

1000 Highway 12

RIO VISTA



FULLY LEASED

1000 CA-12 | RIO VISTA, CA

NICOLE KEY | nkey@theeconiccompany.com | (209) 290-0857 | LIC. 01907567

 the econic company®

Property Highlights

ASKING RENTS

Contact Broker

SPACE AVAILABLE

±2,722 SF

PARCEL SIZE

±0.57 AC

ZONING

Highway Commercial

PROHIBITED USES/MAXED USES

None

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,445	10,139	11,339
Daytime Population	1,790	2,377	2,643
Average Household Income	\$81,647	\$91,056	\$90,337



2nd Generation restaurant that has been in operation for the past 50 years



Restaurant currently seats approximately 80 people



HVAC and refrigeration equipment is approximately 7 years old



Type 1 Hood is approximately 10 feet long



Existing backlit pole sign provides for exceptional visibility to Highway traffic



Property is located at a signalized intersection and is approximately the halfway point between Lodi and Fairfield

NOTE: Lease Type is NNN. Tenant will reimburse Landlord for Taxes and Insurance and be responsible for all maintenance and repairs on the property.

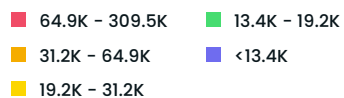
TRAFFIC COUNTS

Source: 2022 Esri.

Highway 12 22,000 ADT

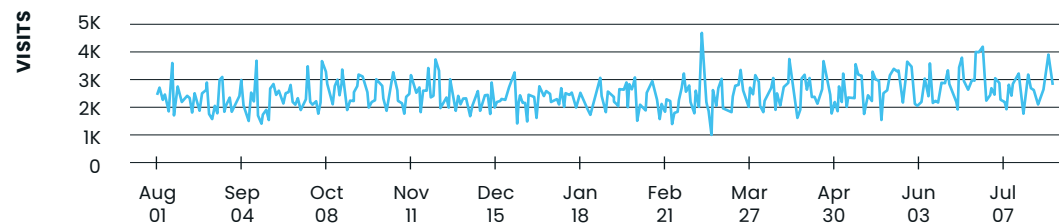
Trade Area

VISITOR JOURNEY - ROUTES

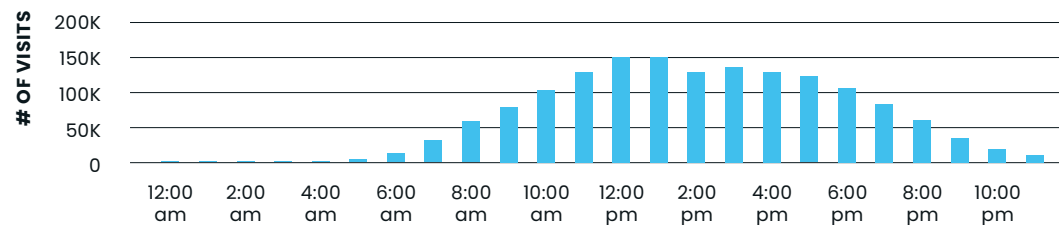


Visits 896.2K | Visitors 226.3K | Visit Frequency 3.97

VISITS / WEEKLY



HOURLY VISITS



Trade Area

Economic Developments

ACTIVE

	Units
1 Historic City & Downtown Waterfront	
2 Homecoming Subdivision	
3 Riverwalk Subdivision	±1000
4 Proposed Residential	2400
5 30 AC Commercial	

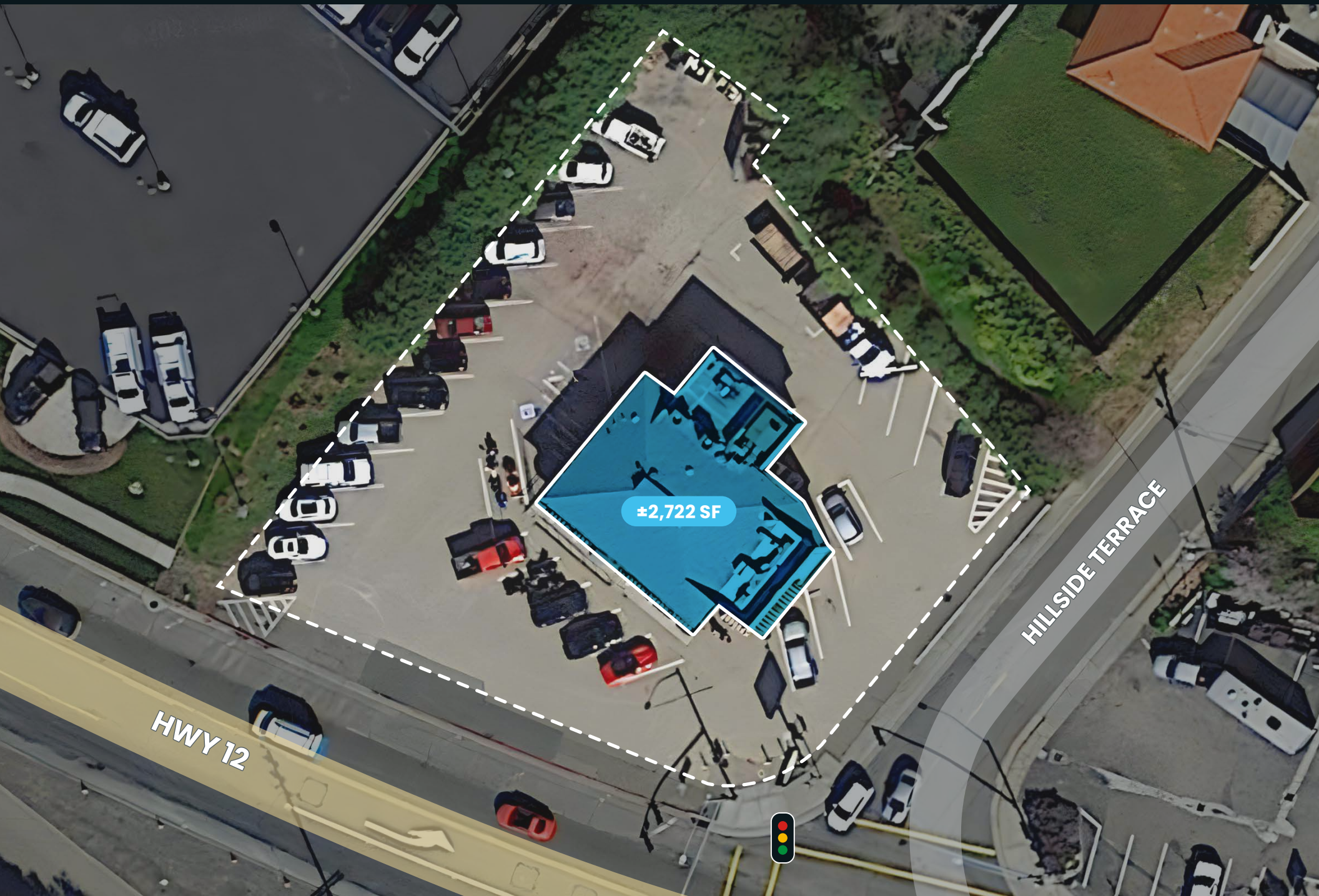
APPROVED

	Units
6 Subdivision	850
7 Trilogy Subdivision and Golf Course	

IN CONSTRUCTION

	Units
8 Liberty Subdivision	855







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