

1919 Peabody Rd

Vacaville, CA 95687



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OFFERING SUMMARY



Listing Price
\$1,250,000



Cap Rate
7.05%



Price/SF
\$270.56

FINANCIAL

Listing Price	\$1,250,000
Down Payment	100% / \$1,250,000
NOI	\$88,097
Cap Rate	7.05%
Price/SF	\$270.56
Rent/SF	\$1.59

PROPERTY SUMMARY

Tenancy	Single-Tenant Plus ATM
Gross Leasable Area	4,620 SF
Site Size	0.53 Acres (23,261 SF)
Year Built	1992
Occupancy	100%
APN	0132-320-320
Zoning	CN, Commercial Neighborhood
General Plan	Commercial Neighborhood



1919 PEABODY RD

Vacaville, CA 95687

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 1919 Peabody Road in Vacaville, CA. This freestanding retail building measures approximately 4,620 gross square feet and is situated on a 0.53-acre parcel. The property is a pad building in a shopping center anchored by Lucky supermarket and The Learning Experience. Currently, the space is leased to Forgotten Path Games through February 2027. They have one option to renew their lease for a period of five years. Additionally, an ATM space is leased to Wells Fargo through April 2030. Their lease contains one option to renew for a period of five years. Wells Fargo has been a long-term tenant at the property; they have used the ATM space for more than 30 years.

The subject property is located at the intersection of Alamo Drive and Peabody Road, which is a four-corner retail location. In addition to Lucky and The Learning Center, co-tenants in the shopping center include Burger King, Little Caesar's Pizza, Subway, Vacaville Vet Clinic, and Dominos Pizza. Walgreens, Taco Bell, and O'Reilly Auto Parts are located across the street. The site has good access and visibility, with combined traffic counts exceeding 40,000 vehicles per day.

Vacaville is located in Solano County, about 35 southwest of Sacramento. The city is the third largest municipality in the county and had an estimated population of 101,929 as of 2023. The population is forecast to grow 2.6% by 2028 to 104,613. The median household income in Vacaville was estimated at \$90,552 at the end of 2023, and is forecast to increase to \$104,230 by 2028. The city has a diverse economy; the largest employment sectors are government, healthcare, manufacturing, retail, and business services. Kaiser Permanente, Amazon, Genetech, Mariani Packing, EPSI, Simonton Windows, and the State of California are some of the major employers in the city.

INVESTMENT HIGHLIGHTS

- Freestanding retail pad building in a shopping center anchored by Lucky Supermarket
- Triple net lease with Forgotten Path Games through February 2027 with a 5-year renewal option
- ATM lease with Wells Fargo through April 2030 with a 5-year renewal option
- Wells Fargo has 30+ years of tenancy in the ATM space
- Combined traffic counts of more than 40,000 vehicles per day along Alamo Drive and Peabody Road
- Vacaville's population has grown more than 14% in the last 20 years
- The city has a diverse economy based on government, healthcare, manufacturing, retail, and business services



