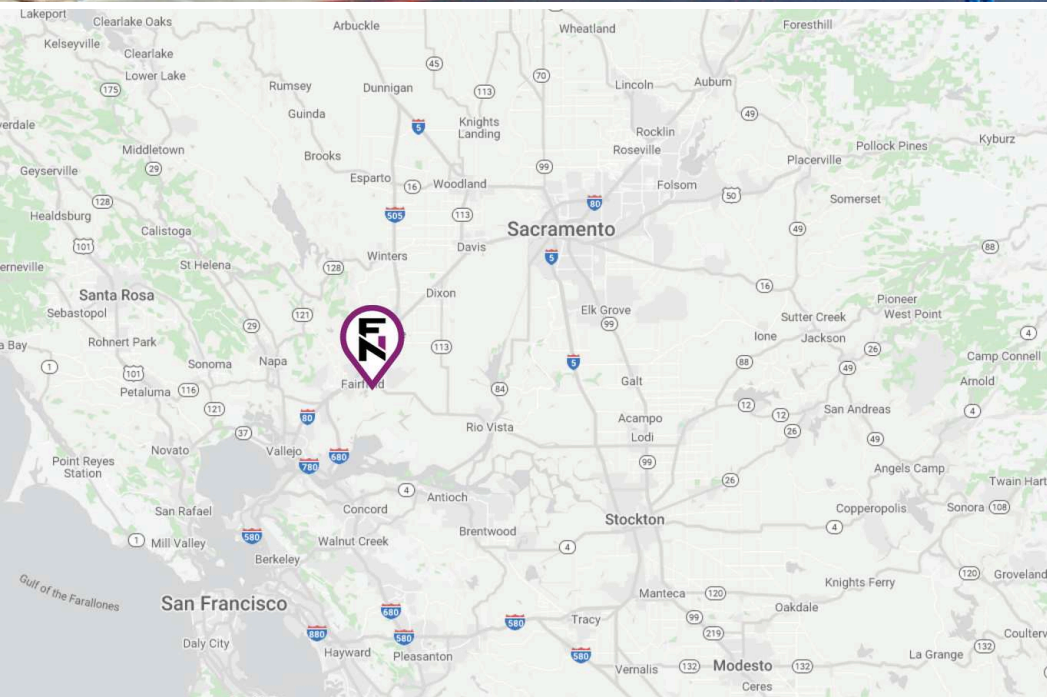


HERITAGE PARK SHOPPING CENTER




250-288 Sunset Avenue, Suisun City, CA 94585



HIGHLIGHTS

MSA	Vallejo-Fairfield-Napa
COUNTY	Solano
GLA	167,250
ACRES	14.92
PARKING	669

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	17,396	100,303	126,799
	5,491	33,358	42,186
	\$108,048	\$107,180	\$119,947

PROPERTY FEATURES

- Heritage Park Shopping Center is a 167,250 SF shopping center anchored by a 60,114 SF Raley's grocery store.
- The center is home to other high-quality tenants including Ace Hardware, Dollar Tree, AutoZone, Dunkin Donuts, Mariner Finance, and H&R Block.
- The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic counts of over 52,000 VPD.
- Heritage Park Shopping Center is surrounded by desirable demographics with a population of over 126,000 people and an average household income of nearly \$120,000 within a 5-mile radius of the property.
- Located less than 6 miles from Heritage Park is Travis Air Force Base, a major employer in the region.



PROPERTY WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com

fnrpusa.com

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AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)

SUITE	TENANT NAME	SF
250A	Dollar Tree	10,662
250B	Ace Hardware	16,097
254A	Available	2,680
254B	Golden Phoenix Restaurant	1,971
254C	H&R Block	1,812
254D	Available	7,000
254E	Available	2,919
258A	Artress Beauty Supply	1,836
258B	Mariner Finance	1,972
258C	Sukhothai Cuisine	2,000
258D	Available	2,400
258E	Park Place Cleaners	1,572
258F	Dr. R. Joyce Optometrist	1,784
258G	Swan Spa Salon	1,120
258H	Available	1,279
258I	Pazdel Chiropractic Inc.	1,300
258J-L	Equiventure Day Program	5,200
262A	Ankh Fitness	1,400
262B	Available	1,561
270	Raley's	60,114
274A	Red Comb Salon	1,200
274B	Smoke 4 Less	1,200
274C	AJ's Halal Burgers & Beer	1,200
274D	Key Cuts	1,200
274E	Postal Express	1,108
274F	Available	1,108
274G	Available	1,108
274H	Broadway Printing & Embroidery	1,108
274I	Available	2,216
278A	Available	4,901
278B	Available	4,298
282	Dunkin' Donuts/Baskin Robbins	2,872
284A	The Cheesesteak Shop	1,357
284B	Maveric BBQ	2,695
288A	AutoZone	5,200
288E	Dr. Froilan D. Tafalla, DDS	1,300
288F	Taqueria Maria	2,600
288H	Advance America Cash	975
	Advance	
288J	Round Table Pizza	2,925



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