

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- ±16,000 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,
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SITE PLAN

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

COMBINABLE TO ±16,000 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 Chiropratic 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 |

HWY. 12 - 34,992 ADT

SUNSET AVE- 14,244 ADT

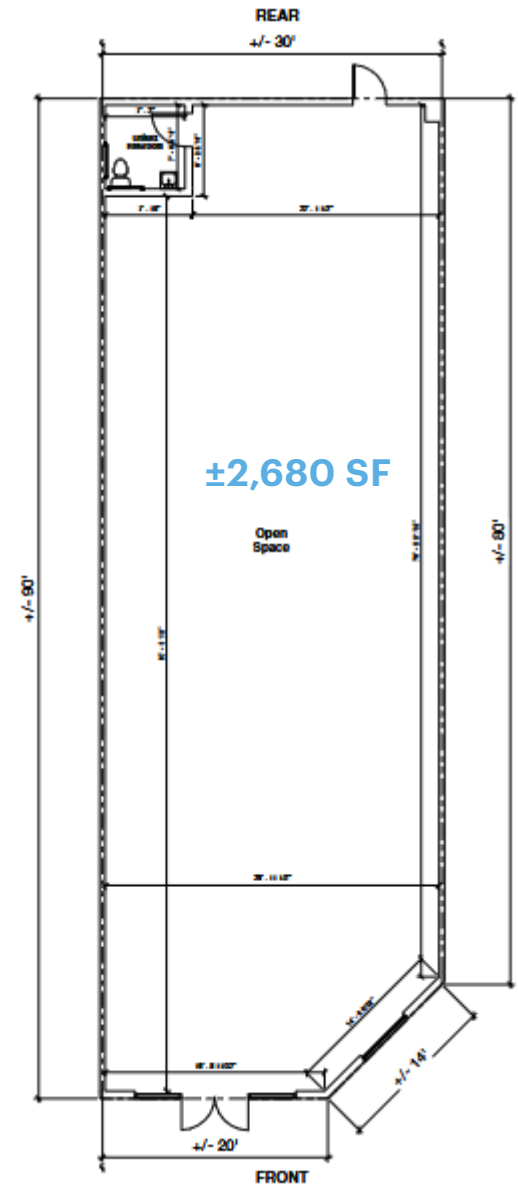
*Traffic Counts Source: Sites USA REGIS Online 1/30/25

SUITE 254A

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

HIGHLIGHTS

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



SUITE 254E

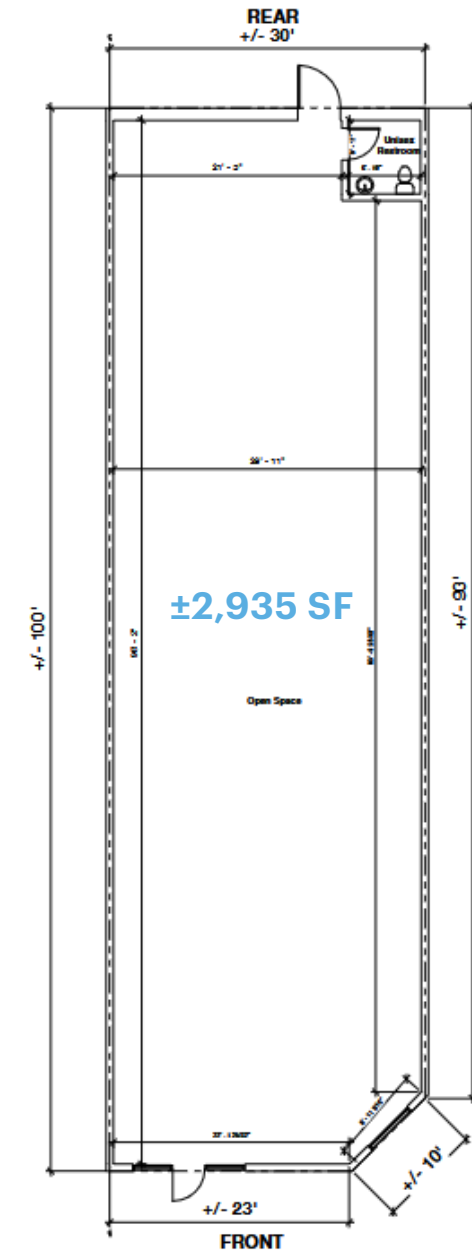
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HIGHLIGHTS

