

EXECUTIVE SUMMARY | HERITAGE PARK

OVERVIEW



Property Address

250 – 288 Sunset Avenue,
Suisun City, CA 94585



Square Feet

167,250 SF / 8.19 Acres



Effective Occupancy

84%



Year Built

1989



Anchor Tenant

Raley's

Raley's



VALUE CREATION & NOI
GROWTH



STRATEGIC REGIONAL
LOCATION



OPPORTUNITY TO
LEASE-UP VACANCIES



INSTITUTIONAL QUALITY
ASSET



AFFLUENT SAN
FRANCISCO BAY AREA
DEMOGRAPHICS

	Population	1-Mile	3-Mile	5-Mile
2021 Estimate		19,680	100,647	125,192
2026 Projection		20,116	103,517	129,498
Average Household Income				
2021 Estimate		\$80,738	\$88,738	\$101,196
Households				
2021 Estimate		6,073	33,170	41,465
2026 Projection		6,211	34,143	42,925

HERITAGE PARK



First National Realty Partners, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a multi-tenant shopping center located in Suisun City, California. Heritage Park Shopping Center is an institutional quality, 167,250 square foot shopping center.

We have been awarded the deal to purchase the property for \$24,500,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Heritage Park Shopping Center is anchored by a +/- 60,000 square-foot Raley's grocery store. Raley's has been a tenant since 1989, has lease term through May 2029. Raley's is a market leader in the area with strong sales and has recently made a multi million dollar investment into the store. Raley's is a privately held, family-owned supermarket chain headquartered in West Sacramento. Raley's operates 126 stores in Northern California and Nevada.

Heritage Park Shopping Center features a high-quality tenant roster including Ace Hardware, Dollar Tree, AutoZone, Dunkin Donuts, Mariner Finance, and H&R Block. The remaining square feet of vacant space in the center provides FNRP with the opportunity to enhance cash flow, increase foot traffic, and create meaningful upside.

Heritage Park Shopping Center is situated in a densely populated retail corridor approximately 42 miles southwest of Sacramento, and 42 miles northeast of Oakland. The Center is less than 6 miles from Travis Air Force Base, a major employer in the region. The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic of over 52,000 vehicles per day. Within a 5-mile radius of the property, the population is over 125,000 people and the average household income is over \$101,000 dollars.

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FIRST NATIONAL REALTY PARTNERS

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