FPG FORGOTTEN PATH GAMES

1919

FPG FORGOTTEN PATH GAMES

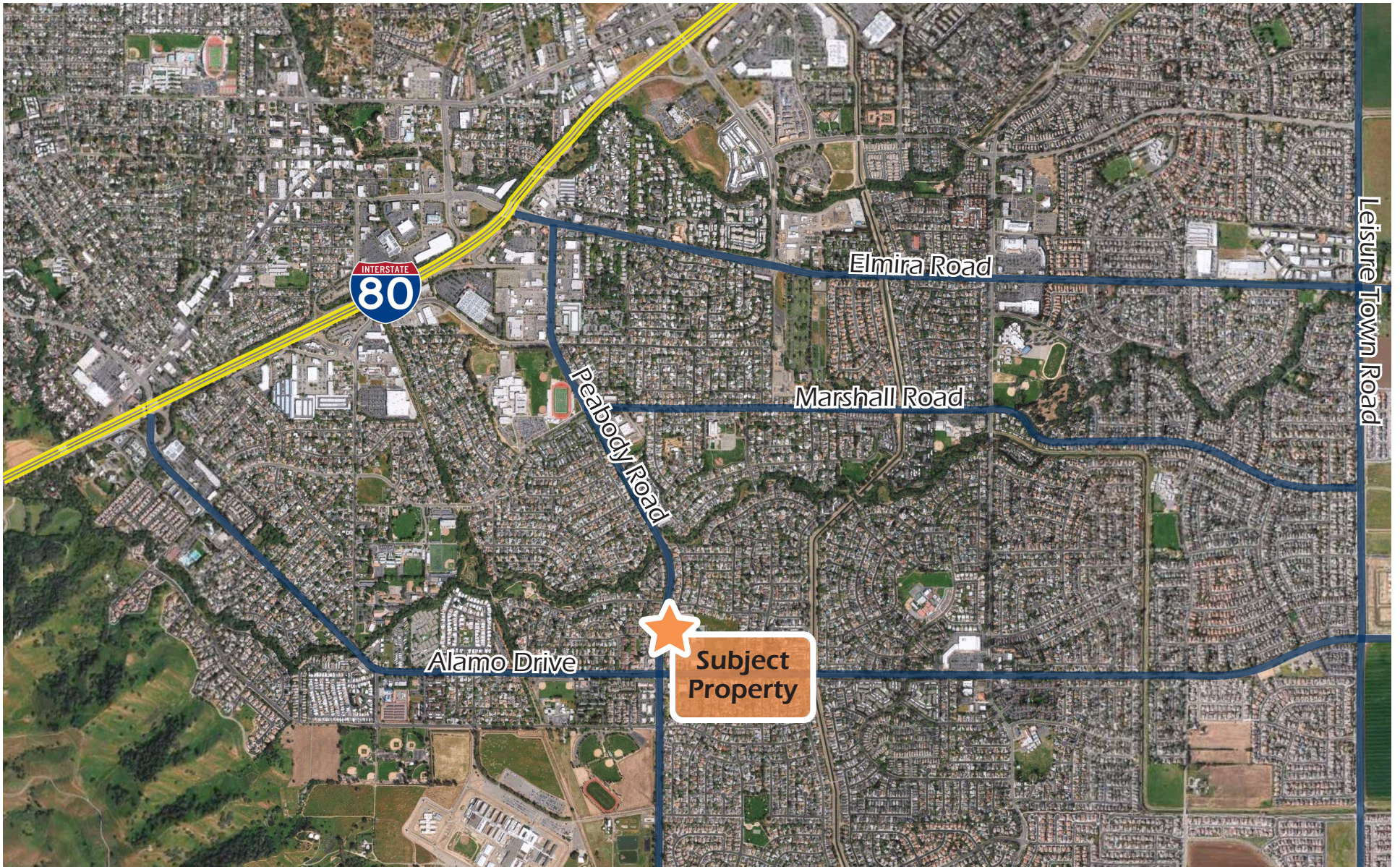
RENT ROLL // 1919 Peabody Rd

Suite	Tenant	Size	% of GBA	Lease Start	Lease End	Renewal Options	Period	Monthly Rent	Annual Rent	\$ PSF
1919	Forgotten Path Games	4,500	97.4%	11/1/2021	2/28/2027	One 5-Year	3/1/2025 3/1/2026 3/1/2027 (Option)	\$5,341.45 CPI Increase, Minimum 2% 95% of Fair Market Rent	\$64,097	\$1.19
ATM	Wells Fargo	120	2.6%	8/27/2003	4/30/2030	One 5-Year	5/1/2025 5/1/2030 (Option 2)	\$2,000.00 \$2,300.00	\$24,000 \$27,600	\$16.67 \$19.17
Total / Average		4,620	100.0%					\$7,341.45	\$88,097	\$1.59

