

FREESTANDING PAD OPPORTUNITY

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NOW OPEN!

**FLOOR
DECOR &**
TILE • WOOD • STONE

BODYROK

THE RANCH VACAVILLE

RETAIL SPACE FOR LEASE

806-904 Alamo Drive
Vacaville, CA

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THE CENTER

- » The Ranch Shopping Center, formerly known as Alamo Plaza, was recently remodeled in 2022.
- » The Ranch is located at the SWC of Merchant Street & Alamo Drive in Vacaville, CA.
- » Diverse tenant mix including multiple restaurants and various daily needs.
- » Strategically planned center serving Vacaville and surrounding towns, including Fairfield & Dixon.
- » The Ranch serves some of the most prominent neighborhoods in Vacaville including Ulatis Park and is located in one of the most desirable residential areas of Vacaville.
- » Multiple signage opportunities, two monument signs, one located on Alamo Drive & the other located on Merchant Street.
- » The center is centrally located being within 60 miles of San Francisco & Oakland and within 40 miles of Sacramento.
- » Join one of the most aesthetically pleasing retail centers in Vacaville.



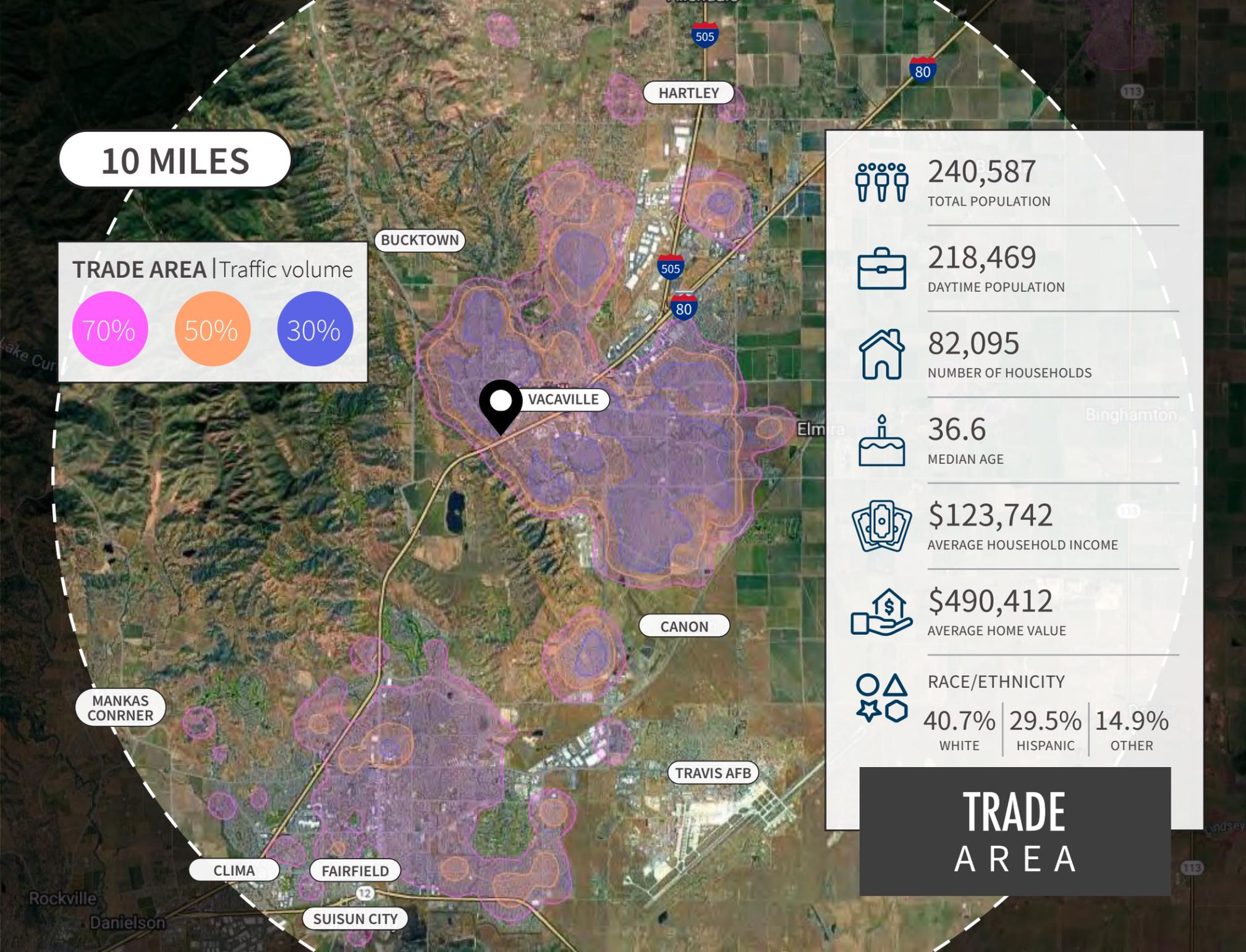
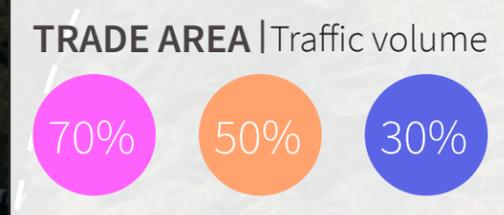


Availabilities

Suite	SF
Tower	2,000 SF
896* <small>2ND GEN RESTAURANT</small>	2,867 SF
806*	1,134 SF
860*	2,397 SF
862*	4,017 SF
876* <small>2ND GEN RESTAURANT</small>	1,875 SF
900* <small>2ND GEN RESTAURANT</small>	1,322 SF
PAD	up to 4,000 SF
K1	144 SF
K2	144 SF

*Contact brokers for more information on these availabilities

10 MILES



- 240,587 TOTAL POPULATION
- 218,469 DAYTIME POPULATION
- 82,095 NUMBER OF HOUSEHOLDS
- 36.6 MEDIAN AGE
- \$123,742 AVERAGE HOUSEHOLD INCOME
- \$490,412 AVERAGE HOME VALUE
- RACE/ETHNICITY
 - 40.7% WHITE
 - 29.5% HISPANIC
 - 14.9% OTHER

TRADE AREA



RESTAURANT OPPORTUNITY

Up to 4,867 SF
 (2,867 SF existing restaurant with additional ±2,000 SF, marquee tower space featuring expansive patio)
 Endcap in newly renovated center
 Floor & Décor opening Q1 2026



*Conceptual of existing pylon design



KIOSK OPPORTUNITY

- Two kiosks available (For Lease)
- Customizable freestanding Kiosk(s)
 - Kiosk Dimensions: Approx. 12'x12'
 - Each kiosk has its own electrical (4 outlets) and plumbing (2-inch drain system)



*The Ranch Shopping Center is a ±170K square foot retail center, located adjacent to Interstate 80.

*If interested, please utilize the QR code or email: Darvin@fhone.net

RETAIL AERIAL

806-904 Alamo Drive,
Vacaville, CA



To San Francisco

To Sacramento

WORLD MARKET COST PLUS
Unique, authentic, and always affordable.

NORDSTROM
rack

HomeGoods

BEST BUY

Nugget
MARKETS

B **brenden**
THEATRES

Burlington

TARGET

Walmart

Sam's
CLUB

COSTCO
WHOLESALE

WinCo
FOODS

Walmart





For more information, please contact:

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