



HEALTH  
**NorthBay**

♥ **CVS** pharmacy®

**Bank of America**

**IN-SHAPE**®  
HEALTH CLUBS

SHOP  
**HEROIC**  
WHOLESALE OUTLET  
EST. 2012

**BURGER KING**

**Sourdough & Co**

**STARBUCKS**  
COFFEE

**PACIFIC**  
DENTAL SERVICES®

# RECENTLY RENOVATED & BUSIEST NEIGHBORHOOD CENTER IN VACAVILLE - ANCHORED BY CVS & IN-SHAPE FITNESS

601-655 ELMIRA RD | VACAVILLE, CA 95687

OFFERING MEMORANDUM

**Lewis Retail Centers**

**ALPHA**  
REAL ESTATE ADVISORS



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# EXECUTIVE SUMMARY

## REGENCY PARK PLAZA

601-655 ELMIRA RD  
Vacaville, CA 95687

- High-Profile neighborhood shopping center in the heart of Vacaville
- Located on the NEC of Nut Tree Rd. & Elmira Rd.
- Signalized intersection with multiple points of ingress/egress.
- Assorted tenant mix includes daily needs, restaurants, fitness, retail, services, and medical users.
- Adjacent to NorthBay VacaValley Hospital
  - Campus includes Health Spring Fitness Center & NorthBay Cancer Center
  - 50 Beds, 800+ Employees, 1,500 Visitors Daily
  - Serves Vacaville and surrounding communities of Solano County
- Busy Walmart Neighborhood Market directly across the street

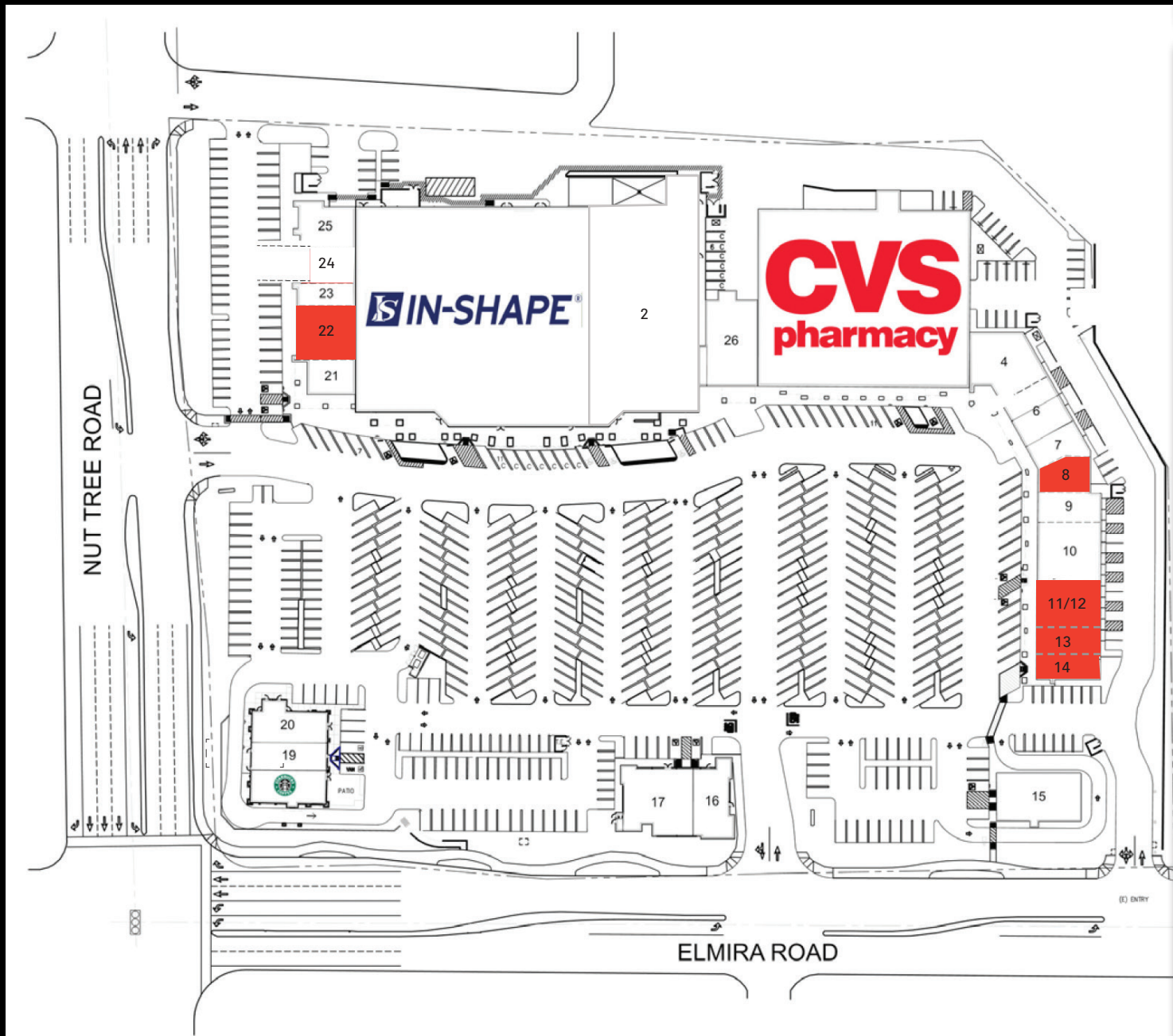
This recently renovated 115,592SF Neighborhood center is Anchored by CVS & In-Shape Fitness and is highly visible at the intersection of Nut Tree Rd & Elmira Rd. This high-profile neighborhood center has the perfect tenant mix with dining, services, medical, and retail. According to PlacerAI Regency Park Place is the highest frequented neighborhood center in the market, the most regularly visited, and the longest stays in the Vacaville area, which shows a substantial local pull from the residents, visitors and workers of the hospital and schools. Cotenants in the center include CVS, In-Shape Fitness, Starbucks, Bank Of America, Burger King, UPS, Sourdough & Co, Mountain Mikes & Heroic Wholesale Outlet.



