

Available For Sale: **±66.40 ACRES**

Horsecreek Drive fronting I-80
VACAVILLE | CALIFORNIA

VACA VALLEY
BUSINESS PARK

IDEAL LIFE SCIENCE / RESEARCH CAMPUS DEVELOPMENT OPPORTUNITY!



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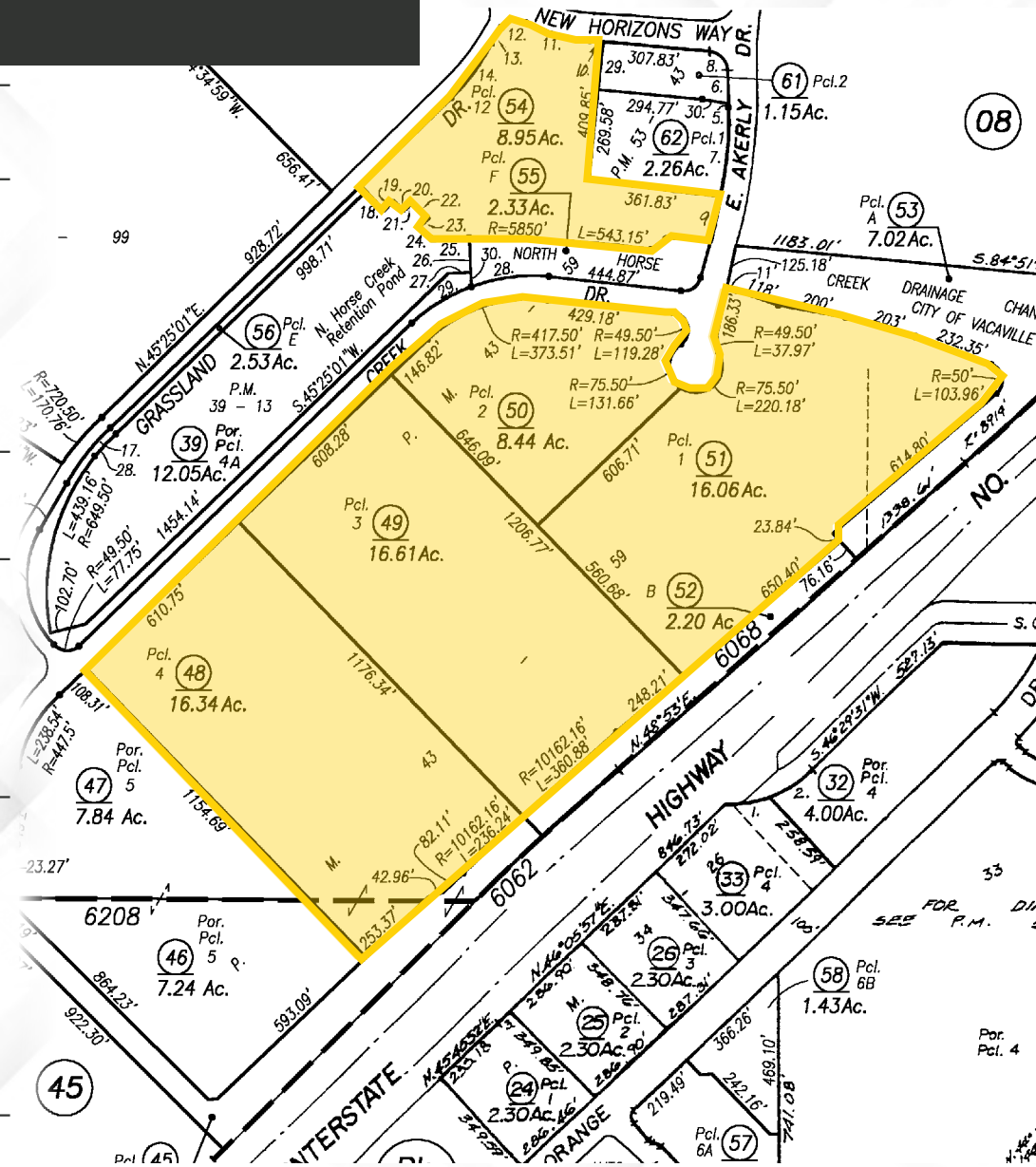
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 **CUSHMAN &
WAKEFIELD**