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



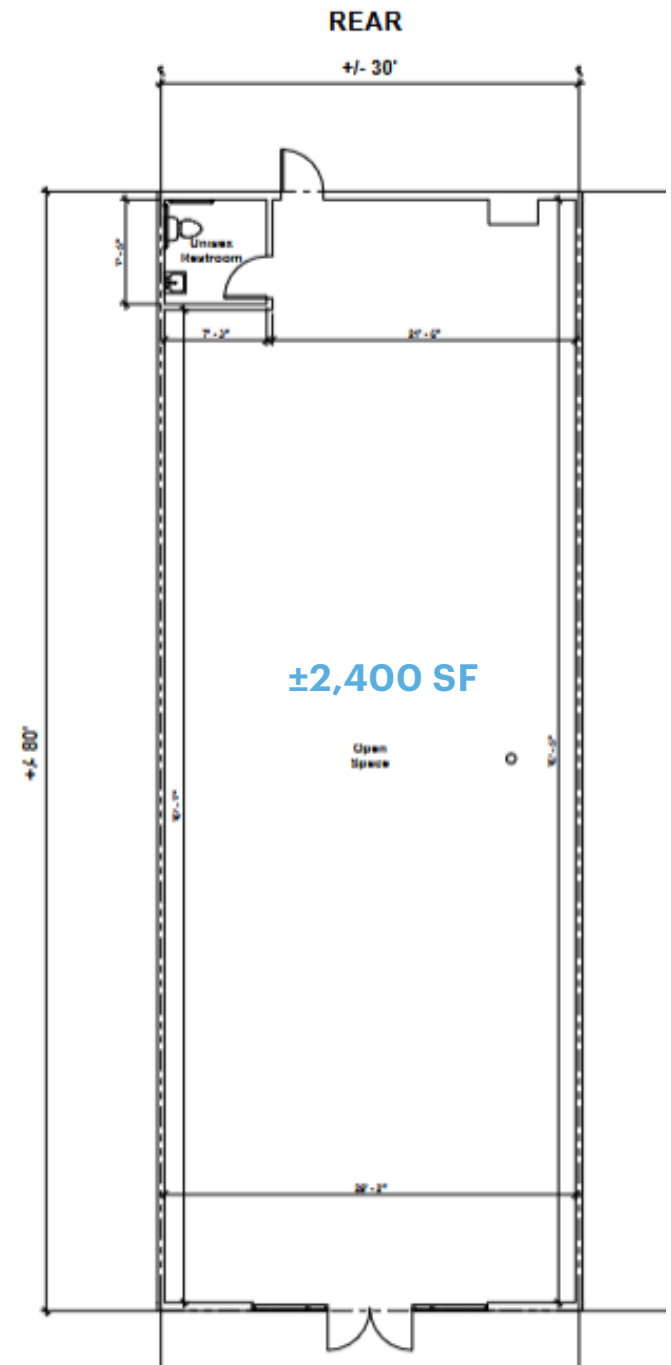
SUITE 258D

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585



HIGHLIGHTS

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

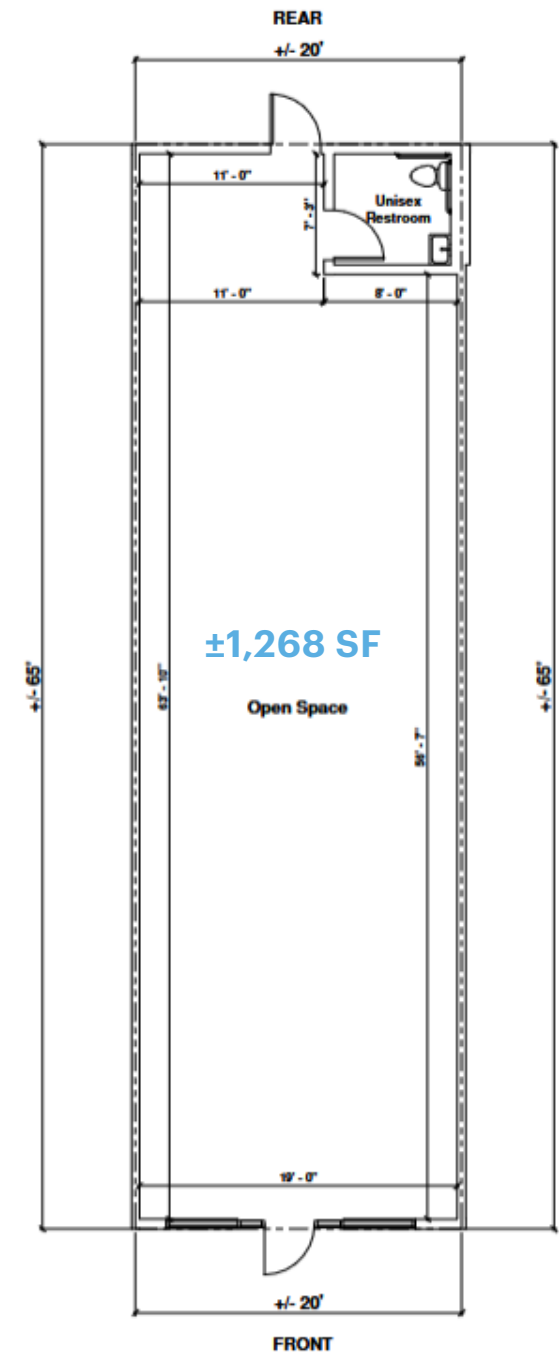


SUITE 258H

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585

HIGHLIGHTS

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

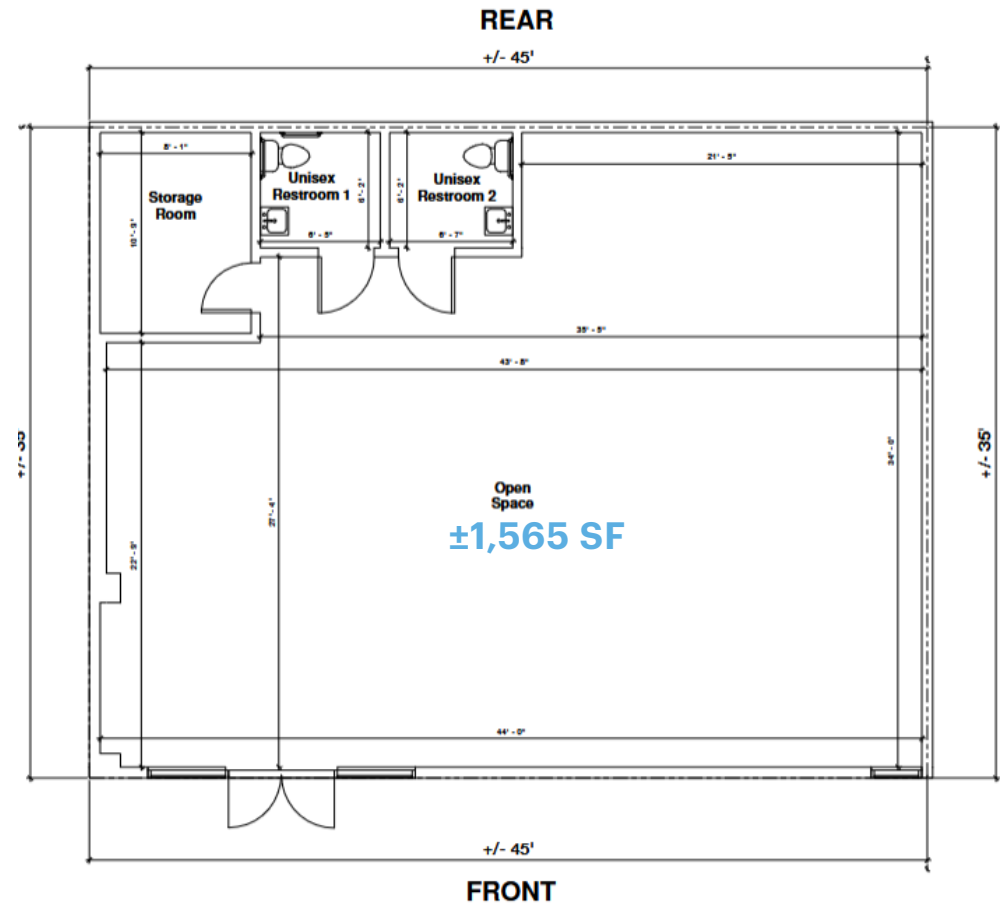


SUITE 262B

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

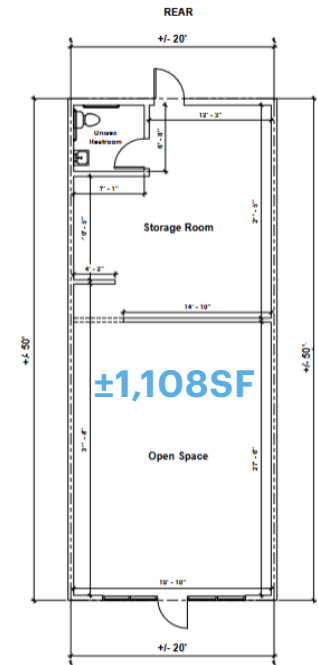
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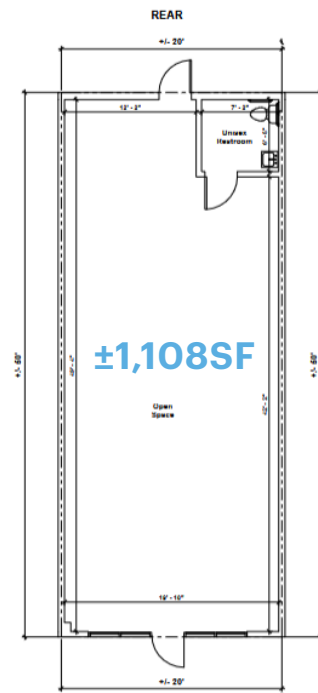
HIGHLIGHTS