JOIN OTHER STRONG RETAILERS IN THE PLAZA



# SITE PLAN



## TENANT SUMMARY

#	TENANTS	SF
1	In-Shape Health Club	
2	Shop Heroic	
3	CVS	
4	Bank of America	
5	Nice Nails & Spa	
7	Aveda Salon	
8	Available	±1,208
9	Kuman Learning Center	
10	Mountain Mike's Pizza	
11/12	Available	2,107
13	Available	1,159
14	Available Restaurant Space	1,159
15	Burger King	
16	North Bay Prosthetics	
17	Pacific Dental	
18	Starbucks	
19	Wow Wow Hawaiian Lemonage	
20	West Coast Sourdough	
21	Great Clips	
22	Available	±2,136
23	The UPS Store	
24	Healthy Life Shakes	
25	Fashion Cleaners	
26	Happy Tails Animal Hospital	





# AVAILABLE SPACES

SUITE #14 | ±1,159 SF



SUITE #13 | ±1,159 SF



SUITE #8 | ±1,208 SF



SUITE #22 | ±2,136 SF



SUITE #11/12 | ±2,107 SF





## PROPERTY PHOTOS





## PROPERTY PHOTOS









RETAIL MAP

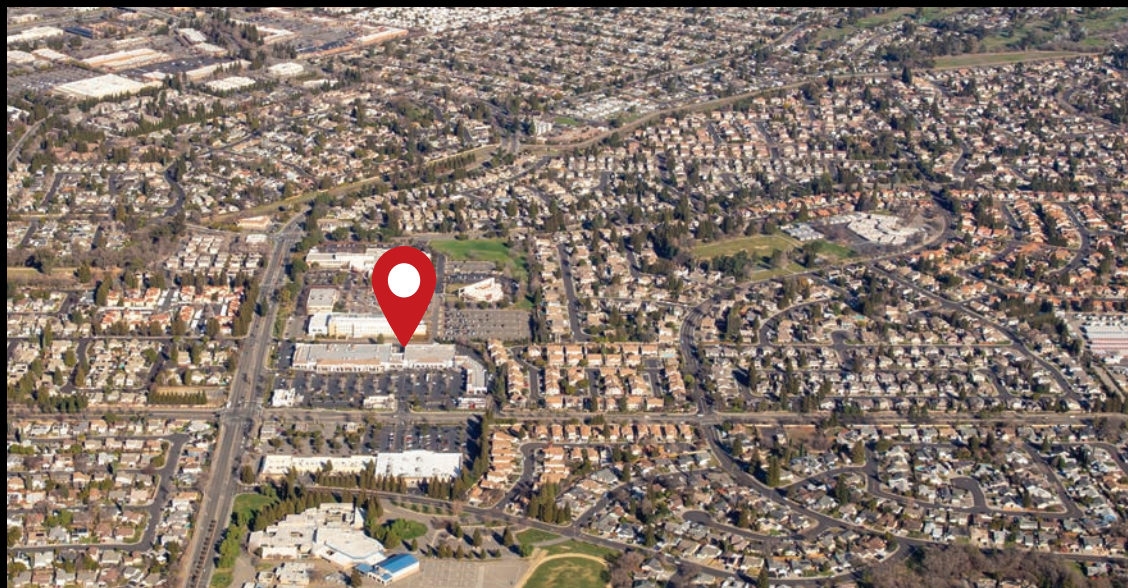




# DEMOGRAPHIC SUMMARY

## Ranking Index Neighborhood Centers

RANK	PERIOD BEGIN	VISITS
1	Regency Park Plaza   <i>Elmira Rd, Vacaville, CA</i>	1.38 M
2	Creekside Center   <i>Alamo Dr. Vacaville, CA</i>	1.19 M
3	Elmira Square   <i>Nut Tree Rd. Vacaville, CA</i>	1.09 M
4	Hometown Plaza   <i>Nut Tree Pkwy, Vacaville, CA</i>	1.04 M
5	The Shops at Golden Hills   <i>Alamo Dr. Vacaville, CA</i>	997.9 K
6	Alamo Plaza   <i>Alamo Dr. Vacaville, CA</i>	824.7 K
7	Power Plaza   <i>Helen Power Dr., Vacaville, CA</i>	600.5 K
8	Vacaville Town Center   <i>E. Monte Vista Ave., Vacaville, CA</i>	535.8 K



## Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	90,235	112,353	256,755
2027 Population Projection	91,676	114,712	261,254
Annual Growth 2022-2027	0.3%	0.4%	0.4%
Median Age	40.2	40.1	38.4

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	30,192	37,886	85,744
2027 Household Projection	30,677	38,696	87,316
Annual Growth 2022-2027	0.3%	0.4%	0.4%
Avg Household Size	2.7	2.8	2.9
Total Specified Consumer Spending (\$)	\$1.2B	\$1.5B	\$3.3B

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$109,449	\$116,364	\$109,488
Median Household Income	\$90,718	\$96,207	\$90,058
\$25,000 - 50,000	4,622	5,255	13,292
\$50,000 - 75,000	4,622	5,493	13,111
\$75,000 - 100,000	4,563	5,659	13,726
\$100,000 - 125,000	3,717	4,763	10,493
\$125,000 - 150,000	3,117	3,929	8,164





