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TRACTOR SUPPLY CO.

SUISUN CITY, CA

New Construction - One of Only Seven Tractor Supply Stores in the San Francisco Bay Area



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Brand New Tractor Supply Co fronting Highway 12. One of seven Tractor Supply Co's located in the nine San Francisco Bay Area Counties. Located immediately adjacent to the two main shopping centers in Suisun City, CA. Part of an 8+ acre proposed development.

Price	\$8,173,000
Building Area	22,364 SF
Yard Area	17,790 SF
Land Area	3.17 AC
Year Built	2024

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71 SUNSET AVE, SUISUN CITY, CA



Suisun City's Main Retail Trade Area

The subject property is adjacent to two of Suisun City's busiest shopping centers, the Sunset Center and Heritage Park Shopping Center, both of which are home to a variety of well-known national retailers. These include Rite Aid, Starbucks, McDonald's, Taco Bell, Raley's, Auto Zone, and Dunkin', creating a retail hub that draws significant foot traffic to the area. Additionally, the property is located near other major retailers like Panda Express, Jack in the Box, Burger King, and Popeyes, further enhancing its appeal to consumers.

Accessible Location in Suisun City

The location is also bolstered by its proximity to key traffic drivers, such as Travis Air Force Base, which sees more passenger and cargo traffic than any other military terminal in the United States. The nearby Suisun Bay and Grizzly Bay offer additional attractions, while ongoing residential development throughout Fairfield and Suisun City promises to bring thousands of new homes to the area, further increasing the potential customer base for this Tractor Supply Co.

Part of a Larger Retail Development

The subject property is part of an exciting, brand-new retail development that already includes a Chevron gas station, 7-Eleven with a 76 gas station, and drive-thru Dutch Bros Coffee, catering to the daily needs of local residents and travelers. Future plans for the site include the proposed construction of a Quick Quack car wash, enhancing the convenience and appeal of the location. Additionally, there are plans for other retail buildings within the development, which will further expand the variety of shopping and service options available to the community. This comprehensive retail development not only positions the Tractor Supply Co. as a key anchor tenant but also ensures that the entire area will continue to attract a steady flow of consumers, making it a prime investment opportunity.



Tractor Supply Co. Financial Snapshot

- \$15.5 Billion in Annual Net Sales (2025)
- 36.4% Gross Margin Rate (2025)
- 4.3% Year-Over-Year Net Sales Growth
- 9.56% 10-Year Compound Annual Growth Rate (CAGR)

Key Deal Drivers

- Highway 12 Frontage (34,798 VPD)
- 1 of 7 Coveted Tractor Supply Locations in the San Francisco Bay Area
- 2024 Construction within an 8+ Acre Development
- 126,000+ Residents Within a 5-Mile Radius
- \$127,000 Average Household Income Within a 5-Mile Radius



The Largest Rural Lifestyle Retailer in the U.S.

Tractor Supply Co. is a leading American retail chain specializing in products for home improvement, agriculture, lawn and garden maintenance, livestock, equine, and pet care, serving recreational farmers, ranchers, pet owners, and landowners. The company offers a broad assortment of merchandise, including feed, tools, hardware, workwear, and seasonal products, positioning itself as a one-stop destination for rural lifestyle needs.

As of 2025, Tractor Supply operates approximately 2,395+ stores across 49 states and employs over 52,000 team members, with headquarters in Brentwood, Tennessee. The company is publicly traded on the NASDAQ under the ticker symbol TSCO and is a member of the Fortune 500, reflecting its scale and national presence. Tractor Supply has consistently been recognized for its workplace culture, ranking on Forbes' America's Best Large Employers, Best Employers for Diversity, and the Forbes Global 2000.

The company has demonstrated strong financial performance, generating approximately \$14.9+ billion in annual revenue in 2025, supported by steady same-store sales and continued unit expansion. Tractor Supply also owns and operates Petsense by Tractor Supply, a smaller-format pet specialty retailer with 200+ locations across more than 20 states, further diversifying its product offerings and customer reach.

