

# RIO VISTA

## SUNSET PLAZA

RIO VISTA, CA



SITE



# LOCKEHOUSE

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**RIO VISTA** is a city located in Solano County, California, nestled along the Sacramento River. It's known for its beautiful waterfront, offering opportunities for boating, fishing, and other outdoor activities. Despite its size, Rio Vista plays a significant role as a commuter hub, with Highway 12 boasting daily traffic counts of 22,350 cars per day. In addition to being a commuter thoroughfare, Rio Vista's population has been steadily rising, with an increase of 5.23% since 2020. There is also a newly proposed megacity that may be built in between Rio Vista and Fairfield, which could have a positive impact on the city, bringing in even more traffic to the area.

## SUMMARY

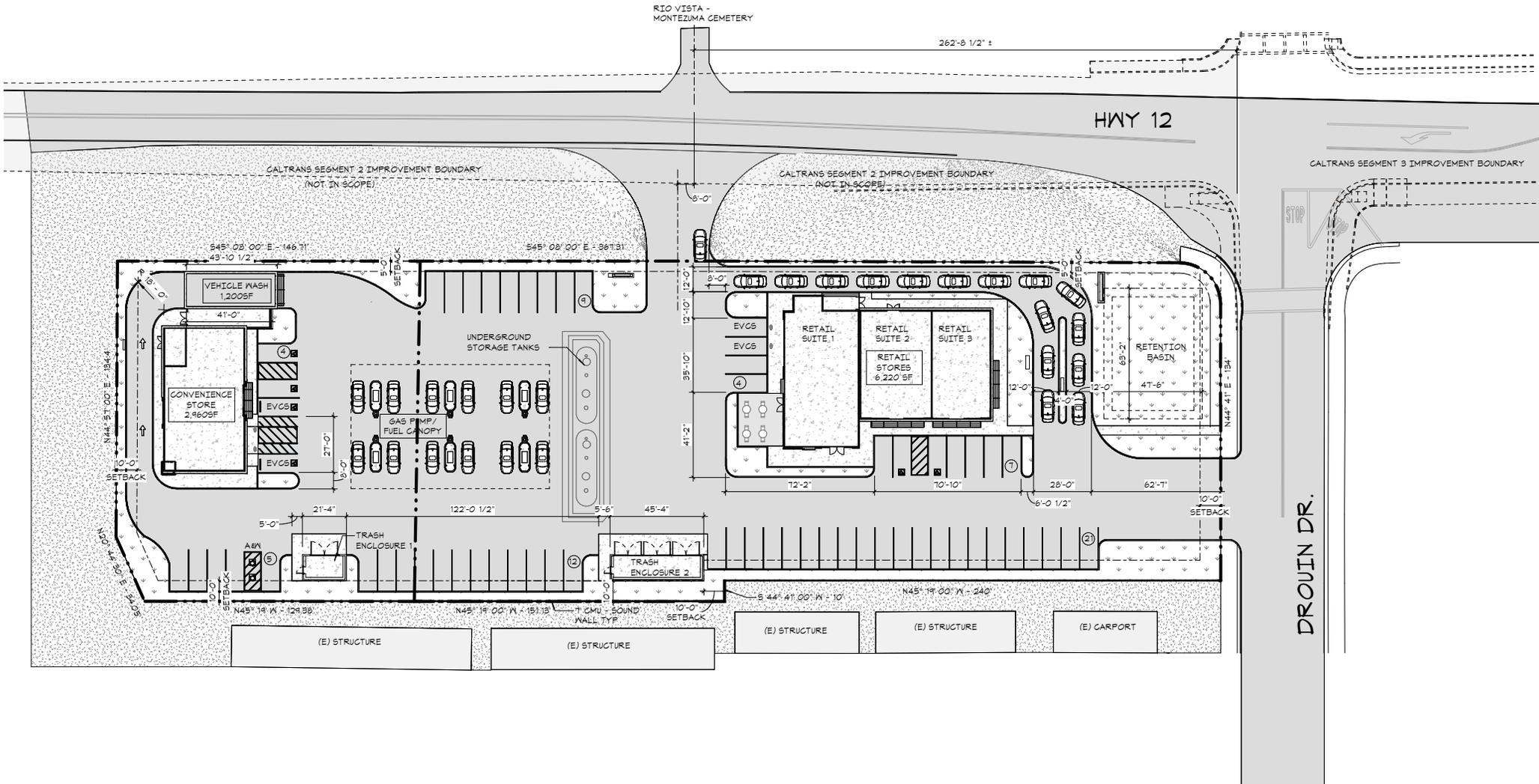
<b>ADDRESS</b>	SW Corner of Highway 12 and Drouin Dr., Rio Vista, CA
<b>COUNTY</b>	Solano County
<b>SIZE</b>	±2,300 SF ±1,960 SF ±1,960 SF
<b>RENT</b>	Call to Inquire