FOR SALE | ±66.40 ACRE LAND OPPORTUNITY

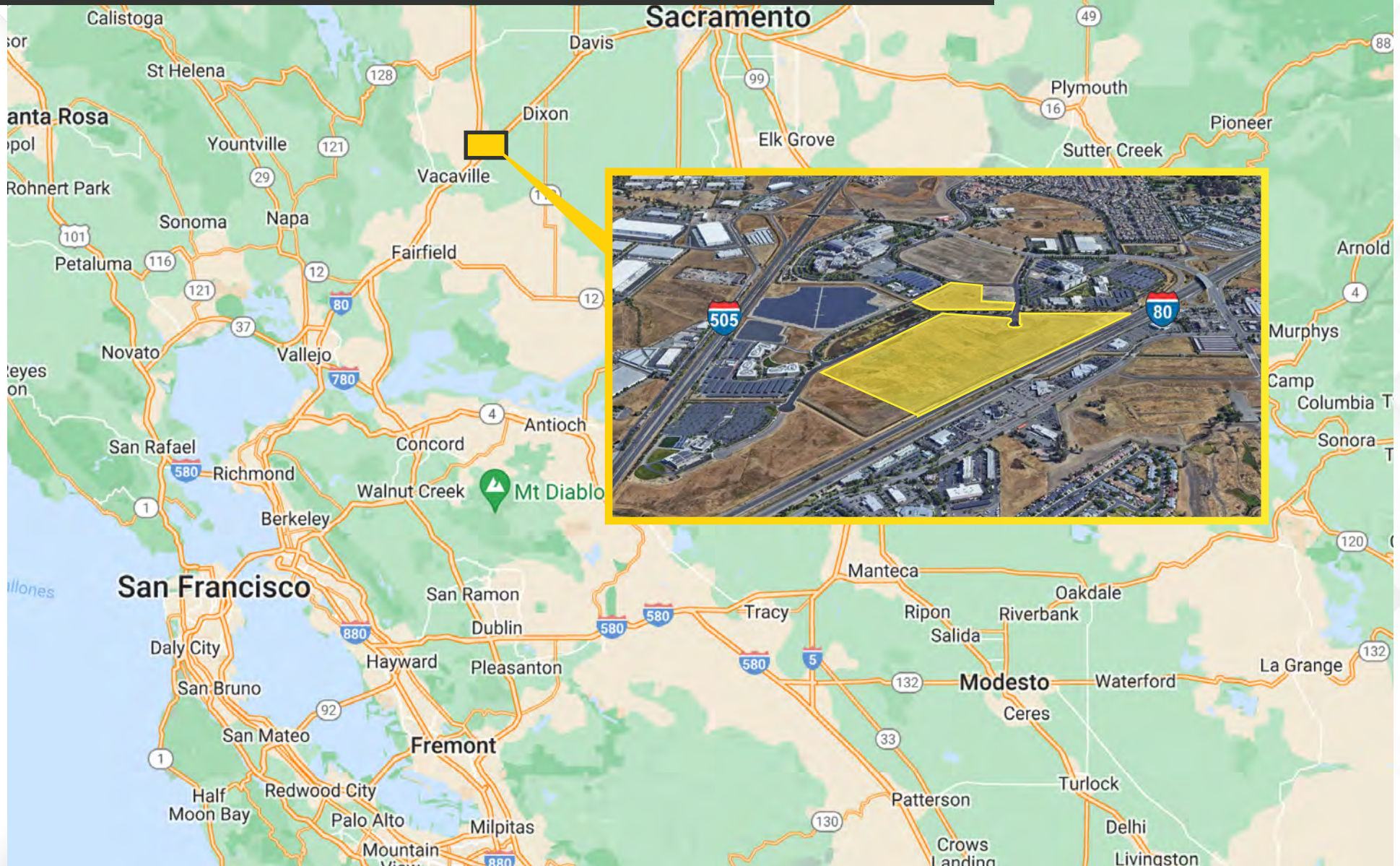
PROPERTY HIGHLIGHTS

SIZE	Acrerage: ±66.40
PARCEL NUMBERS	<ul style="list-style-type: none"> 0133-120-480= ±16.34 Acres 0133-120-490= ±16.61 Acres 0133-120-500= ±8.44 Acres 0133-120-510= ±16.06 Acres 0133-120-540= ±8.95 Acres
ACCESS	Vaca Valley Parkway exit from either I-80 or I-505
UTILITIES	<ul style="list-style-type: none"> Size of Water Lines: 18" Sewer Line: 8" and 12" Storm Drain Line: 15" Gas and Power Provider: PG&E
TRAFFIC COUNT MONTHLY PEAK DAILY COUNT	<p>I-80: ±293,000 vehicles (both directions) I-505: ±76,000 vehicles (both directions) Total I-80 & I-505 traffic count: ±369,000 vehicles*</p> <p>Source: Caltrans 11/2/2021</p>
INTERSTATE FRONTAGE	I-80: ±2,000'



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LOCATION MAP



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CORPORATE NEIGHBORS



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ZONING INFORMATION



The property is identified as "Area A" within the VacaValley Business Park Specific Plan (an area of approximately 400-acres), adopted by the Vacaville city council in 1979. As one of the most ideally located sites in the greater Solano County region due to its location at the interchange of Interstate 80 and Interstate 505, the policy plan identifies the strategic importance of this site to the future of the region and the city.

Allowable uses include:

- Corporate Headquarters
- Manufacturing
- Biomedical and Biotech

Click [this link](#) for the Vaca Valley Business Park Specific Plan.