Tractor Supply's differentiated focus on the rural and lifestyle retail segment, combined with its essential product mix and loyal customer base, has allowed the company to maintain consistent growth and resilience across economic cycles. Its strong brand recognition, national footprint, and necessity-based merchandise mix position it as a highly desirable and stable retail tenant.

2,395+
LOCATIONS IN THE

52K+
TOTAL NUMBER

TSCO
NASDAQ TICKER





Tractor Supply's Consistent Performance and Long-Term Growth Strategy

Tractor Supply Company has **demonstrated strong and resilient financial performance**, supported by its necessity-based product mix and loyal rural customer base. For fiscal year 2025, the company reported approximately **\$15.5 billion in net sales**, reflecting continued growth driven by new store openings and steady customer demand. Comparable store sales remained stable, underscoring the durability of Tractor Supply's business model even in a moderating consumer environment. Profitability remains solid, with consistent operating margins and disciplined expense management supporting **strong net income and earnings per share growth**.

The company continues to **generate robust operating cash flow and maintains a healthy balance sheet, enabling ongoing reinvestment into store expansion, supply chain enhancements, and shareholder returns** through dividends and share repurchases. Tractor Supply's scale and operational efficiency allow it to maintain strong merchandise margins while navigating inflationary pressures and shifting consumer trends.

Looking ahead, Tractor Supply has provided a **positive outlook for fiscal year 2026, projecting continued revenue growth and expansion of its store base, with plans to open 100+ new locations annually**. The company's long-term strategy focuses on increasing market share in the rural lifestyle segment, expanding its private label offerings, and enhancing its omnichannel capabilities. Overall, Tractor Supply's consistent financial performance, strong cash generation, and disciplined growth strategy position it as a **highly stable and reliable retail operator with long-term durability**.

\$15.5B

NET SALES FOR FISCAL YEAR 2025

36.4%

GROSS MARGIN RATE FOR 2025

4.3%

YEAR OVER YEAR NET SALES INCREASE FROM 2024 TO 2025

4.8%

GROSS PROFIT INCREASE FROM 2024 TO 2025

07 RETAIL TRADE AREA

Located near Suisun City's main retail intersection of Highway 12 and Sunset Ave

1.1M VISITS TO THE ADJACENT SUNSET CENTER

34,798 VPD ALONG HIGHWAY 12

43 Miles TO DOWNTOWN SACRAMENTO



Raley's
ACE Hardware
700K ANNUAL VISITS

DOLLAR TREE

Round Table PIZZA

Sinclair

DUNKIN' DONUTS

IN-SHAPE FAMILY FITNESS

RITE AID

SUBWAY

McDonald's

ups

STARBUCKS COFFEE

TACO BELL

1.1M ANNUAL VISITS

SUBJECT PROPERTY

TSC TRACTOR SUPPLY CO.

SUNSET AVE - 14,244 VPD

HIGHWAY 12 - 34,798 VPD

FUTURE RETAIL DEVELOPMENT



Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	RENT INCREASES
Tractor Supply Company	22,364	6/8/2024	6/7/2040						
	Increase	6/8/2030	6/7/2035						
	Increase	6/8/2035	6/7/2040						
	4 x 5-year options	Option 1	6/8/2040	6/7/2045					
		Option 2	6/8/2045	6/7/2050					
		Option 3	6/8/2050	6/7/2055					
		Option 4	6/8/2055	6/7/2060					
TOTALS:	22,364								

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*Seller will provide a prorated credit to the Buyer for Year 1 of Rent

Buyer must verify all information and bears all risk for any inaccuracies.



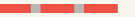
PROPERTY DATA

22,364
Building SF

3.17
Acres

98
Parking Spaces

LEGEND

 Property Boundary

 Egress



NEW PROTOTYPE LOCATION

This Tractor Supply is brand new and the latest store prototype. Completed in 2024, this large-format store features a comprehensive range of facilities, including a greenhouse, a feed center, and a forage shed, designed to meet the diverse needs of its customers.