# Vacaville, CA

Vacaville, California, is located in northern Solano County, midway between San Francisco and Sacramento. The City of Vacaville, incorporated in 1892 and currently comprising just under 27 square miles, has a beautiful setting bordered by rolling hillsides, fruit orchards, and fertile farmland. The City's rich history has transformed the community from a small agricultural town into a thriving and progressive city; now, a diverse population of 103,000 residents call Vacaville home. While the City's population history and demographics show its rapid growth, Vacaville remains a "small town at heart," whose residents pride themselves on the high level of community involvement.

### ECONOMY

Vacaville, California's economy benefits from being located between the large metropolitan cities of San Francisco, California & Sacramento, California, while offering small-town charm appeal to many businesses looking to find more moderate living costs yet still stay connected to larger economies nearby locations such as Travis Air Force Base offering many military civilian contracting opportunities help spur on further economic development area residents avail themselves attractive employment prospects region-wide making Vacaville great place settle bring family raise kids without needing to compromise work opportunity convenience proximity major cities often amenable cost living locals enjoy benefits too!

### ATTRACTIONS

Vacaville's central location allows residents to "day trip" to beaches, Lake Tahoe, and the Napa wine country. However, they need not look further than Vacaville for a wide range of arts and entertainment opportunities, including the Vacaville Performing Arts Theater. For those who enjoy the outdoors, Lagoon Valley Park provides the chance to fish, hike, and sail in a scenic, natural setting. Other options include enjoying the downtown with a stroll along the beautiful Creekwalk, catching a movie, or hitting the ice at the skating center. Residents and visitors enjoy an expanding choice of restaurants in the revitalized, historic downtown and some of the best shopping in the area with a thriving retail district along Interstate 80 that includes one of the largest factory outlet complexes in California.



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103,000

POPULATION OF VACAVILLE

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8

BIOTECH COMPANIES OPERATING IN VACAVILLE

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1,400 AC

OF LAND READY FOR DEVELOPMENT

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# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

**COVID-19 Pandemic.** The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





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