12 - 34,992 ADT

SUITE 254A

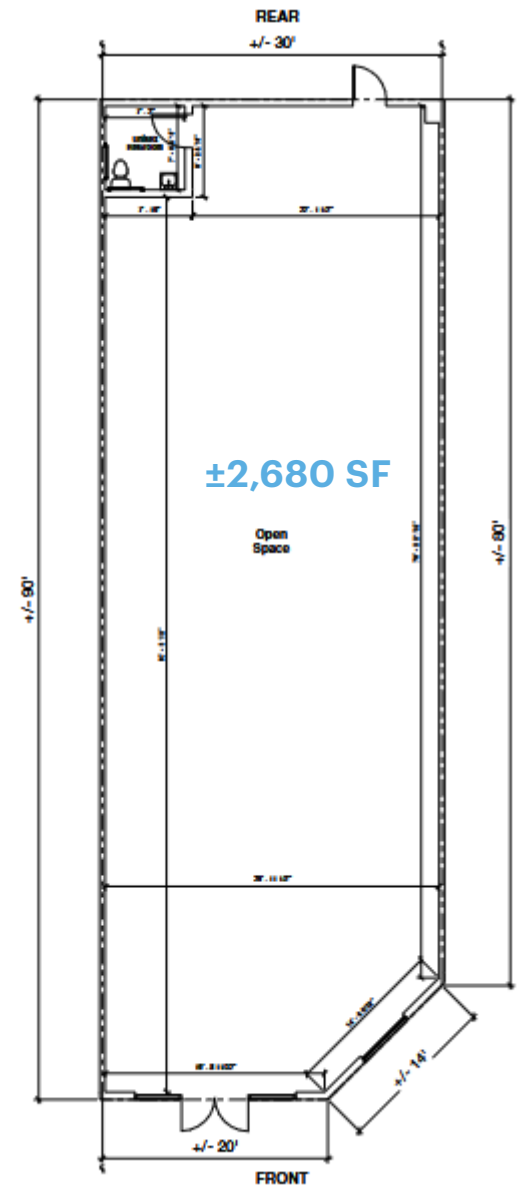
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HIGHLIGHTS

- Suite: 254A
- Size: $\pm 2,680$ SF
- Dimensions: Width $\pm 20'$ Depth $\pm 90'$
- [Link to Space Plans](#)
- [Link to Virtual Tour](#)



SUITE 254E

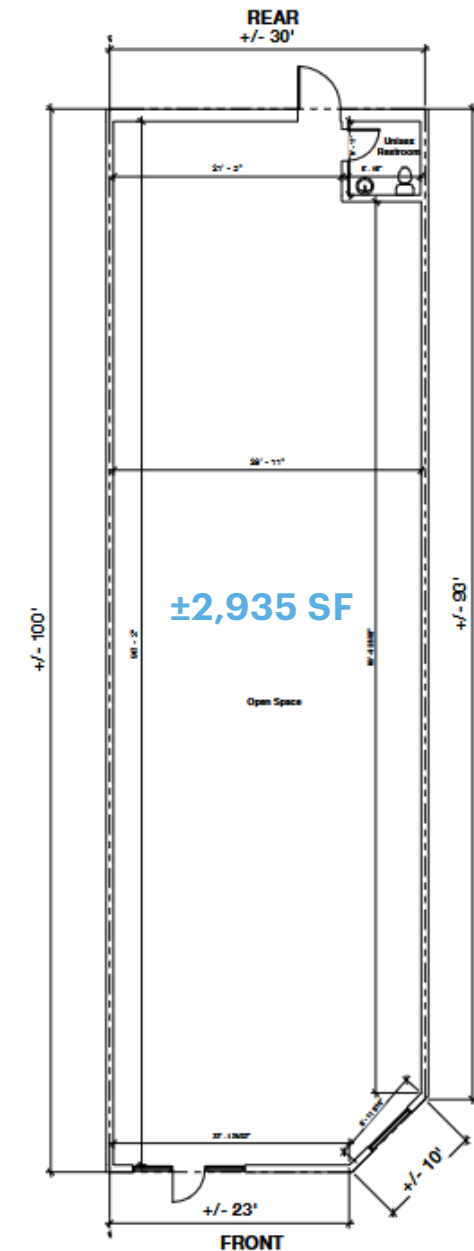
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HIGHLIGHTS

- Suite: 254E
- Size: $\pm 2,935$ SF
- Dimensions: Width $\pm 30'$ Depth $\pm 100'$
- [Link to Space Plans](#)
- [Link to Virtual Tour](#)