Raley's ACE
DOLLAR TREE DUNKIN'
AutoZone **Sinclair**
BASKIN BR ROBBINS **ROUND TABLE PIZZA ROYALTY**

RITE AID **IN-SHAPE**
metro by T-Mobile **O'Reilly AUTO PARTS** **MOUNTAIN MIKE'S**
Black Bear Diner **SUBWAY**
McDonald's **Starbucks** **TACO BELL** **PAPA MURPHY'S**

SUBJECT PROPERTY
TSC TRACTOR SUPPLY CO.

Jack in the box

BURGER KING

POPEYES

Chevron

PANDA EXPRESS
COMBEE CHINESE RESTAURANT

34,798 VPD

Sunset Ave
14,244 VPD

Hwy 12

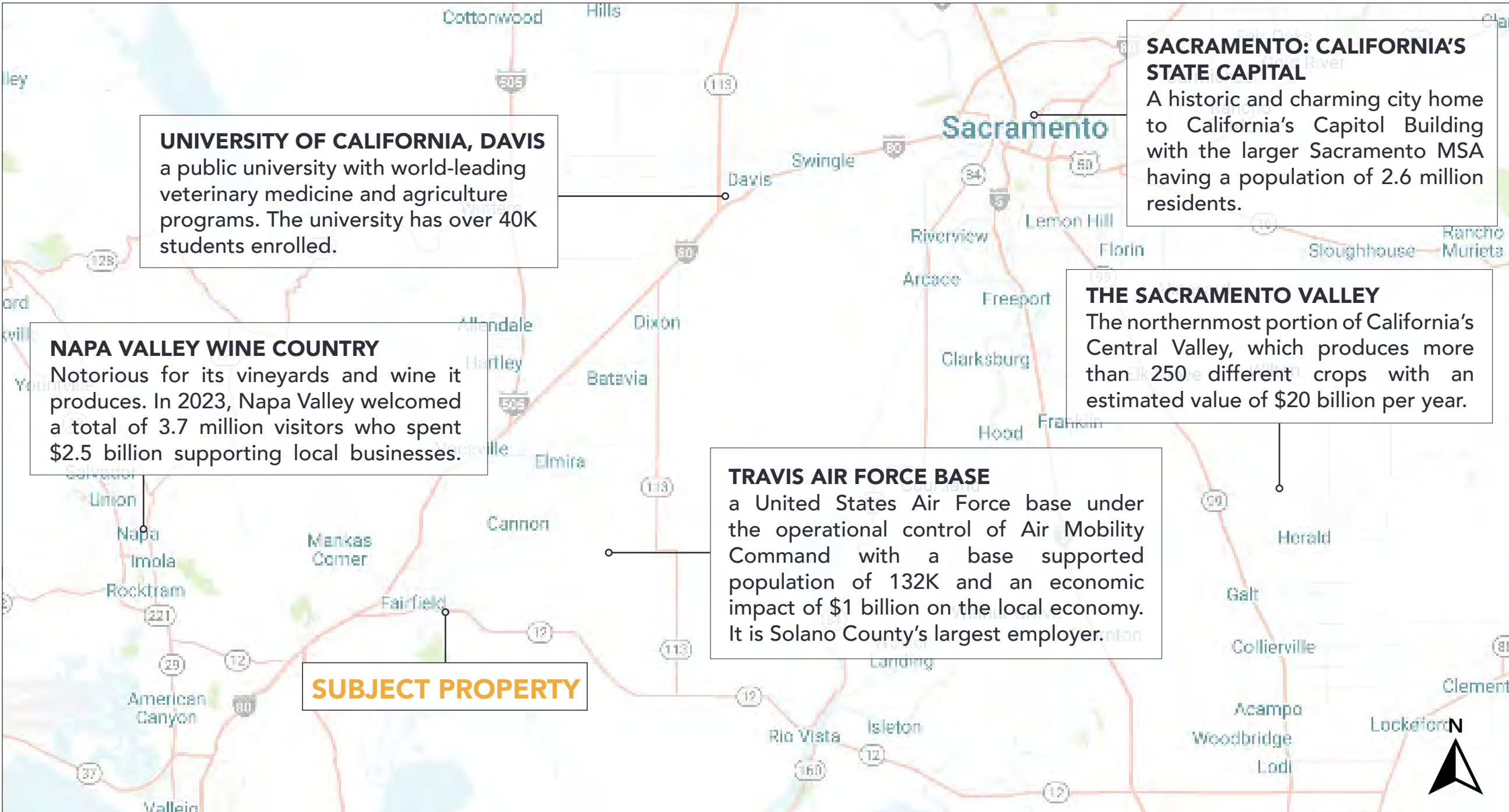
Hwy 12

12

Hwy 12

Hwy 12





UNIVERSITY OF CALIFORNIA, DAVIS
a public university with world-leading veterinary medicine and agriculture programs. The university has over 40K students enrolled.

