

FOR LEASE | 2,912 SF RETAIL/OFFICE SERVICE

318 MAIN STREET

VACAVILLE, CA



**PRIME LOCATION FOR RETAIL/BUSINESS SERVICES (WITH DRIVE-IN WAREHOUSE)
LOCATED IN HISTORIC DOWNTOWN VACAVILLE - EXCELLENT STREET FRONTAGE**

- PREMISES:** APPROX. 3,307 S.F.
(OFFICE/RETAIL . . . 1,500 SF)
(WAREHOUSE . . . 1,807 SF)
- BUILDING GLA:** 10,000 SF
- YEAR BUILT:** c. 1900; RENOVATED 2014
- ZONING:** DOWNTOWN COMMERCIAL
- AMENITIES:**
- VINYL LAMINATE FLOORS IN RETAIL/OFFICE AREAS
 - EXPANSIVE GLASS STORE-FRONT
 - QUICK/EASY ACCESS TO INTERSTATE 80
 - CLOSE PROXIMITY TO RETAIL, RESTAURANTS, POST OFFICE, BANKS, CITY GOV'T CENTER AND VARIETY OF BUSINESS SERVICES.
 - DOWNTOWN VACAVILLE BUSINESS IMPROVEMENT DISTRICT; ACTIVELY PROMOTES DOWNTOWN VACAVILLE AS DESTINATION FOR RETAIL, RESTAURANTS, SERVICES AND COMMUNITY EVENTS



The information provided herein has been obtained from sources deemed reliable. Summit Properties does not guaranty its accuracy.

CONTACT:

MARY ANN ROLLISON
LIC. NO. 01055428
707-441-1251
marollison@sbcglobal.net



318 MAIN STREET, VACAVILLE, CA

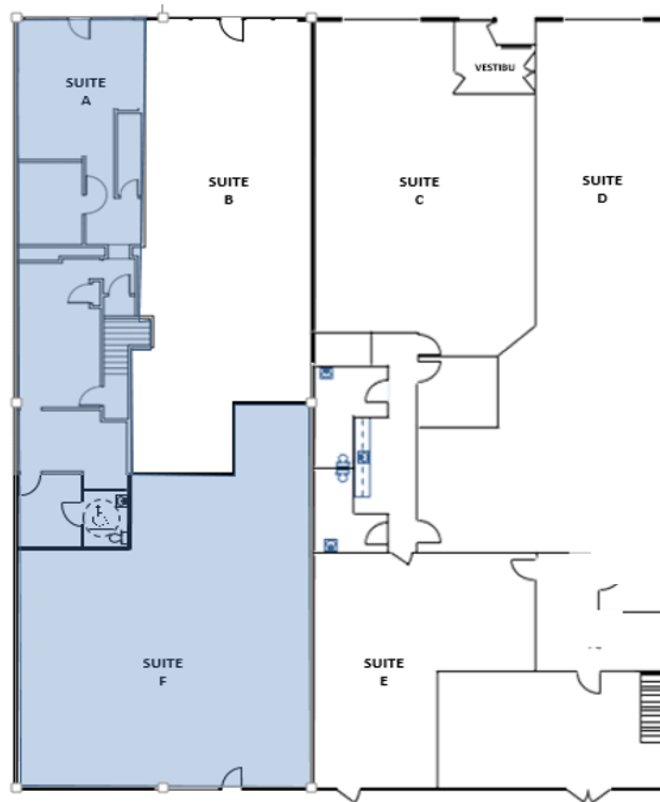
The John Rico Building is a cornerstone of local history, that boasts a colorful past; a portion of the structure once served as the City's local firehouse, while other sections hosted a variety of mercantile and retail establishments over the last century. The building served for decades as the headquarters and printing plant for the *Vacaville Reporter*. In 1990, the building transitioned into the vibrant multi-tenant hub it is today.

This landmark address offers a unique opportunity to position your business within a piece of Vacaville's storied architectural and civic legacy. Strategically situated in the heart of downtown Vacaville, it provides unparalleled visibility, exceptional foot traffic, and a front row seat to annual and seasonal community events like the Farmers Market, Christmas Tree Lighting celebration, Summer Concert Series and multiple other events hosted by local businesses and the Downtown Vacaville Business Improvement District.

By securing your space here, you aren't just renting square footage—you are choosing to thrive alongside a collaborative roster of local business within and neighboring the "Old Reporter Building," including Bella Terra, Imagination Town, Joyful Art Studio, Pretty N' Chic, Journey Coffee, and Rise & Redemption, to name only a few. Elevate your brand, captivate your clientele, and write your business's next successful chapter where history meets today's opportunity.

SITE PLAN

MAIN STREET



CONTACT:

MARY ANN ROLLISON

LIC. NO. 01055428

707-441-1251

marollison@sbcglobal.net



318 MAIN STREET, VACAVILLE, CA

Vacaville is situated in the north-east portion of Solano County, midway between San Francisco and Sacramento. This strategic location provides access to nearly 9 million people in Northern California, quick access to Ports in Oakland and Sacramento, as well as International Airports in Sacramento, Oakland and San Francisco. It is also the new home of the biomanufacturing giant, Lonza, Inc.

Solano County is home to Travis Air Force Base, Solano Regional Mall, Vacaville Premium Outlets, Jelly Belly Candy Company, Guittard Chocolate, Lonza Biomanufacturing, Solano Community College, Six Flags Amusement Park, Northbay Medical Center, Kaiser Permanente, Partnership HealthPlan, the Nut Tree Regional shopping destination, and the nearly 1-million square Vacaville Factory Outlet center.

Historic Downtown Vacaville is the heart of the Vacaville community and is where numerous community activities and events take place; such as the Creek-Walk Summer Concert series, Farmers Market (May to October), Annual Spring Wine Stroll, plus a variety of seasonal holiday events like the Spring Egg Hunt, Fiesta Days Celebration & Parade, 4th of July Fireworks Celebration, and the Annual Christmas Tree Lighting. Downtown Vacaville is home to the Brenden Movie Theaters, Andrews Park, the "Creekwalk," Vacaville Museum, Town Square, the Town Center Library, and a wide variety of exceptional locally owned restaurants. Vacaville is known for its strong sense of community and affordable housing, making it a highly desirable place to work and live.



CONTACT:

MARY ANN ROLLISON
LIC. NO. 01055428
707-441-1251
marollison@sbcglobal.net