SUITE 258D

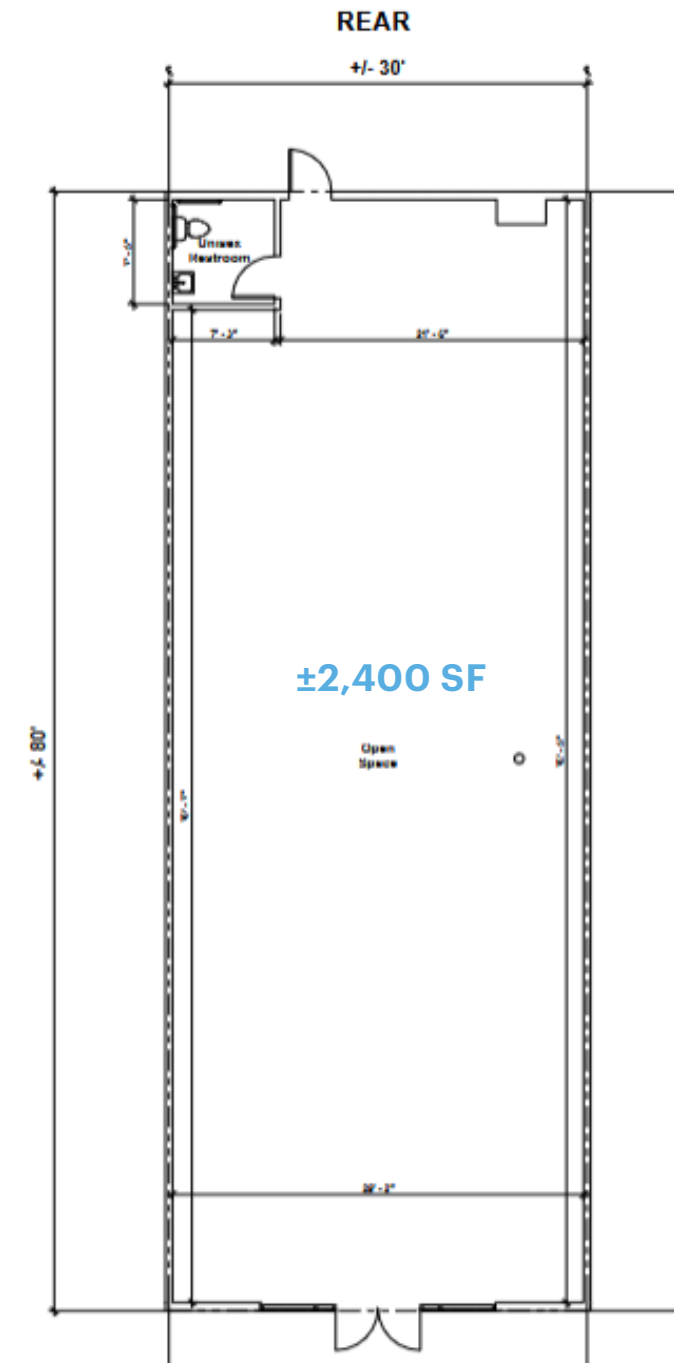
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HIGHLIGHTS

- Suite: 258D
- Size: $\pm 2,400$ SF
- Dimensions: Width $\pm 30'$ Depth $\pm 80'$
- [Link to Space Plans](#)
- [Link to Virtual Tour](#)

