



\$1,250,000

- ❖ Lease with Jack in the Box, subject to termination
- ❖ Located on E Monte Vista Ave - Approx. 20,454+ ADT
- ❖ Proximity to Large Local High School (2,000 + Students)
- ❖ Great Owner/User property with Drive-Thru
- ❖ Excellent Redevelopment Potential
- ❖ Corner location

SUBJECT PROPERTY PHOTO



2131 Palomar Airport Rd, Ste 320
Carlsbad, California 92011

290 EAST MONTE VISTA AVE., VACAVILLE, CALIFORNIA

PAUL BONANNO
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OFFERING OVERVIEW



SUBJECT PROPERTY PHOTO



Free-Standing, Fee Simple, QSR Facility in Vacaville

Net Lease Realty Partners is pleased to present this free-standing, ±2,210 SF QSR property, on a 17,714 S.F. Parcel. Property is Fee Simple. The building is currently leased to Jack in the Box for the next two years. The owner is in the process of negotiating a lease termination agreement (requested by the tenant). The site features excellent visibility and convenient access on E Monte Vista Ave with 20,454+ vehicles per day, next to Vacaville High School with 2,000+ students.

Located at 290 E Monte Vista Avenue in Vacaville, California. This property is in an ideal location to serve the surrounding community and includes a drive-thru with on-site parking. Corner location, with access from Peabody and E. Monte Vista. The site is near the 80 freeway, surrounded by daytime employment. Low vacancy, traffic, and visibility make this a great investment, redevelopment play, or owner-operator opportunity.

PRICE: **\$1,250,000**

NOI: \$ 75,328/Year

Cap 6.03%

Remaining Term: 2 years

Tenant does not intend to stay beyond the existing Option Term

- ❖ **Single Tenant NNN Lease to Jack in the Box with 2 Years Remaining** - The property lease can be negotiated to terminate and the property vacated prior to the lease expiration.
- ❖ **Vacaville Population is Growing** - Vacaville has grown at a great rate over the past year, with over 1,200 new residents. The area is experienced a population growth of 1.13% over the past year.
- ❖ **Heavily Trafficked Area** - Located on E Monte Vista Ave with over 20,454+ VPD.
- ❖ **Low Area Vacancy with limited Drive-Thru service**
- ❖ **Excellent Owner/User or Redevelopment Site**

PRICING OVERVIEW



SITE ADDRESS:



**290 East Monte Vista Ave,
Vacaville, CA 95688**

ASKING PRICE:

\$1,250,000

PSF

\$565.61

Gross Leasable Area (GLA):

±2,210 SF

Current Rent per SF:

\$34.09 /YR

Lot Size:

17,714 S.F.

Year Built:

1970

Ownership Type:

Fee Simple

Tenant:

Jack in The Box

Guarantor:

Corporate

Lease Type:

Absolute Triple Net (NNN)

Rent Commencement:

December 28, 2004

Original Lease Term:

50+ years of operating history

Lease Expiration:

December 31, 2027

Remaining Term:

Subject to a termination agreement

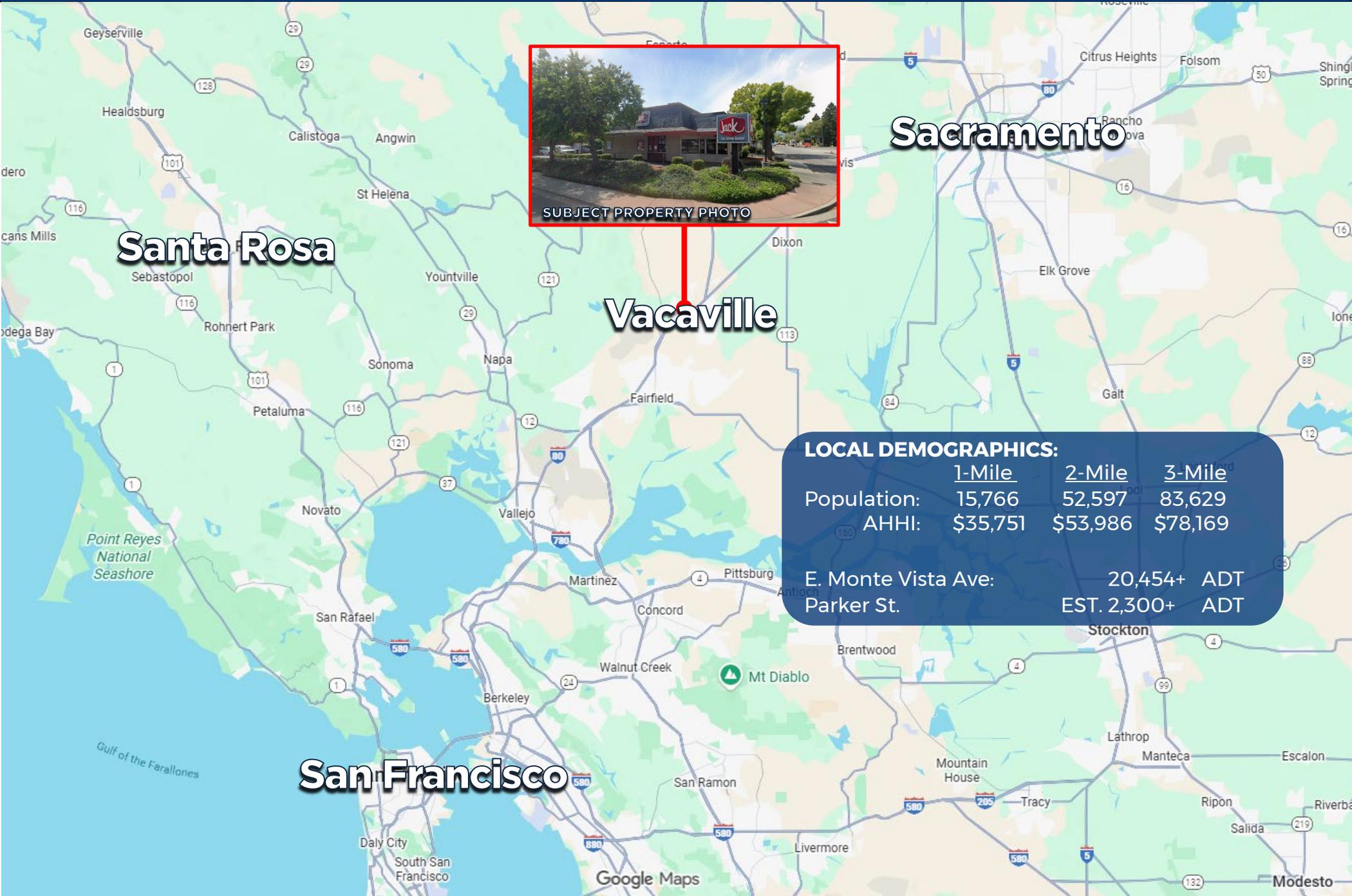
Tenant Options:

Right of First Refusal:



SUBJECT PROPERTY PHOTO

REGIONAL MAP



SUBJECT PROPERTY PHOTO

Sacramento

Santa Rosa

Vacaville

San Francisco

LOCAL DEMOGRAPHICS:

	<u>1-Mile</u>	<u>2-Mile</u>	<u>3-Mile</u>
Population:	15,766	52,597	83,629
AHHI:	\$35,751	\$53,986	\$78,169
E. Monte Vista Ave: Parker St.		20,454+ EST. 2,300+	ADT ADT