## HIGHLIGHTS

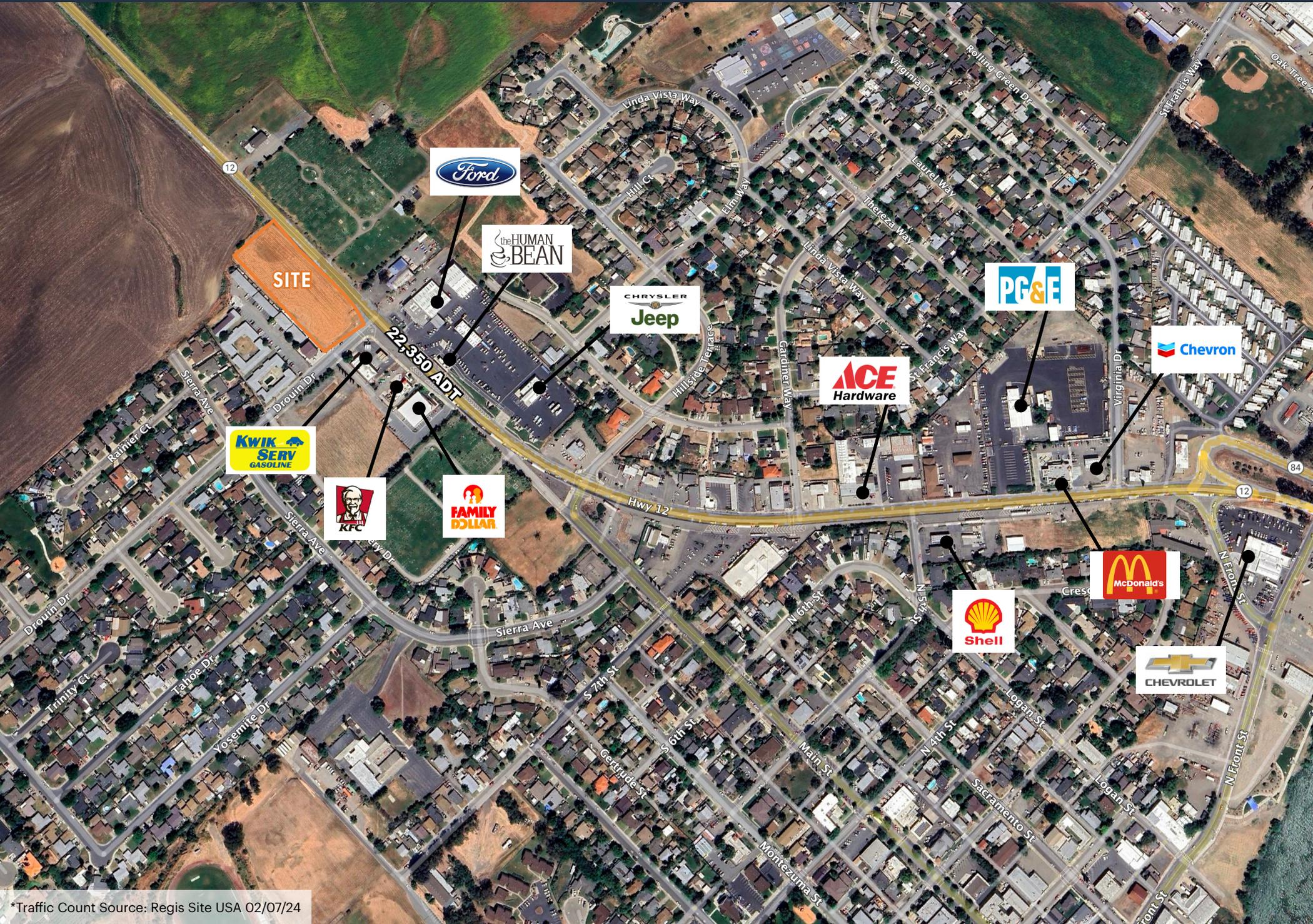
- SW Corner of Highway 12 and Drouin Drive
- 3 Retail Spaces Available
- Convenience store and car wash floor area
- Gas Station

Sunset Plaza is a planned development located on the Southwest corner of Highway 12 and Drouin Drive. The development will include a new gas station, a convenience store, and three retail spaces.





