

Unparalleled Potential Signage on Freeway



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CENTURY 21.
Select Real Estate, Inc.



AVAILABLE
FOR LEASE

591 ORANGE DRIVE
Vacaville, CA 95687

-/+3,800 SF

Asking Rent
\$8,500.00 Modified Gross

High-Visibility Retail Showroom with Prominent Orange Drive Frontage



THE PROPERTY

 **591 Orange Drive Vacaville, CA 95687**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING


Vacaville - Solano County


+/-3,800 SF Retail


Commercial


Freeway Visibility Retail


\$8,500 per month Modified Gross

Investment Highlights

-  **Strategic Location:** Situated in a high-traffic commercial hub, offering outstanding brand exposure and curb appeal.
-  **Exceptional Accessibility:** Just minutes from Interstate 80, providing a seamless commute for customers and logistics.
-  **Versatile Layout:** Currently housing a long-standing local showroom, the space offers flexible interiors adaptable to retail, medical, or specialized service centers.
-  **Freeway Visibility:** The location offers tremendous freeway visibility with potential freeway signage
-  **Regional Connectivity:** Conveniently located near the Nut Tree Airport and Vacaville Premium Outlets, drawing consistent regional foot traffic.
-  **Traffic & Demographics**
Primary Arteries: Unobstructed vehicular access from major cross streets.
-  **Trade Area:** Captures a robust consumer base from Solano County, including neighboring Fairfield and Dixon.

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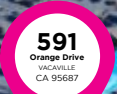


adidas west elm
Sams CLUB SKECHERS

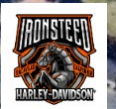
CONVERSE →
6 # Holiday Inn Express Comfort Suites
Fairfield BY MARRIOTT GMC



Foster's CHICKEN Panera Starbucks CHIPOTLE MEXICAN BISTRO
BUCKHORN BBQ + GRILL C.A.T. Hawaiian Barbecue Mendocino Farms



THE PET SHOP
Tasty Every Hour CHINESE RESTAURANT
SUPERIOR SMOG Experienced, Reliable, and Fair
MEDINA AUTOMOTIVE



1 hour 30 min
to San Francisco

35 minutes
to Sacramento





THE BUILDING

591 Orange Drive in Vacaville, CA, is a highly versatile 1.80-acre commercial property offering prominent street frontage and exceptional access. Situated in a thriving Northern California retail and industrial hub, this flexible commercial site provides an ideal footprint for retail, showroom, or distribution operations.

Key Building & Site Features

Lot Size & Configuration: Spans a generous 78,408 sq. ft. (1.80 acres), offering expansive outdoor space for vehicle parking, inventory storage, or site expansion.

Zoning & Versatility: Flexible zoning accommodates a variety of commercial uses, including large-scale retail, wholesale, or light industrial warehousing.

Accessibility: Highly accessible for customers and logistics, featuring a well-paved lot with ADA-compliant access. [1]

Location & Visibility: Prime street frontage on Orange Drive offers excellent daily vehicle traffic and business brand exposure.

Location Advantages

Highway Connectivity: Strategically positioned near Interstate 80 and Interstate 505, facilitating seamless logistics and regional distribution.

