



810 VACA VALLEY PARKWAY



Office space for lease

±3,918 SF

810 Vaca Valley

The Property

- Two-story $\pm 107,169$ SF Class A office
- **$\pm 3,918$ rentable SF available on the first floor**
- Ceiling Height: $\pm 9'$ - $\pm 10'$
- Built in 2006
- Zoning: Industrial Park (IP) – Office
- Immediate access to I-80 and I-505



Ample Parking

5.1/1,000 parking ratio

Additional parking can be made available



The Neighborhood

VVP is located in one of **Northern California's** most charming communities.

- Enjoy views of the city from the hiking trails
- Explore historic downtown
- Shoppers and diners can choose from hundreds of local and national retailers
- Experience wine tasting and one of the first-class vineyards in neighboring Suisun Valley



Visit us to find out
what makes
Vacaville
such a special
place to **live,**
work and play!



Site & Floor Plans

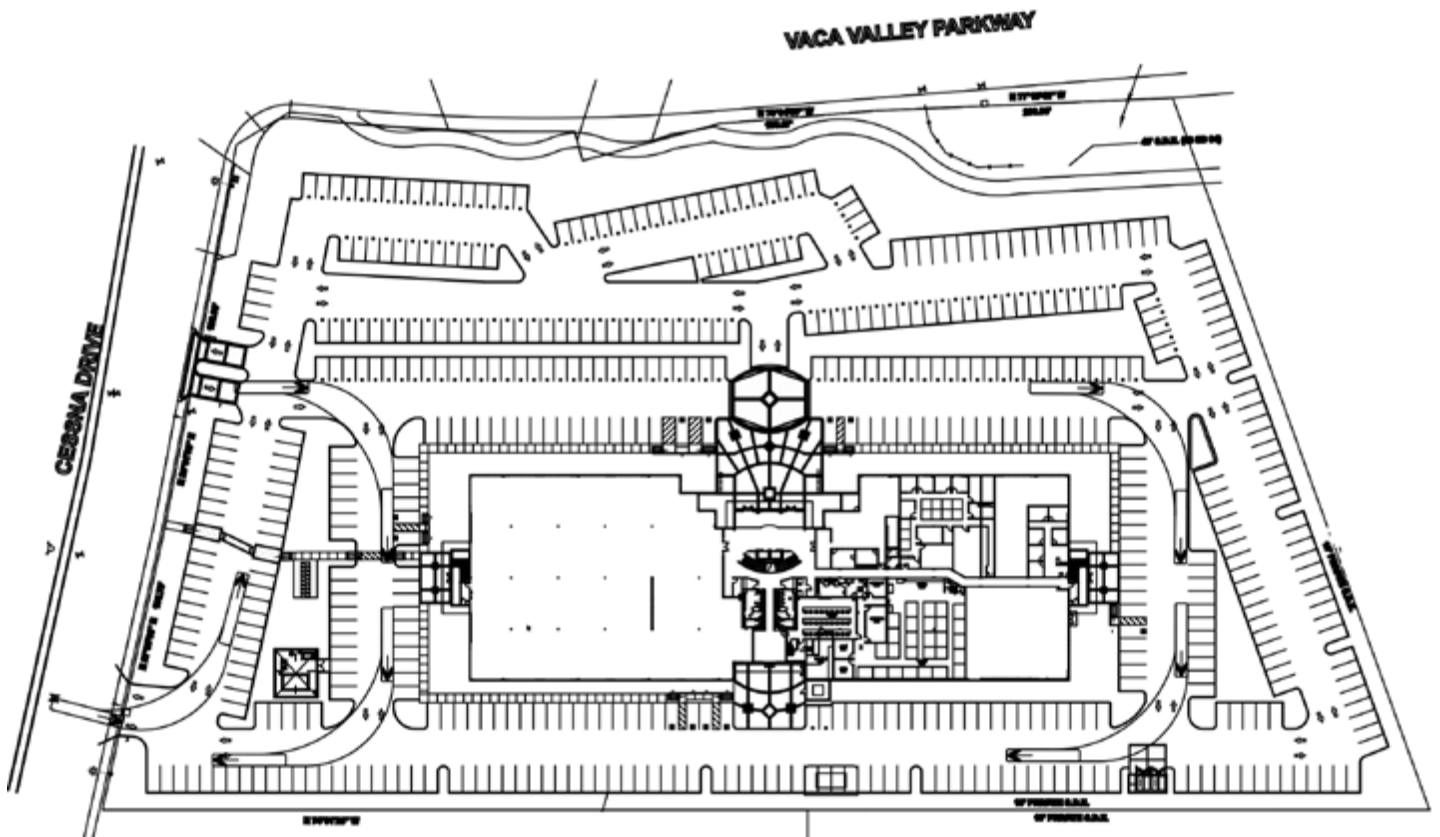
Floor Plan

First Floor





Site Plan





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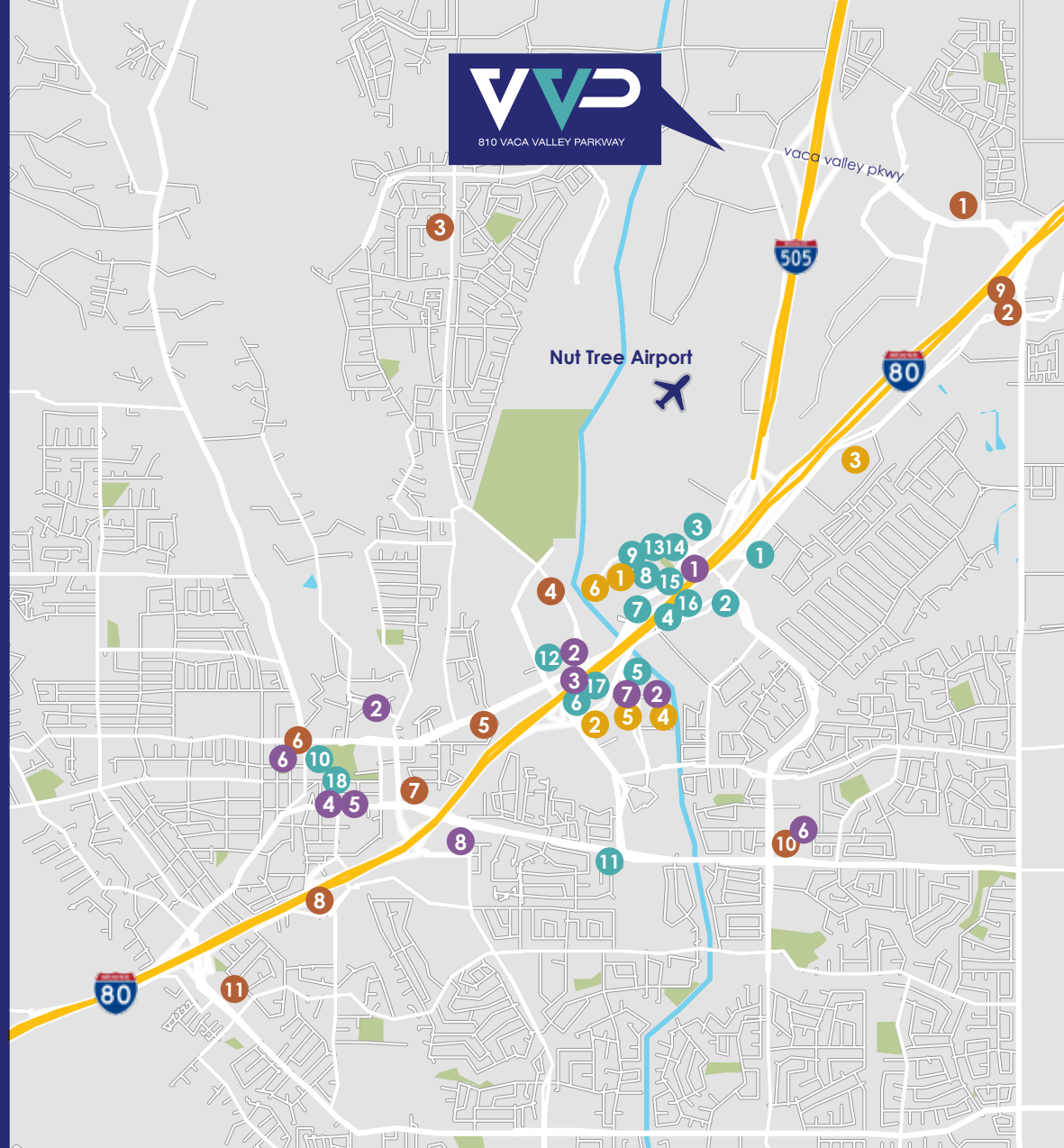