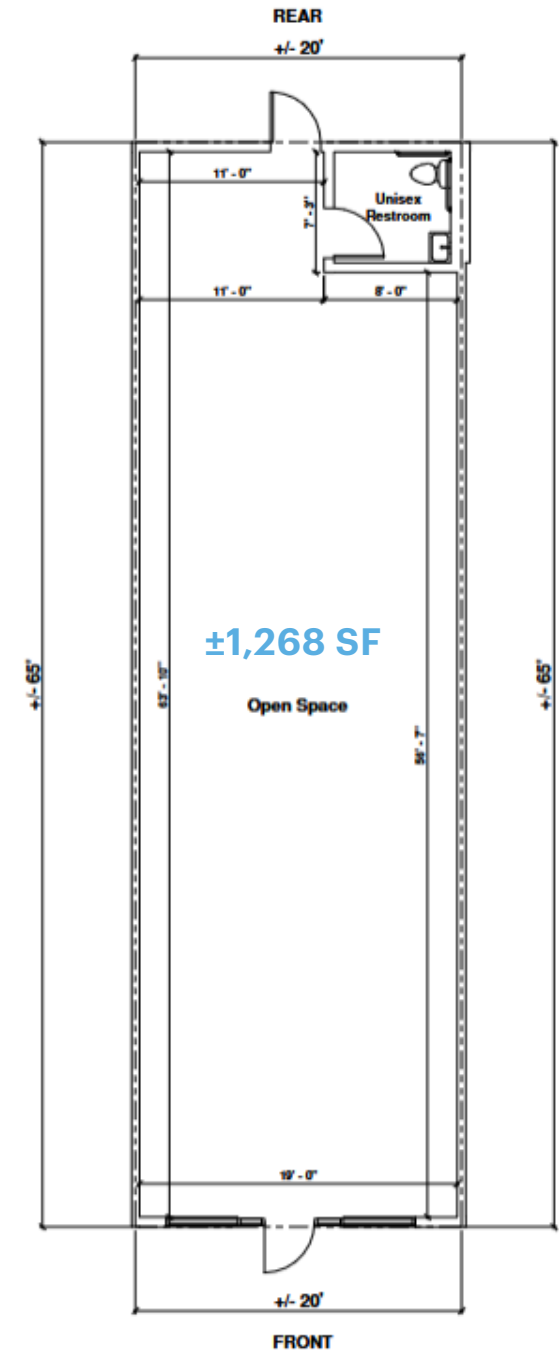


SUITE 258H

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HIGHLIGHTS

- Suite: 258H
- Size: $\pm 1,268$ SF
- Dimensions: Width $\pm 20'$ Depth $\pm 65'$
- [Link to Space Plans](#)

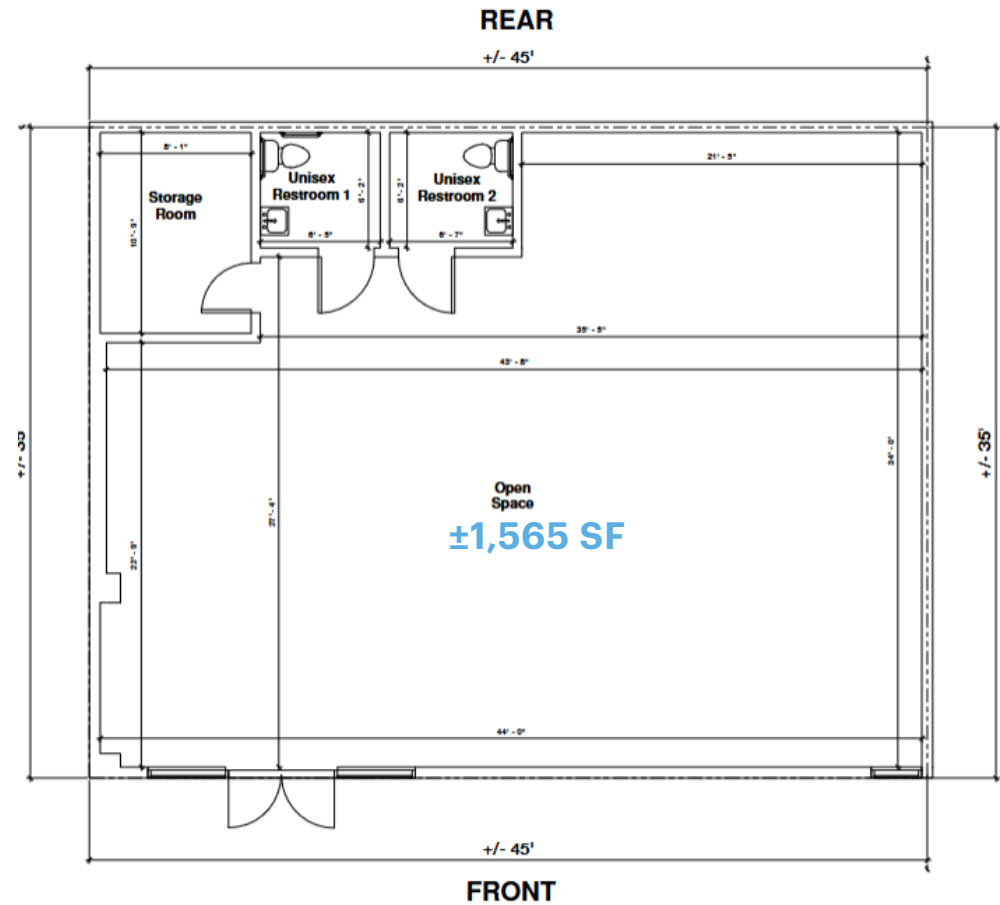


SUITE 262B

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

HIGHLIGHTS

- Suite: 262B
- Size: $\pm 1,565$ SF
- Dimensions: Width $\pm 45'$ Depth $\pm 35'$
- [Link to Space Plans](#)
- [Link to Virtual Tour](#)