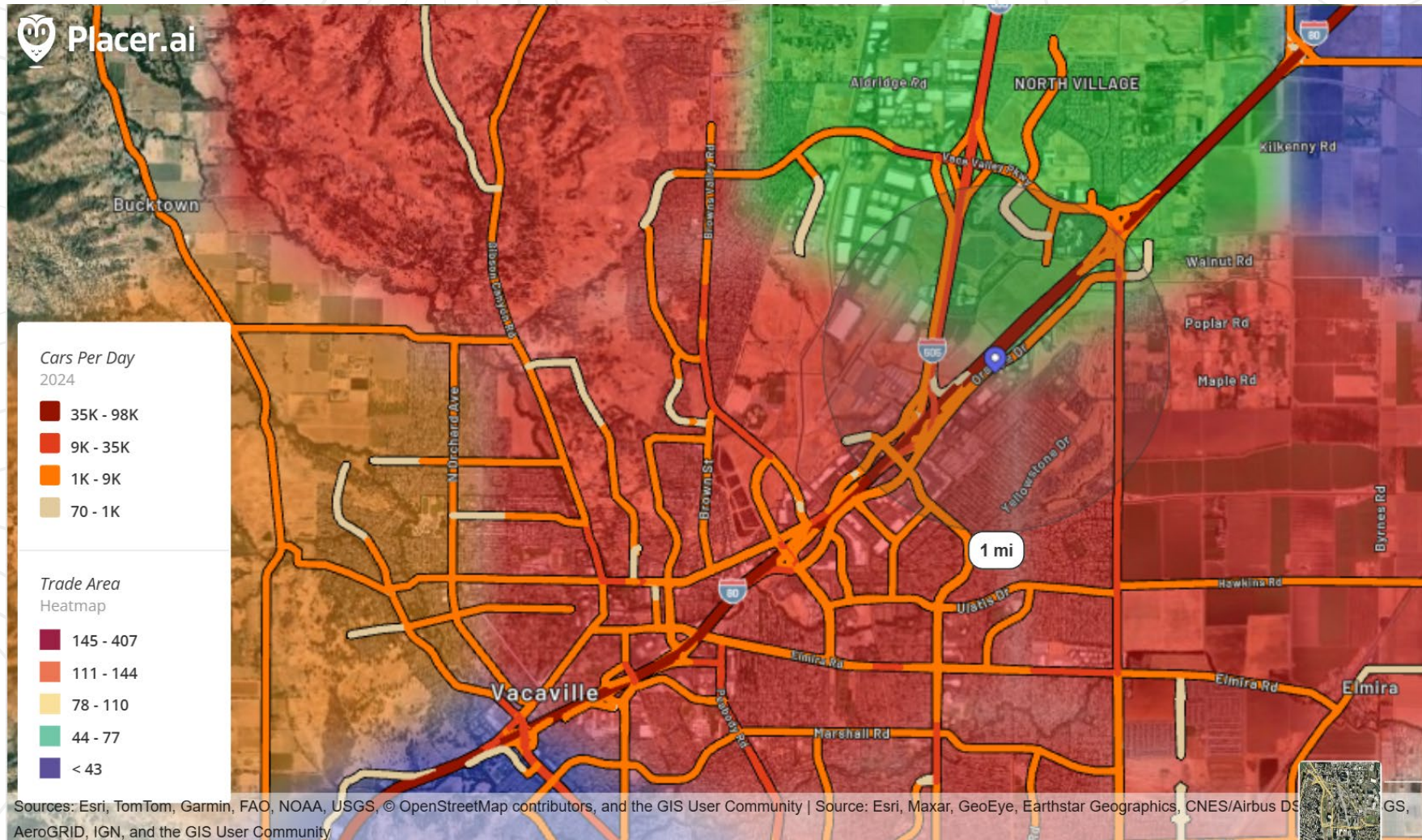
Proximity to Retail Anchors: Located just minutes from the Vacaville Premium Outlets, drawing consistent regional foot traffic to the area.

Economic Hub: Situated in the vibrant Solano County corridor, balancing a strong local consumer base with easy shipping access to the Sacramento and San Francisco Bay Area markets.





TRADE AREA HEAT MAP



Pearson's Appliance | Jun 1st, 2025 - May 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



THE AREA

Situated in a highly visible retail and commercial hub, 591 Orange Drive offers an expansive 16,900-square-foot footprint. Zoned for robust commercial use, this property benefits from strong daily traffic counts, excellent signage, and immediate access to Interstate 80—perfect for businesses looking to capture regional and local Solano County consumers.

Property & Location Overview

Orange Drive Retail Hub

Location: 591 Orange Drive, Vacaville, CA 95687

Total Size: 16,900 SF

Lot Size: 1.80 Acres

Zoning: General Commercial (COMML)

Year Built: 2002

Key Location Benefits

Regional Accessibility: Positioned just off I-80, one of Northern California's primary arterial highways, making it highly accessible for customers commuting between Sacramento and the San Francisco Bay Area.

Surrounding Trade Area: Nestled in a bustling commercial submarket surrounded by a mix of national retailers, service providers, and local amenities.

High Visibility: The property boasts prime street frontage along Orange Drive, allowing for exceptional building and monument signage to capture heavy daily commuter and shopper traffic.

Demographics: Situated in Solano County, this trade area benefits from a growing residential population and steady daytime consumer traffic.

Local Planning & Resources

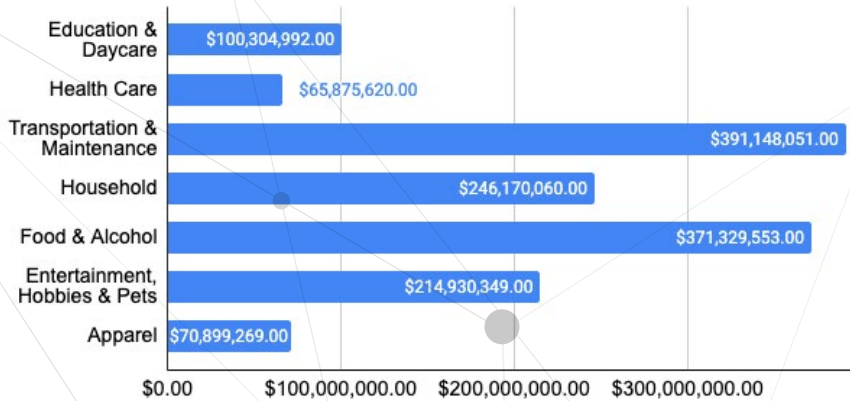
The City of Vacaville is known for its pro-business environment and strategic economic development. To verify specific permitted uses for this parcel, review the City of Vacaville Zoning. You can also research broader land-use regulations and municipal guidelines in the Vacaville, CA Zoning Ordinance. [1, 2]



DEMOGRAPHICS

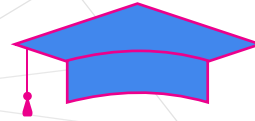
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 38% Some College, No Degree
- 16% Bachelor's Degree
- 23% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