# MARKET AERIAL



SITE

22,350 ADT



\*Traffic Count Source: Regis Site USA 02/07/24



## POPULATION

1 MILE	3 MILES	5 MILES
4,945	10,889	11,872



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,955	5,329	5,781



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,749	\$102,196	\$98,913



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$756,540	\$818,732	\$808,497



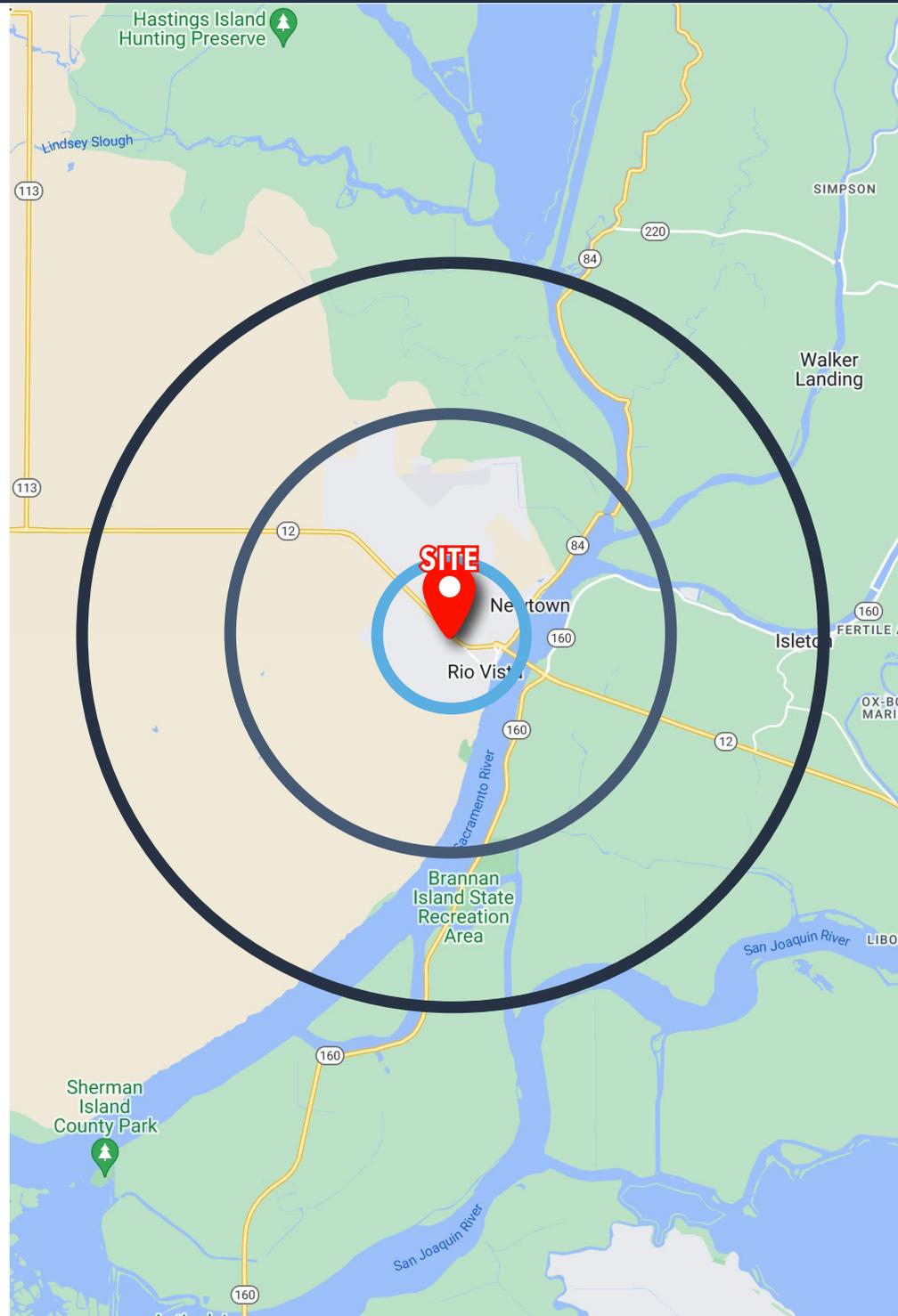
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
33.7%	37.3%	36.38%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$68.4 M	\$180.05 M	\$190.58 M



\*Demographic Source: Sites USA REGIS Online 2/7/24



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