SUITE 274F & SUITE 274G

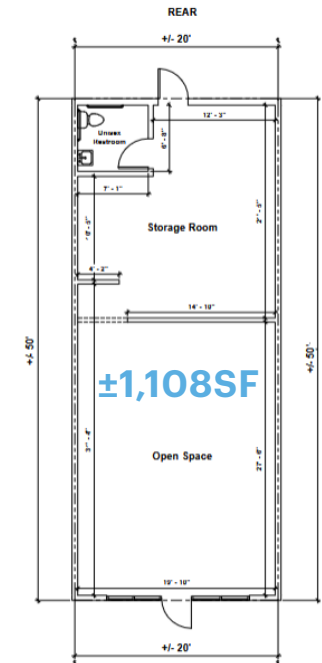
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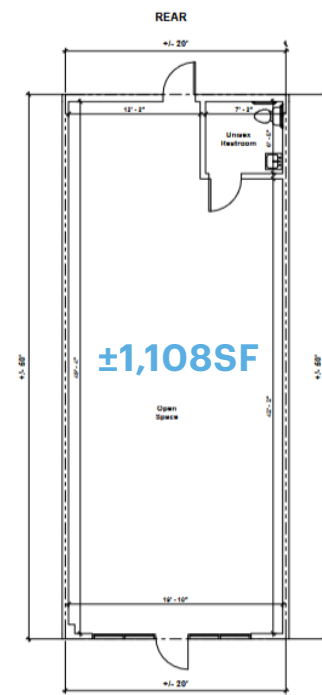
HIGHLIGHTS

- Suite: 274F
- Size: $\pm 1,108$ SF
- Dimensions: Width $\pm 20'$ Depth $\pm 50'$
- [Space Plans & Virtual Tour](#)



HIGHLIGHTS

- Suite: 274G
- Size: $\pm 1,108$ SF
- Dimensions: Width $\pm 20'$ Depth $\pm 50'$
- [Space Plans & Virtual Tour](#)



SUITE 278A & SUITE 278B

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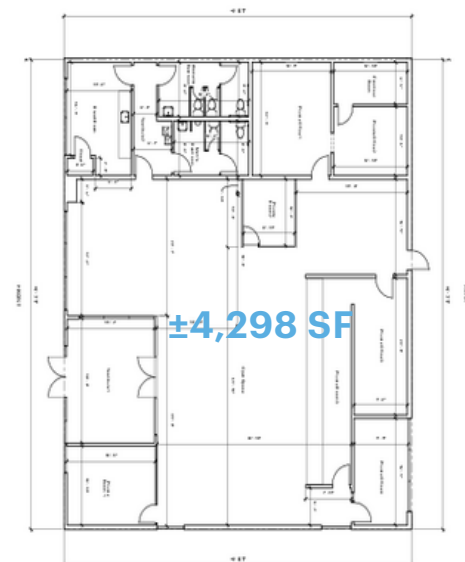
HIGHLIGHTS

- Suite: 278A
- Size: $\pm 4,901$ SF
- Dimensions: Width $\pm 80'$ Depth $61'$
- [Space Plans & Virtual Tour](#)



HIGHLIGHTS

- Suite: 278B
- Size: $\pm 4,298$ SF
- Dimensions: Width $\pm 71'$ Depth $61'$
- [Space Plans & Virtual Tour](#)



SUITE 278A & SUITE 278B

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OPTIONS

- Lease Suites Separately - $\pm 4,901$ SF & $\pm 4,298$ SF Available
- Lease Entire Building - $\pm 9,199$ SF Available
- Ground Lease - ± 0.97 acres Available



HERITAGE PARK SHOPPING CENTER

HIGH AERIAL | 250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

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HERITAGE PARK SHOPPING CENTER

MID AERIAL | 250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

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Hertiage Park Shopping Center