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



HIGHLIGHTS

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



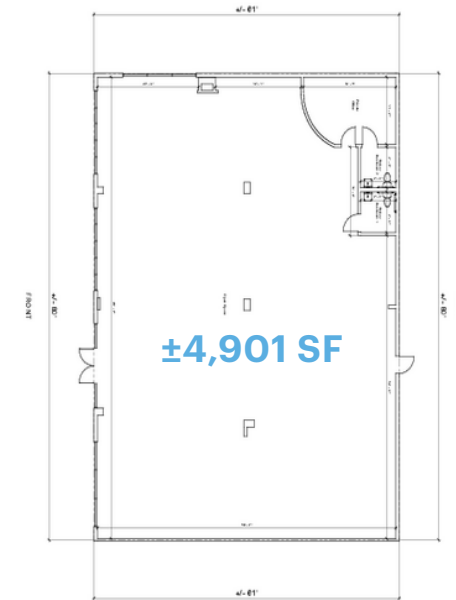
SUITE 278A & SUITE 278B

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585



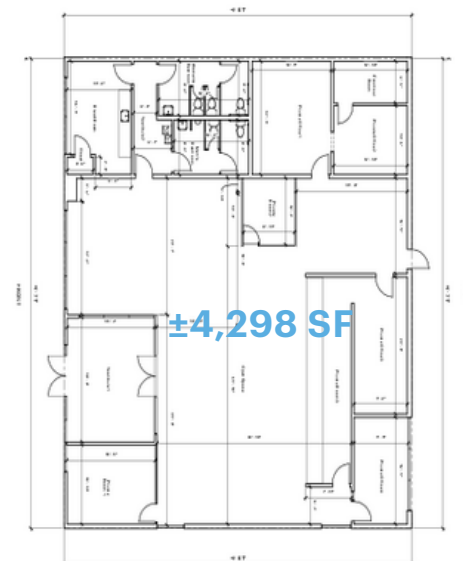
HIGHLIGHTS

- 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

250-288 SUNSET AVENUE, SUISUN CITY, CA 94585



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



*Traffic Counts Source: Sites USA REGIS Online 1/30/25

HERITAGE PARK SHOPPING CENTER



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



Heritage Park Shopping Center

| | | |
|--|--|--|
| | | |
| | | |

Casa De Suisun Apartments

Sunset Shopping Center

| | | | |
|--|--|--|--|
| | | | |
| | | | |

| | | |
|--|--|--|
| | | |
|--|--|--|

McCoy Creek Park

Hwy 12



12

37,992 ADT

Hwy 12

*Traffic Counts Source: Sites USA REGIS Online 1/30/25

DEMOGRAPHICS

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



1 MILE 3 MILES 5 MILES



POPULATION

| | | |
|--------|--------|---------|
| 17,412 | 98,853 | 126,515 |
|--------|--------|---------|



ESTIMATED HOUSEHOLDS

| | | |
|-------|--------|--------|
| 5,520 | 32,901 | 42,217 |
|-------|--------|--------|



ESTIMATED AVERAGE HOUSEHOLD INCOME

| | | |
|-----------|-----------|-----------|
| \$104,319 | \$110,357 | \$126,631 |
|-----------|-----------|-----------|



