



**mac**laughlin and **co**

## Retail Space For Lease

1680 Fairgrounds Drive, Suite A Vallejo, CA



**1,600 Sq. Ft. Available**

**Asking Rent: \$0.90/NNN**

**We are pleased to offer the following space:**

- ⇒ Well located grocery anchored shopping center with State Highway 37 and Interstate 80 readily accessible.
- ⇒ One-half mile from Six Flags Discovery Kingdom theme park and Solano County Fairgrounds.
- ⇒ Other retail competition in excess of 3 miles away.



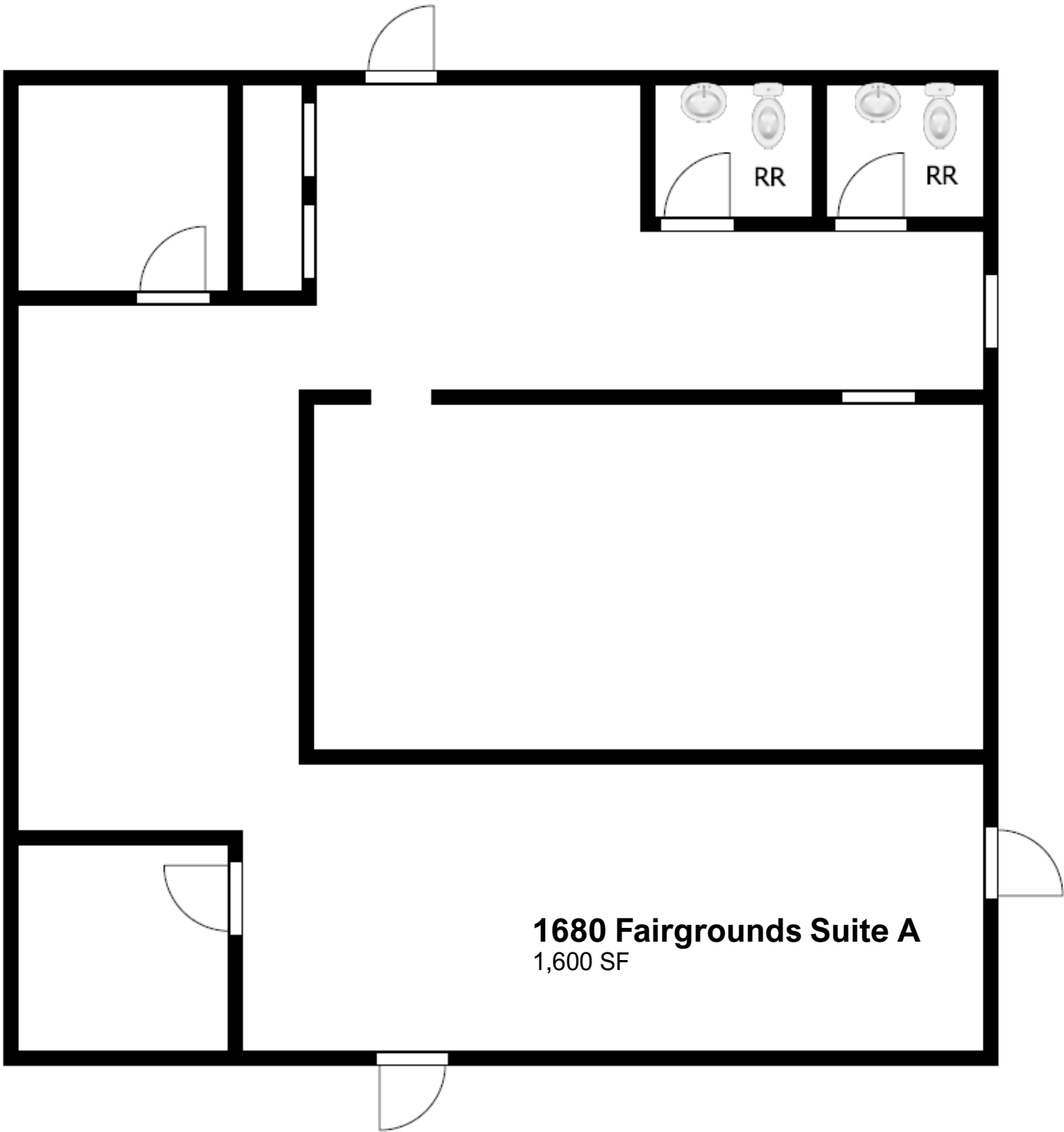
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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.





# Fairgrounds Drive Aerial Site Map



## Demographics for Fairgrounds Plaza

Population	2 Mile	5 Mile	10 Mile
2021 Total Population:	<b>51,171</b>	<b>142,686</b>	<b>243,856</b>
Pop Growth 2021-2026:	<b>0.2%</b>	<b>0.3%</b>	<b>0.4%</b>
Average Age:	<b>38.7</b>	<b>38.6</b>	<b>39.6</b>
Households			
2021 Total Households:	<b>16,231</b>	<b>48,620</b>	<b>84,675</b>
HH Growth 2021-2026:	<b>0.3%</b>	<b>0.4%</b>	<b>0.4%</b>
Median Household Inc:	<b>\$79,869</b>	<b>\$77,112</b>	<b>\$91,044</b>
Avg Household Size:	<b>3.10</b>	<b>2.90</b>	<b>2.80</b>
Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Housing Value:	<b>\$422,595</b>	<b>\$444,212</b>	<b>\$505,454</b>
Median Year Built:	<b>1977</b>	<b>1973</b>	<b>1979</b>

## Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Fairgrounds Dr	Gateway Dr	0.06 SE	27,951	2018	0.02
Gateway Dr	Sawyer St	0.03 E	1,852	2018	0.16
Fairgrounds Dr	Gateway Dr	0.13 NW	31,403	2018	0.19
Fairgrounds Dr	Whitney Ave	0.12 SE	20,848	2018	0.21

### Sources:

U.S. Census Bureau and 2020  
American Community Survey  
Geographic area: Census tract