Raley's

ACE
Hardware

Round
Table
PIZZA

DOLLAR TREE

DUNKIN'
DONUTS

Auto
Zone

Casa De Suisun
Apartments

Sunset Shopping Center

STARBUCKS

O'Reilly
AUTO PARTS

IN-SHAPE

RITE
AID

TSC TRACTOR
SUPPLY CO

Hwy 12

CALIFORNIA
12

12

37,992 ADT

Hwy 12

Jack

BURGER
KING

POPEYES

Mc Coy Creek Park

DEMOGRAPHICS

1,3,5 MILES RADIUS | 250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

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POPULATION

1 MILE	3 MILES	5 MILES
17,412	98,853	126,515



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,520	32,901	42,217



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,319	\$110,357	\$126,631



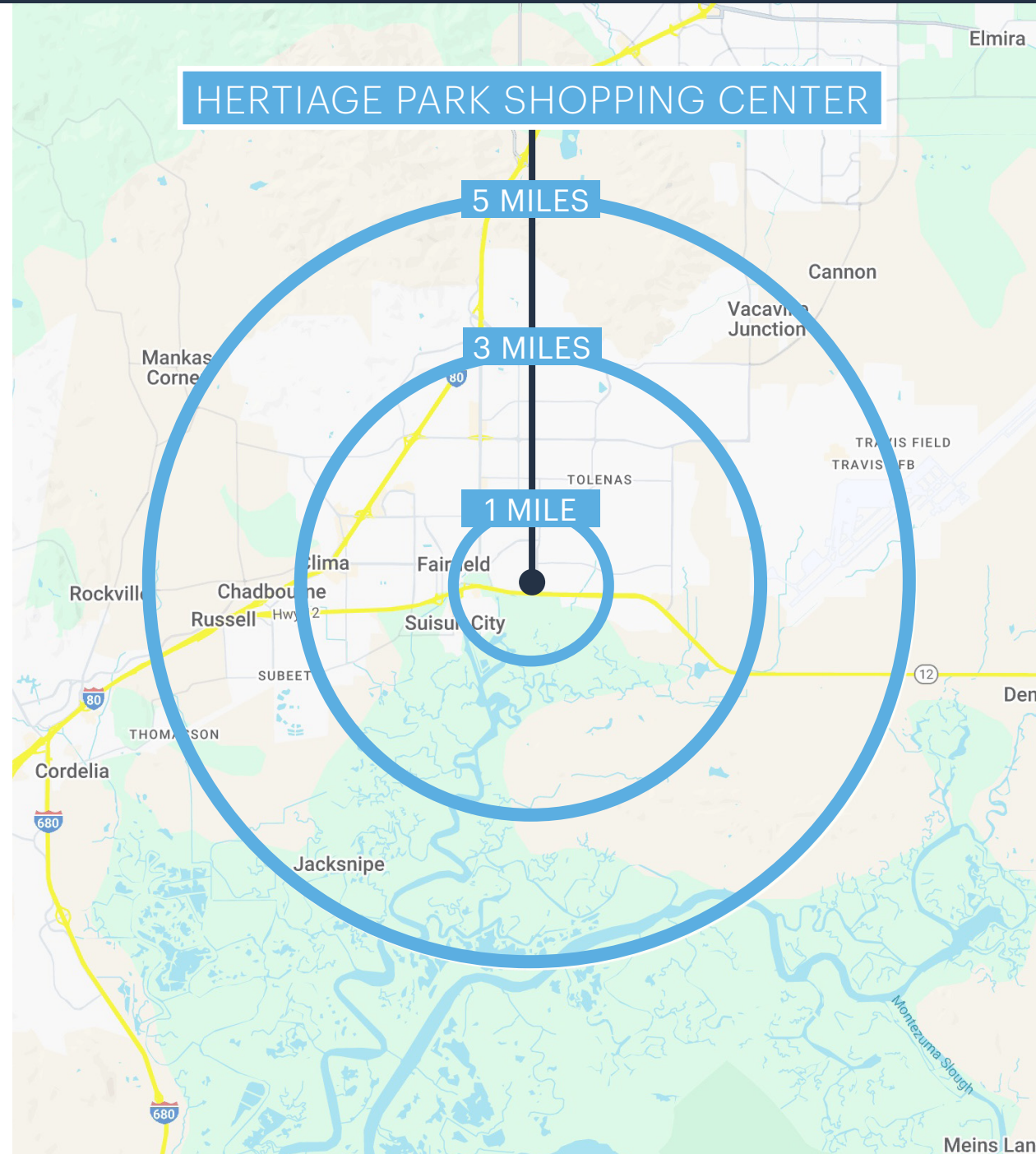
ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$997,974	\$1.05M	\$1.32M



TOTAL RETAIL ANNUAL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$301.49 M	\$1.78 B	\$2.41 B





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Raley's

SUPER

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