



Regency Park Plaza

Well Located Neighborhood Center

601 Elmira Rd | Vacaville, CA 95687 | www.cbre.com/sacramentodt

For Lease

LEWIS
RETAIL CENTERS

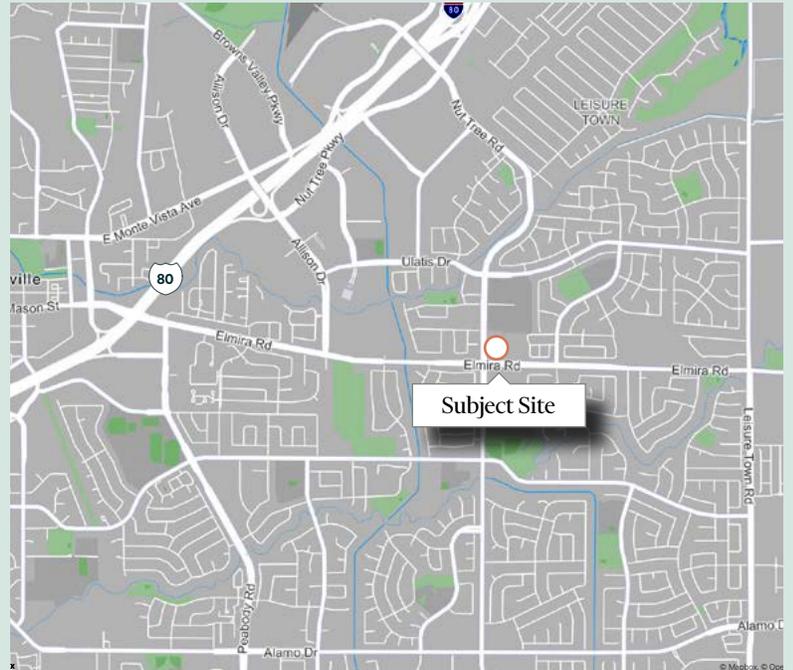
CBRE

Anchored by In-Shape, CVS, and Shop Heroic

Center has good visibility on Nut Tree Rd and Elmira Rd

Vacaville boasts a growing and affluent population, eager to discover new and exciting retail experiences. Tap into a market with strong purchasing power and a desire for quality goods and services.

- The center is anchored by In-Shape Fitness, CVS and Shop Heroic
- Situated on the busy corner of Elmira Rd (12,308 ADT)** and Nut Tree Rd (15,026 ADT)**
- Nearby traffic generators include NorthBay Health Hospital, Walmart Neighborhood Market, and Vaca Peña Middle School
- Regency Park Plaza had 1.7 Million visits in 2024***
- NorthBay Health Hospital shares drive access with the center on the northwest side of the center



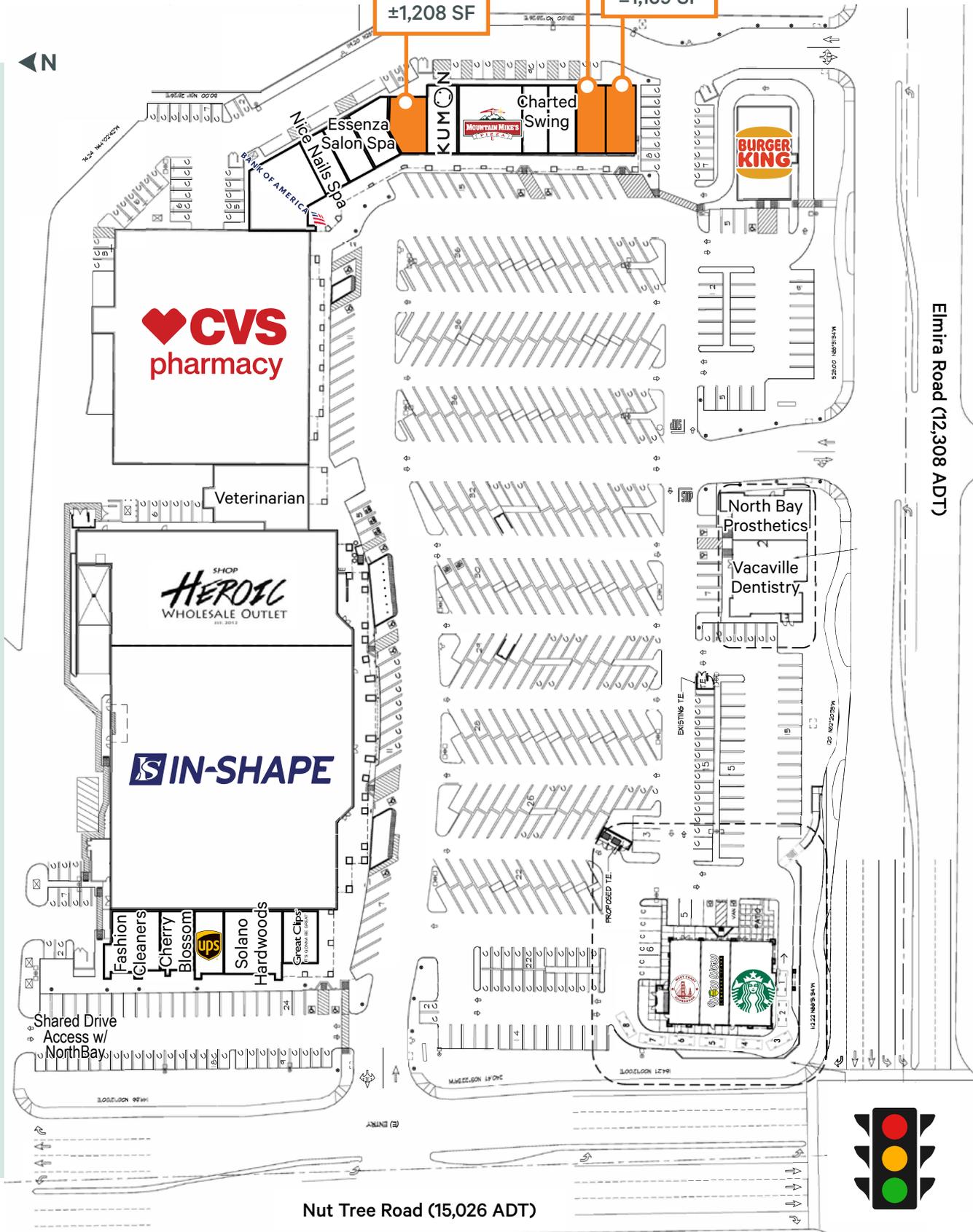
2024 Estimated Demographics*

	Radius	1-Mile	3-Miles	5-Miles
	Population	20,490	92,986	118,110
	Daytime Population	16,355	73,370	90,621
	Businesses	493	2,668	3,071
	Households	7,755	32,020	40,202
	Avg HH Income	\$128,947	\$131,863	\$140,152

Source: *FastReport, ** Costar, ***Placer.ai

Site Plan

Not to scale. All dimensions are approximate.



AVAILABLE
±1,159 SF

AVAILABLE
±1,208 SF

AVAILABLE
±1,159 SF

Elmira Road (12,308 ADT)

Nut Tree Road (15,026 ADT)





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