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Restaurant

1. Black Oak Restaurant
2. Freebirds World Burrito
3. Denny's
4. In-N-Out Burger
5. Buddha Thai Bistro
6. Rock & Brews
7. Boudin SF
8. Rubio's
9. Villa Corona
10. Los Reyes
11. Burger City
12. IHOP
13. Amici's East Coast Pizzeria
14. Fuji Sushi Buffet
15. The Habit Burger Grill
16. Dickey's Barbecue Pit
17. BJ's Restaurant & Brewhouse
18. Fuso Italian Restaurant



Gym

1. The Compound
2. Vacaville Fitness
3. In-Shape Health Clubs
4. Planet Fitness
5. Artillery Outlaws Strength & Conditioning
6. Gold's Gym
7. CrossFit Lucky 4
8. CrossFit Vacaville
9. CrossFit 1892
10. In-Shape Health Clubs
11. Fitness Evolution



Bank

1. Travis Credit Union
2. Wells Fargo Bank
3. Golden 1 Credit Union
4. Umpqua Bank
5. North Valley Bank
6. Bank of America
7. Chase Bank
8. Westamerica Bank



Shopping

1. Nut Tree Plaza
2. Ross Dress for Less
3. Kohl's Vacaville
4. Target
5. Vacaville Commons Shopping Center
6. Michaels