NAPA VALLEY WINE COUNTRY
Notorious for its vineyards and wine it produces. In 2023, Napa Valley welcomed a total of 3.7 million visitors who spent \$2.5 billion supporting local businesses.

SUBJECT PROPERTY

TRAVIS AIR FORCE BASE
a United States Air Force base under the operational control of Air Mobility Command with a base supported population of 132K and an economic impact of \$1 billion on the local economy. It is Solano County's largest employer.

SACRAMENTO: CALIFORNIA'S STATE CAPITAL
A historic and charming city home to California's Capitol Building with the larger Sacramento MSA having a population of 2.6 million residents.

THE SACRAMENTO VALLEY
The northernmost portion of California's Central Valley, which produces more than 250 different crops with an estimated value of \$20 billion per year.







Visitation Data

The adjacent Sunset Center draws from a large trade area, receiving **over 2.8M visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the adjacent Sunset Center based on cellular data.

Demographics

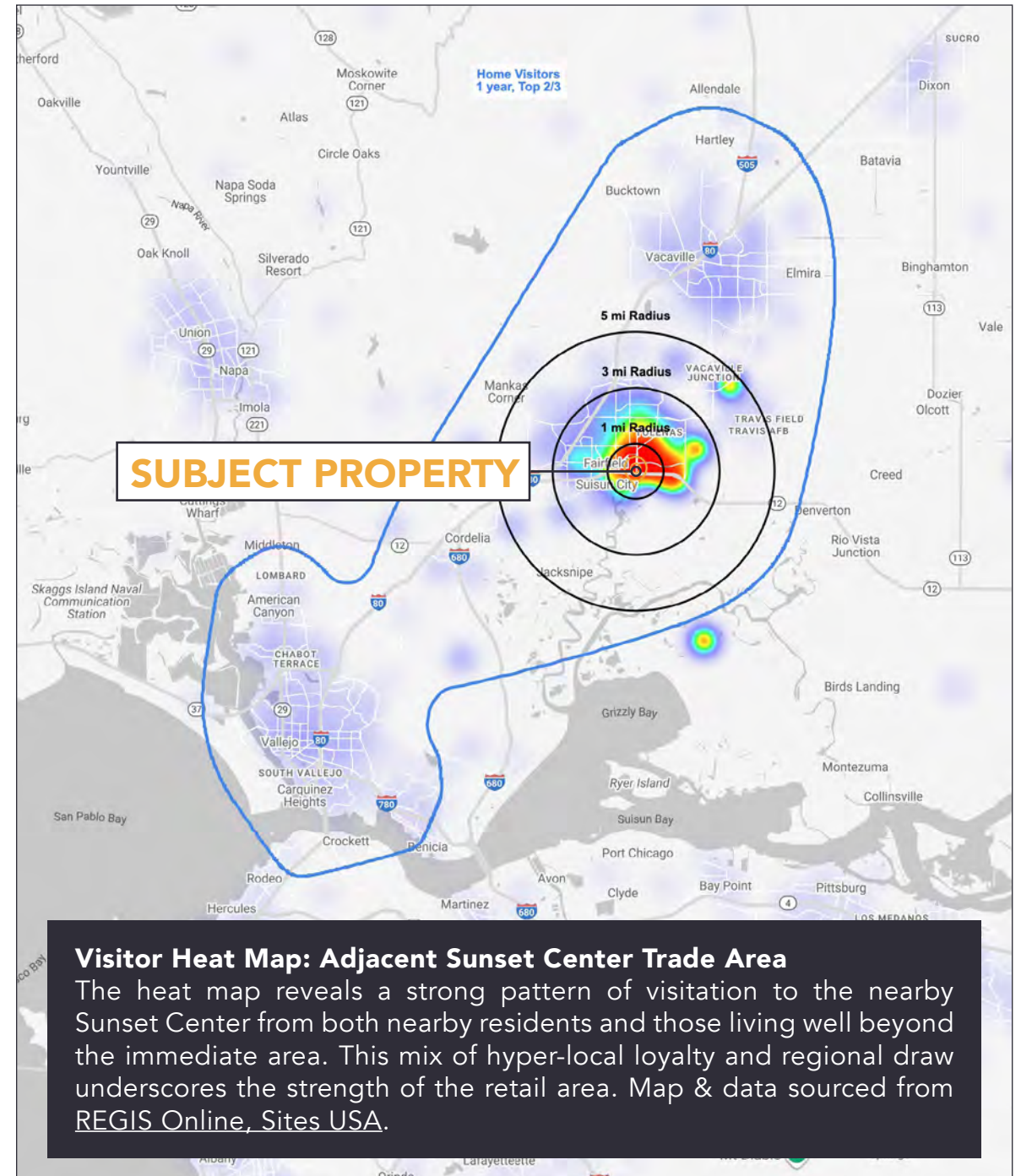
	1 mi	3 mi	5 mi	10 mi
Population	18,310	93,141	126,374	244,933
Average HH Income	\$111,653	\$109,234	\$127,381	\$139,196
Median HH Income	\$93,460	\$86,524	\$100,471	\$111,785
Total Growth % (2010-2020)	1.3%	1.3%	2.3%	2.5%