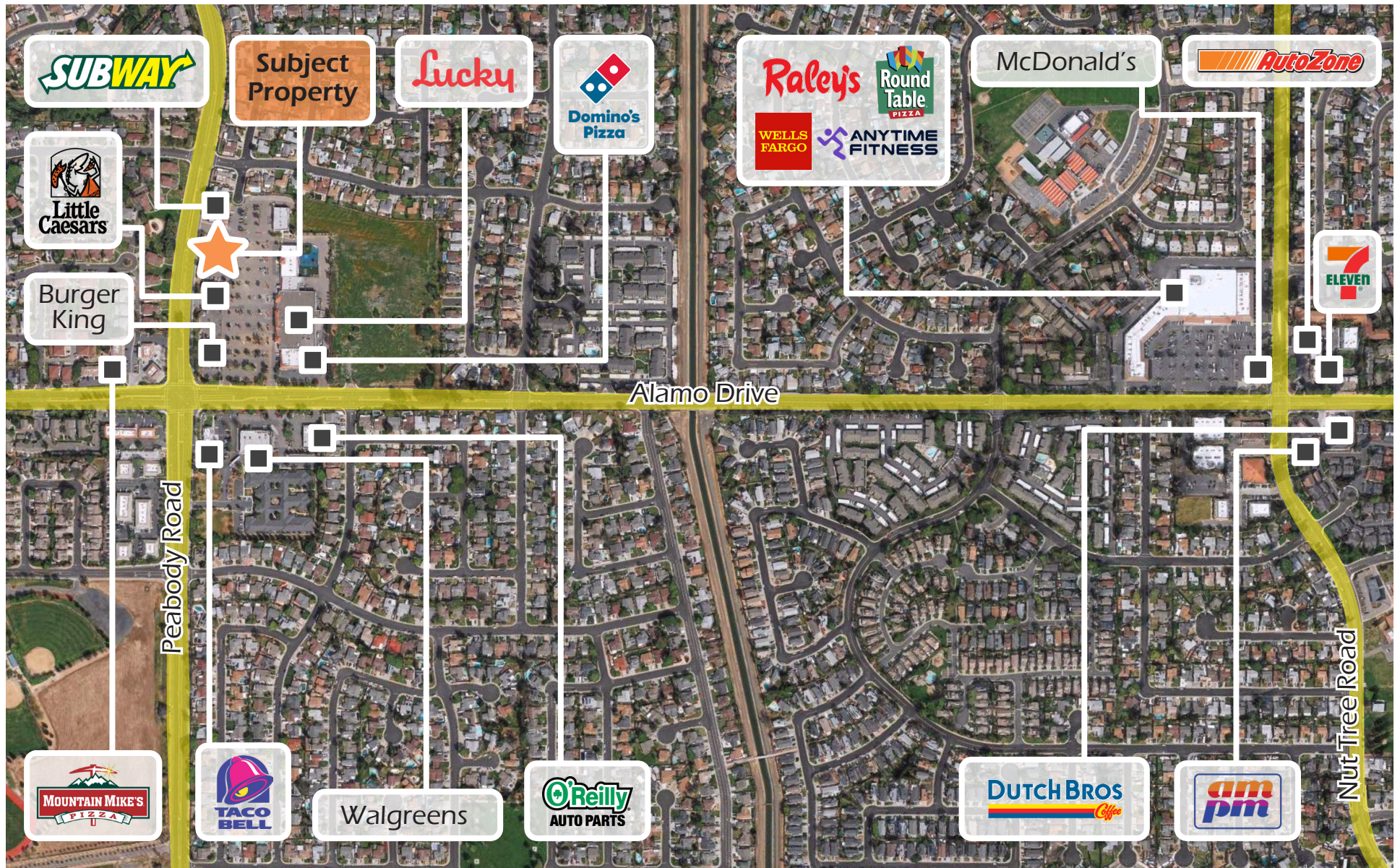
Tenant	Lance Park
Business Name	Forgotten Path Games
Lease Commencement Date	November 1, 2021
Lease Expiration Date	February 28, 2027
Tenant GLA	4,500 SF
Expense Basis	NNN
Rent Increases	Annual CPI
Renewal Options	One, Five-Year