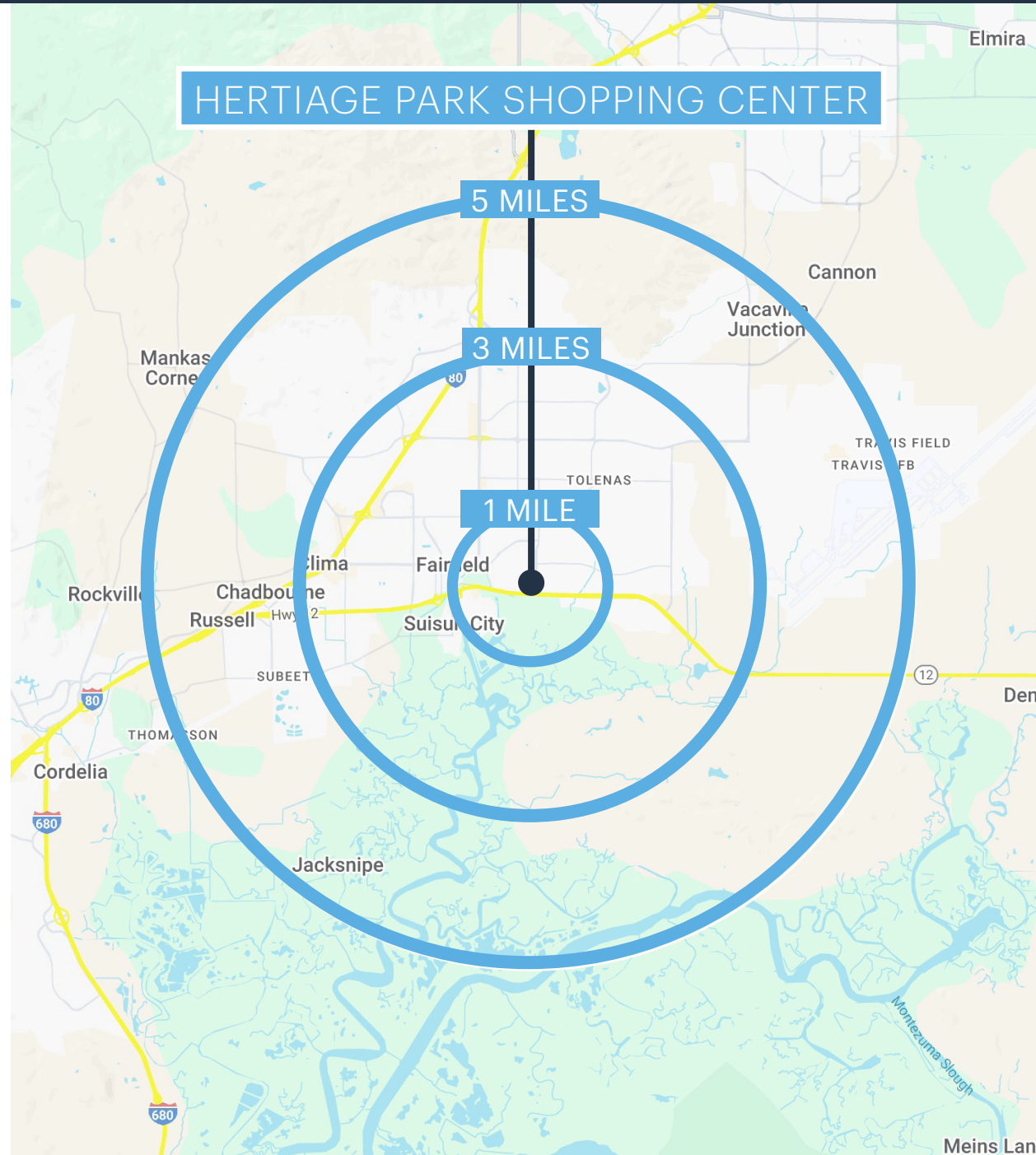
ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| | | |
|-----------|---------|---------|
| \$997,974 | \$1.05M | \$1.32M |
|-----------|---------|---------|



TOTAL RETAIL ANNUAL EXPENDITURES

| | | |
|------------|----------|----------|
| \$301.49 M | \$1.78 B | \$2.41 B |
|------------|----------|----------|



HERTIAGE PARK SHOPPING CENTER

5 MILES

3 MILES

1 MILE

*Demographic Source: Sites USA REGIS Online 01/28/25



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