LOCAL MAP



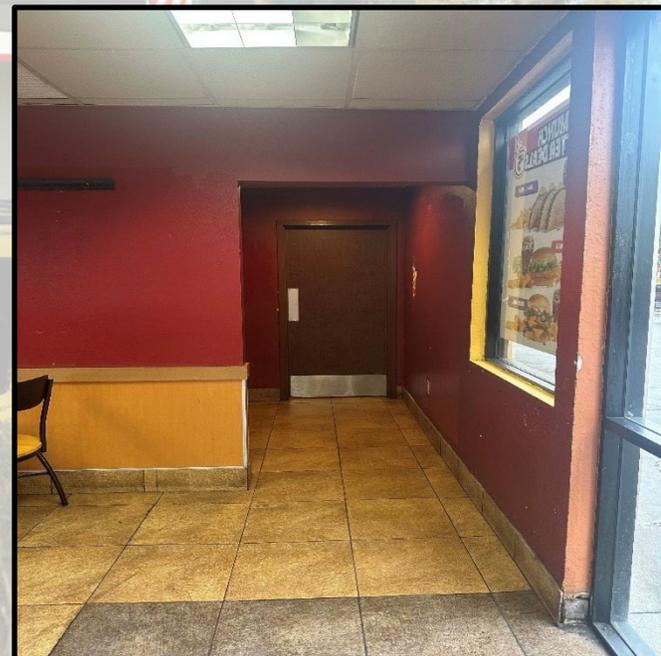
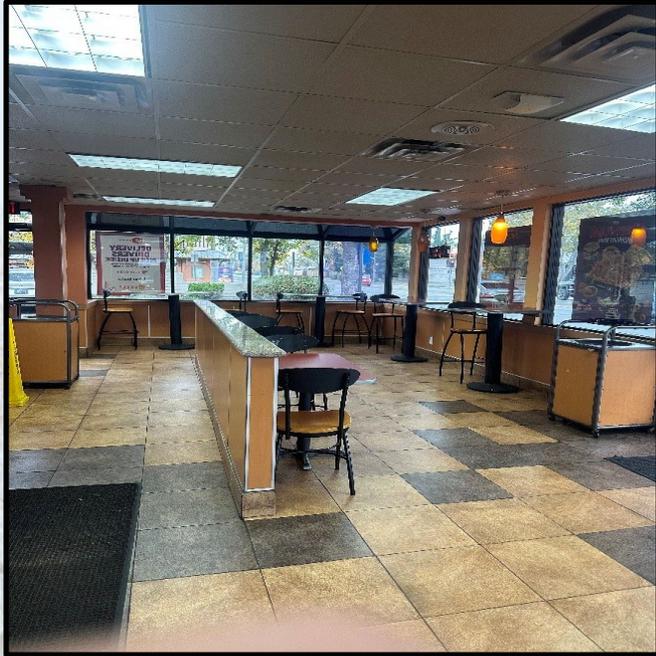
E Monte Vista Ave - 20,454+ ADT