Expense	Lease Section	Responsibility
Real Estate Taxes	Section 4.2 (v)	Tenant
Insurance	Section 4.2 (vi)	Tenant
Utilities	Section 11.1	Tenant
Common Area Maintenance	Section 4.2 (i)	Tenant
HVAC Repair	Section 7.1	Tenant
HVAC Replacement	Section 7.1	Tenant
Building Structure	Section 4.2 (i)	Tenant
Roof	Section 4.2 (i)	Tenant
Parking Lot	Section 4.2 (i)	Tenant
Property Management	Section 4.2 (iii)	Tenant
Replacement Reserves	Section 4.2 (iv)	Tenant





NEARBY RETAILERS // 1919 Peabody Rd



1919 Peabody Rd // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	24,068	93,762	138,098
2024 Estimate			
Total Population	23,799	91,386	134,631
2020 Census			
Total Population	24,138	90,650	134,047
2010 Census			
Total Population	23,940	83,236	118,301
Daytime Population			
2024 Estimate	16,403	71,055	112,881
HOUSEHOLDS			
2029 Projection			
Total Households	8,317	32,245	48,034
2024 Estimate			
Total Households	8,173	31,339	46,757
Average (Mean) Household Size	2.6	2.7	2.8
2010 Census			
Total Households	7,976	30,100	45,009
2010 Census			
Total Households	7,747	27,271	39,486
Occupied Units			
2029 Projection	8,596	33,267	49,713
2024 Estimate	8,445	32,328	48,389
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	17.4%	27.0%	29.5%
\$100,000-\$149,999	24.6%	23.3%	23.3%
\$75,000-\$99,999	18.0%	14.1%	13.6%
\$50,000-\$74,999	15.4%	13.8%	13.4%
\$35,000-\$49,999	8.9%	8.1%	7.4%
Under \$35,000	15.7%	13.8%	12.7%
Average Household Income	\$112,452	\$131,269	\$135,677
Median Household Income	\$93,469	\$106,763	\$111,022
Per Capita Income	\$36,972	\$44,034	\$46,218

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$256,559	\$267,066	\$271,950
Consumer Expenditure Top 10 Categories			
Housing	\$34,139	\$35,530	\$36,100
Transportation	\$13,917	\$14,427	\$14,772
Food	\$12,193	\$12,438	\$12,610
Personal Insurance and Pensions	\$11,056	\$11,696	\$12,004
Entertainment	\$3,957	\$4,118	\$4,164
Cash Contributions	\$2,912	\$3,205	\$3,284
Apparel	\$2,573	\$2,590	\$2,627
Education	\$1,546	\$1,710	\$1,743
Personal Care Products and Services	\$1,034	\$1,029	\$1,036
Alcoholic Beverages	\$694	\$710	\$722
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	23,799	91,386	134,631
Under 20	22.7%	23.8%	24.1%
20 to 34 Years	24.8%	21.6%	21.4%
35 to 39 Years	7.9%	7.7%	7.5%
40 to 49 Years	12.5%	12.9%	12.7%
50 to 64 Years	18.1%	18.6%	18.4%
Age 65+	14.1%	15.3%	15.9%
Median Age	36.0	38.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	16,664	63,727	93,045
Elementary (0-8)	3.2%	3.4%	3.2%
Some High School (9-11)	7.3%	6.0%	5.2%
High School Graduate (12)	28.8%	25.3%	23.6%
Some College (13-15)	32.2%	28.9%	28.1%
Associate Degree Only	11.0%	11.4%	11.5%
Bachelor's Degree Only	12.4%	17.2%	19.5%
Graduate Degree	5.1%	7.8%	8.9%



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