

MARKET OVERVIEW | HERITAGE PARK

SUISUN CITY

Situated on approximately 4.04 square miles, the city of Suisun is nestled a mile south of Fairfield, CA and 32-miles northeast of Oakland, CA. Belonging to the Vallejo-Fairfield-Napa metropolitan statistical area. Founded in the 1850s, the location of Suisun City and connection to the Transcontinental Railroad made it the center for commerce and transportation during the Gold Rush. The city experienced rapid growth once more in the 1960s and 1970s. Today, local attractions within Suisun City include Mankas Corner, Travis Air Museum, Harbor Conservatory Theater, Solano College Theatre, Dorothy Herger Gallery, and Glashoff Gallery. Aside from the various attractions, visitors and residents of Suisun City have a plethora of recreational activities to choose from like hiking, hunting, fishing, and wildlife viewing at Grizzly Wildlife Area. Places like Lake Solano Park and Rockville Hills Park allow for great camping, fishing, boat rentals, picnicking, and much more.

Benefits From Multiple Surrounding Master Planned Residential Communities



ACTIVE PROJECTS (4,148 UNITS)

- **Lawler Residences and Plaza** - Ashira, LLC, 73 units
- **Paradise 360** - DeNova Homes, 68 units
- **Village Oaks** - Blue Mountain, 38 units
- **Villages at Fairfield** - Various building, 1,830 units
- **One Lake** - McKinley Partners, 1,230 units
- **Monte Verde** - Blue Mountain, 124 units
- **One Lake Family Apartments** - McKinley Partners, 190 units
- **Green Valley Apartments** - The Spanos Corporation, 281 units
- **Estaire** - De Nova Homes, 25 units
- **Enclave at Cordelia** - Discovery Builders, 143 units
- **Trio at Gold Hill** - Discovery Builders, 79 units
- **Tabor Commons** - EAH Housing, 67 units



UPCOMING PROJECTS (2,225 UNITS)

- **Hawthorne Mill** - Edenbridge, Inc. 675 units
- **Fieldcrest** - Seeno Homes, 394 units
- **Villas at Havenhill** - Discovery Builders, 324 units
- **Main Street West Parcel 14** - Main Street West Partners, LLC, 71 units
- **Marina Village Apartments** - Solano Affordable Housing Foundation, 160 units
- **Blossom Avenue Apartments** - FPA Multifamily, LLC, 180 units
- **Fair Haven Commons** - MidPen Housing, 72 units
- **Olive Tree Ranch** - Suisun Investments, LLC, 80 unit
- **Travis Crossin** - Miller Sorg Group, 79 units
- **Biggs Property** - Bellecci & Associates, 75 units
- **One Lake Neighborhood 8** - McKinley Partners, 56 units
- **1720 West Texas** - Gordon K Wong, 59 units

SUISUN CITY | HERITAGE PARK



\$101,196

Average Household Income
within 5-Mile Radius



103,814

5-Mile Daytime Population

194,491

10-Mile Daytime Population

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



E ← 31,000 → W
26,000
Traffic Counts



SUISUN, CA

SOLANO COUNTY

Located approximately 45-miles northeast of San Francisco and 45-miles southwest of Sacramento, Solano County is bordered by Napa, Yolo, Sacramento, and Contra Costa counties. Spanning over 900-square miles, including 84.2-square miles of water area and 675.4-square miles of rural land area, the County offers an inviting mix of rural and suburban lifestyles and easy access to all the urban amenities associated with two of the nation's most dynamic metropolitan regions. Solano County was formed in 1850, serving seven jurisdictions: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo – in addition to the unincorporated areas. Solano County limits residential and commercial development outside of cities, thus preserving approximately 80 percent of the land for open space or agricultural uses. Along with a thriving agricultural economy, the county is also home to biotechnology and other growth industries.