Parker St. - Est. 2,300+ ADT

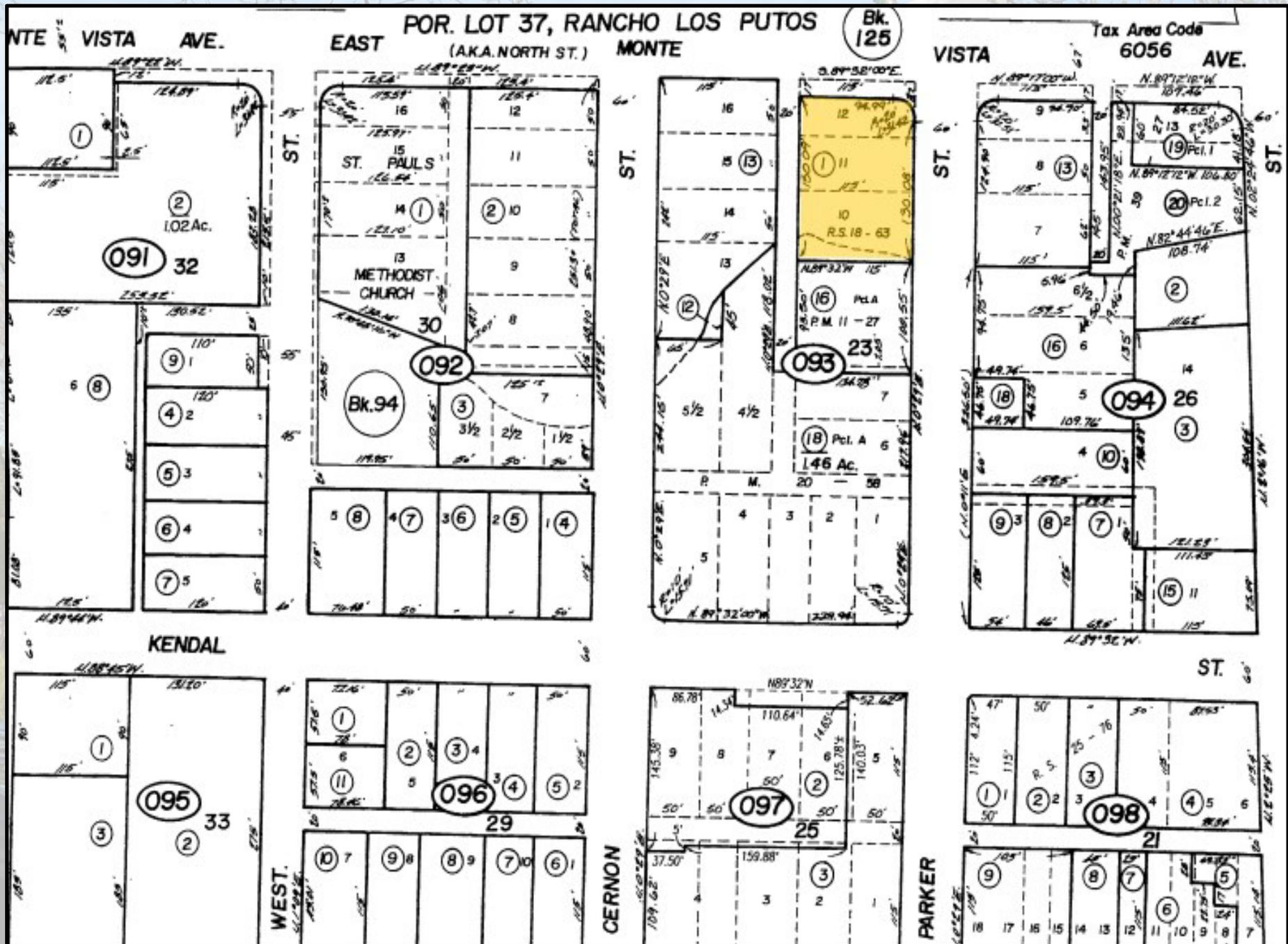
PROPERTY PHOTOS



INTERIOR & FLOORPLAN PHOTOS



Platt Map



AREA OVERVIEW



Vacaville, California

Vacaville is a growing Northern California city strategically located between the San Francisco Bay Area and the Greater Sacramento region, with a population of approximately 100,000 residents. Vacaville is part of Solano County and sits along the Interstate 80 corridor, providing direct access to Sacramento, Oakland, San Francisco, and Napa Valley. The city serves as a key commercial, logistics, and residential hub within the I-80 growth corridor. Solano County encompasses more than 800 square miles and includes several incorporated communities, including Fairfield, Vallejo, Dixon, and Benicia. Vacaville's central location has made it an attractive destination for distribution, biotechnology, food processing, advanced manufacturing, and life sciences companies.

The Vacaville employment base has experienced consistent growth over the past two decades and supports a diverse regional workforce. Employment trends continue to show strength in biotechnology, life sciences, healthcare, food manufacturing, logistics, and professional services, with technology-driven operations also increasing. California is nationally recognized for its innovation economy, skilled labor pool, and research-driven workforce. Vacaville benefits from its proximity to major universities and institutions, including the University of California, Davis, the California State University system, and numerous community colleges and technical training programs throughout the Bay Area and Sacramento region. This steady pipeline of educated and skilled workers continues to support employer expansion and attraction.

Vacaville maintains a diversified economic base led by biotechnology and life sciences, food and beverage manufacturing, logistics and distribution, healthcare, and advanced manufacturing. The city has attracted both established companies and new corporate expansions seeking cost-effective alternatives to the core Bay Area while maintaining access to its labor markets and infrastructure. Major employers are drawn to Vacaville's freeway access, modern industrial parks, and proximity to ports, rail lines, and regional airports. The area benefits from stable weather patterns and relatively low exposure to major natural disasters compared to coastal and seismic hot spots, with no floodplain concentration and manageable wildfire risk.

Vacaville is nationally recognized as a major life sciences and biotechnology hub, anchored by large pharmaceutical and research operations that have operated in the city for decades. These employers have helped establish Vacaville as one of California's premier biotechnology manufacturing centers. In addition, the city attracts corporate back-office operations, food production facilities, and distribution centers seeking scalable sites and a reliable workforce within reach of Northern California's major markets.

Vacaville continues to emerge as a center for advanced manufacturing, biotechnology expansion, and logistics growth. Significant public and private investment in industrial infrastructure, transportation improvements, and workforce development has positioned the city for long-term economic growth. As population and employment continue to expand along the I-80 corridor, Vacaville is expected to capture an increasing share of Northern California's industrial, life sciences, and commercial development, outperforming many comparable mid-sized California cities over the coming decade.



290 East Monte Vista Ave, VACAVILLE, CALIFORNIA



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