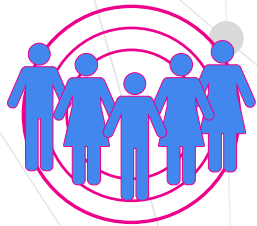
HOUSE HOLD INCOME



5 mile 2024 Households

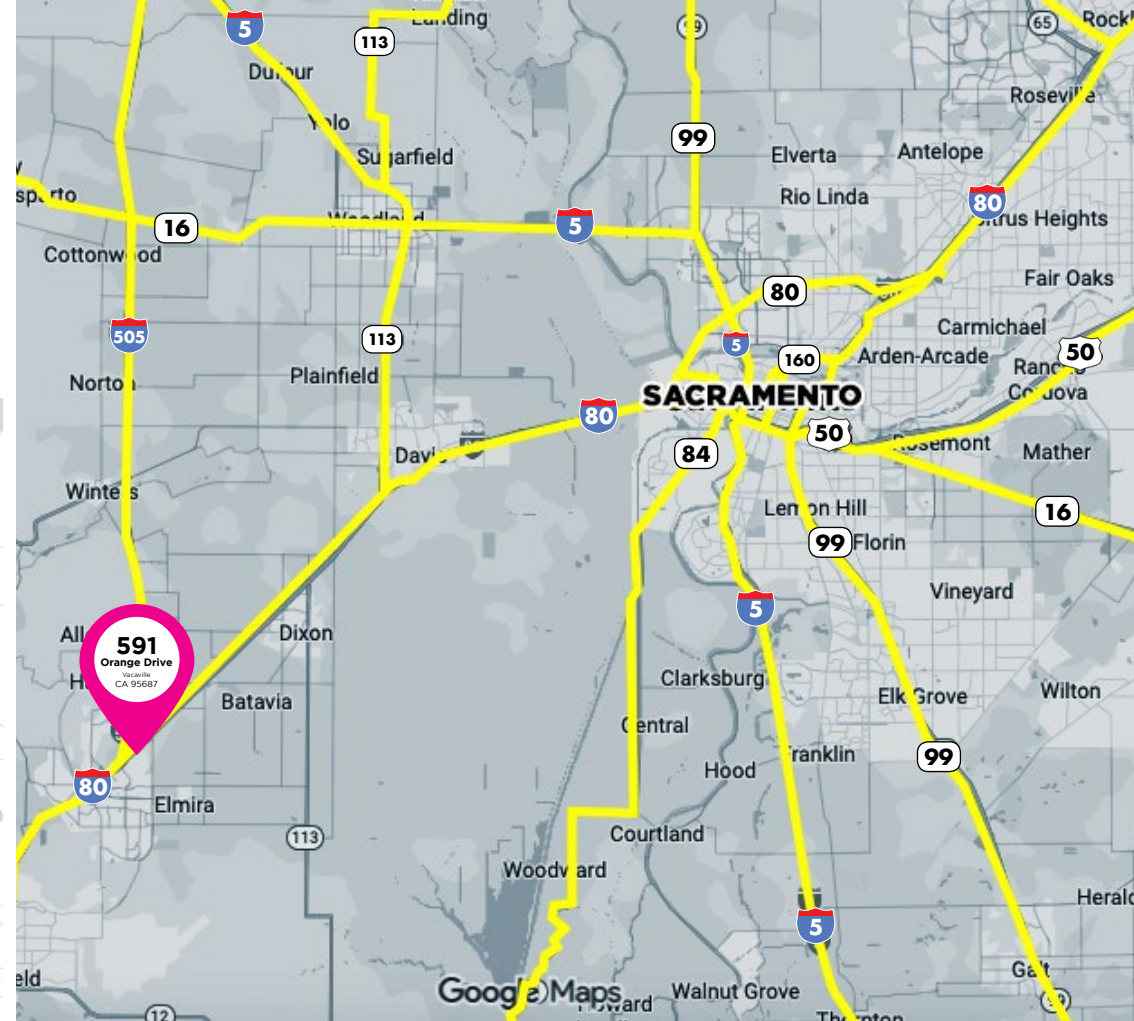
< \$25K	3,665
\$25K - 50K	4,716
\$50K - 75K	5,161
\$75K - 100K	5,322
\$100K - 125K	5,064
\$125K - 150K	2,992
\$150K - 200K	4,693
\$200K+	4,995

RESIDENT POPULATION

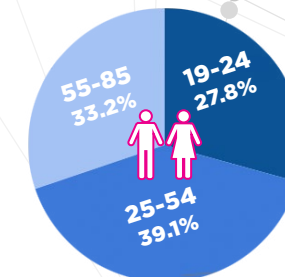


5 mile Population 2024

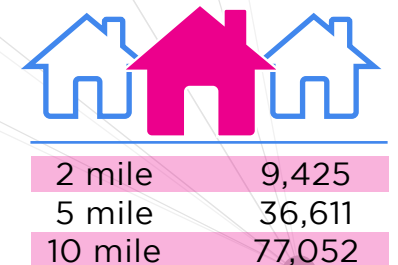
2024 106,018



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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