Major Solano County Employers

Aerospace Medical
California Medical Facility
Kaiser Permanente Vallejo Med
Six Flags
Solano County
Mike's Auto Body
Northbay Healthcare Green Vly
Northbay Medical Ctr
Northbay Vacaville Hospital
Quick Lane
Jelly Belly Candy Co
Touro University California
Travis Air Force Base
Duravent Inc.
Flatiron Construction Corp
Guittard Chocolate Co
Vacaville City Hall
Vallejo City Manager's Office
Collins Aerospace
Solano County Special Edu
Kaiser Permanente Vacaville MD
Sutter Solano Medical Ctr
USDA Forest Svc
Valero Refining Co
Walmart Supercenter

AREA MAP | HERITAGE PARK



\$101,196

AVERAGE HOUSEHOLD INCOME
WITHIN 5-MILE RADIUS

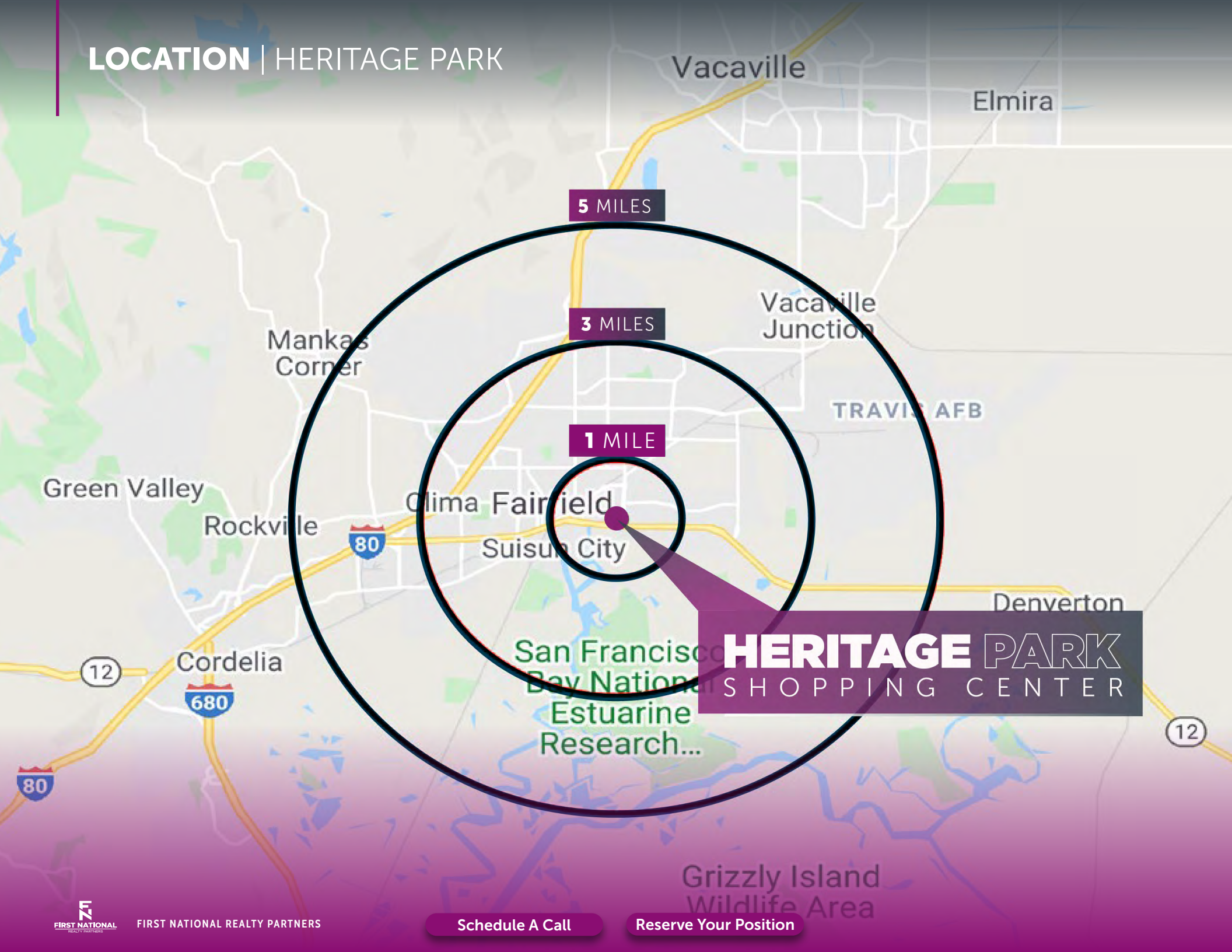
3.0%

1-YEAR CHANGE

2.2%

1-YEAR FORECAST

LOCATION | HERITAGE PARK



HERITAGE PARK
SHOPPING CENTER

PROPERTY LOCATION | HERITAGE PARK



HERITAGE PARK SHOPPING CENTER



36,067 VPD

SUNSET AVE -- 15,997 VPD

SUNSET CENTER



The UPS Store



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Schedule A Call

Reserve Your Position

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