2.8M

ANNUAL VISITS TO THE NEARBY SUNSET CENTER

\$127K

AVG HH INCOME WITHIN 5 MILE RADIUS





Suisun City, California, In Focus

A City in Solano County, a Part of the Larger San Francisco Bay Area

A Waterfront, Bay Area City

Suisun City is a small city located in Solano County, California, with a **population of 29,518 residents**. It is situated near the northeastern edge of the San Francisco Bay Area at the mouth of the Sacramento-San Joaquin Delta. The city is **known for its picturesque waterfront** along the Suisun Slough, which offers a charming marina, restaurants, and recreational activities.

The city is **situated off Interstate-80**, the second longest interstate highway in the U.S., connecting major cities including Sacramento, Oakland, and Reno. **Crossing through the city is Highway-12**, an important route connecting the Sonoma and Napa valleys with the Sacramento–San Joaquin River Delta and the Sierra Foothills.

Suisun City has a **rich history, dating back to its establishment in the mid-19th century**, and it was named after the Suisunes, a Native American tribe. Now, the city is a blend of residential neighborhoods and natural beauty, making it a tranquil and scenic place to live or visit.

Nearby **Travis Air Force Base, the largest employer in Solano County** with over 14,353 military and civilian employees. The massive Travis workforce has an annual **impact of more than \$1 billion on the local economy**. Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. The base is also host to the **David Grant USAF Medical Center**, a 265-bed, \$200 million Air Force teaching hospital, which serves both in-service and retired military personnel.



This City of Suisun City mural is prominently painted on the back wall of one of the subject property's buildings, facing westbound traffic along Highway 12. It is one of the only Tractor Supply Co's in the country with a mural.



THE SAN FRANCISCO BAY AREA

7.7M

SAN FRANCISCO MSA
POPULATION

\$1.33T

SAN FRANCISCO BAY

11.6%

BAY AREA EMPLOYMENT
ATTRIBUTED TO THE
TECH INDUSTRY

\$9.4B

TOURISM ECONOMIC

A Hub for Innovation, Technology, and Lifestyle on the West Coast

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world's finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf in San Francisco draw tourists year round. In 2025, total tourism spending in the Bay Area exceeded \$9.35 billion.


The Bay Area is a global hub for technology and innovation, boasting four of the world's ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary's College, and University of California, San Francisco.

San Francisco International Airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed **54.1 million passengers in 2025.**



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