

# FOR SALE

**2 PARCELS 1.69 +/- ACRES EACH**

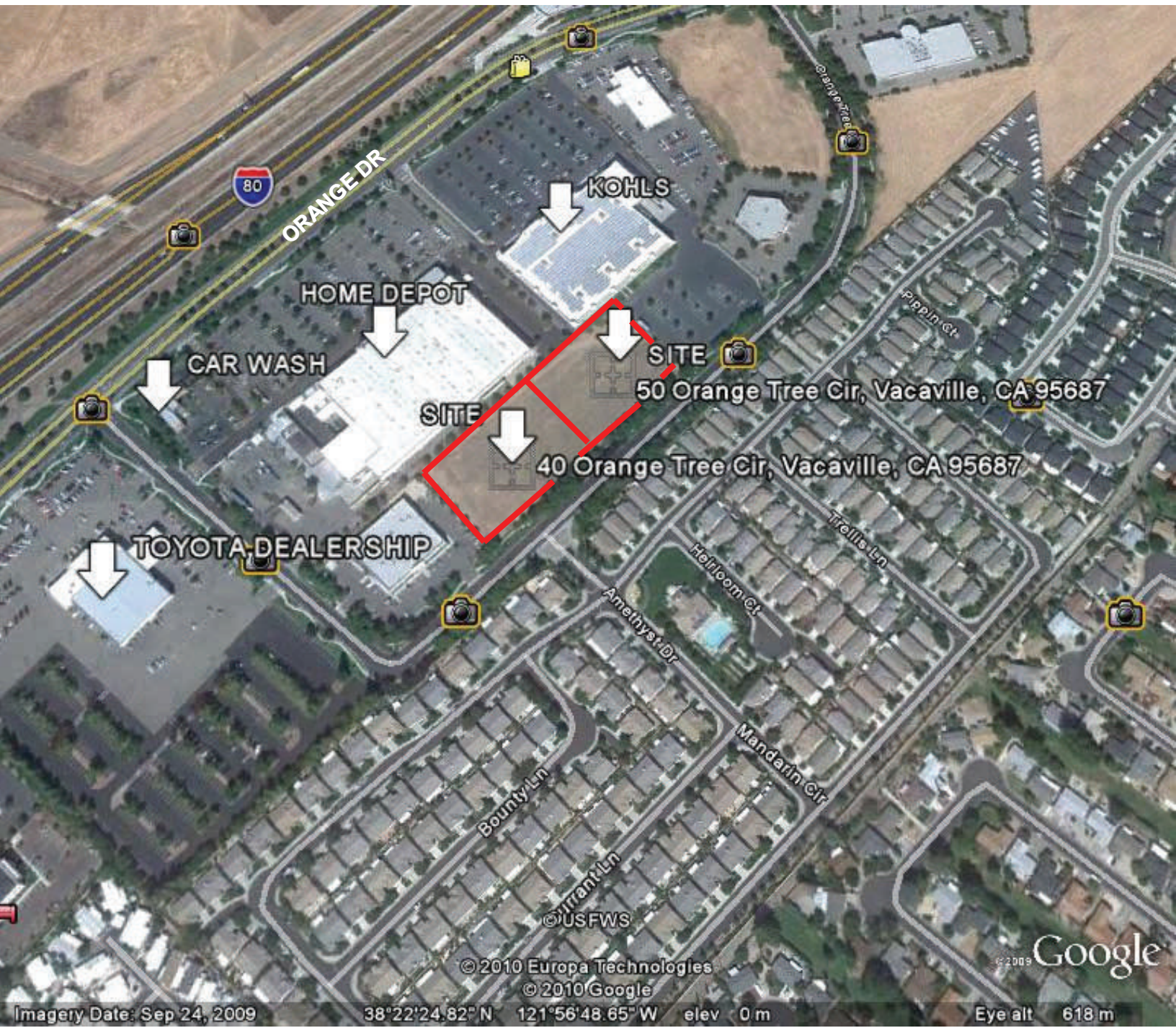
**VACAVILLE, CA**

- Features: Two Parcels are located behind the Home Depot, 5 Star Car Wash and Kohls and adjacent to the Toyota Dealership.
- Location: 40 & 50 Orange Tree Circle, Vacaville, Solano County, CA.
- Parcel Size: The two Parcels each are 1.69 +/- Acres.  
(295' wide x 250' each)
- Zoning: General Commercial (CG).
- APN's: 134-343-050 & 060
- Sales Price: \$580,000 for each parcel.  
(\$7.88 +/- / per square foot)

**Chuck L. Krouse**  
**Broker**

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**COMMERCIAL REAL ESTATE SERVICES**



80

ORANGE DR

KOHL'S

HOME DEPOT

CAR WASH

SITE

50 Orange Tree Cir, Vacaville, CA 95687

SITE

40 Orange Tree Cir, Vacaville, CA 95687

TOYOTA DEALERSHIP

Bounty Ln

Mandarin Ln

Amethyst Dr

Heirloom Ct

Treflis Ln

Mandarin Cir

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Imagery Date: Sep 24, 2009

38°22'24.82" N 121°56'48.65" W elev 0 m

Eye alt 618 m

POR. LOT 37, RANCHO LOS PUTOS  
 POR. SEC. 10, 11, 14 & 15, T.6N., R.1W., M.D.B. & M. EXT.

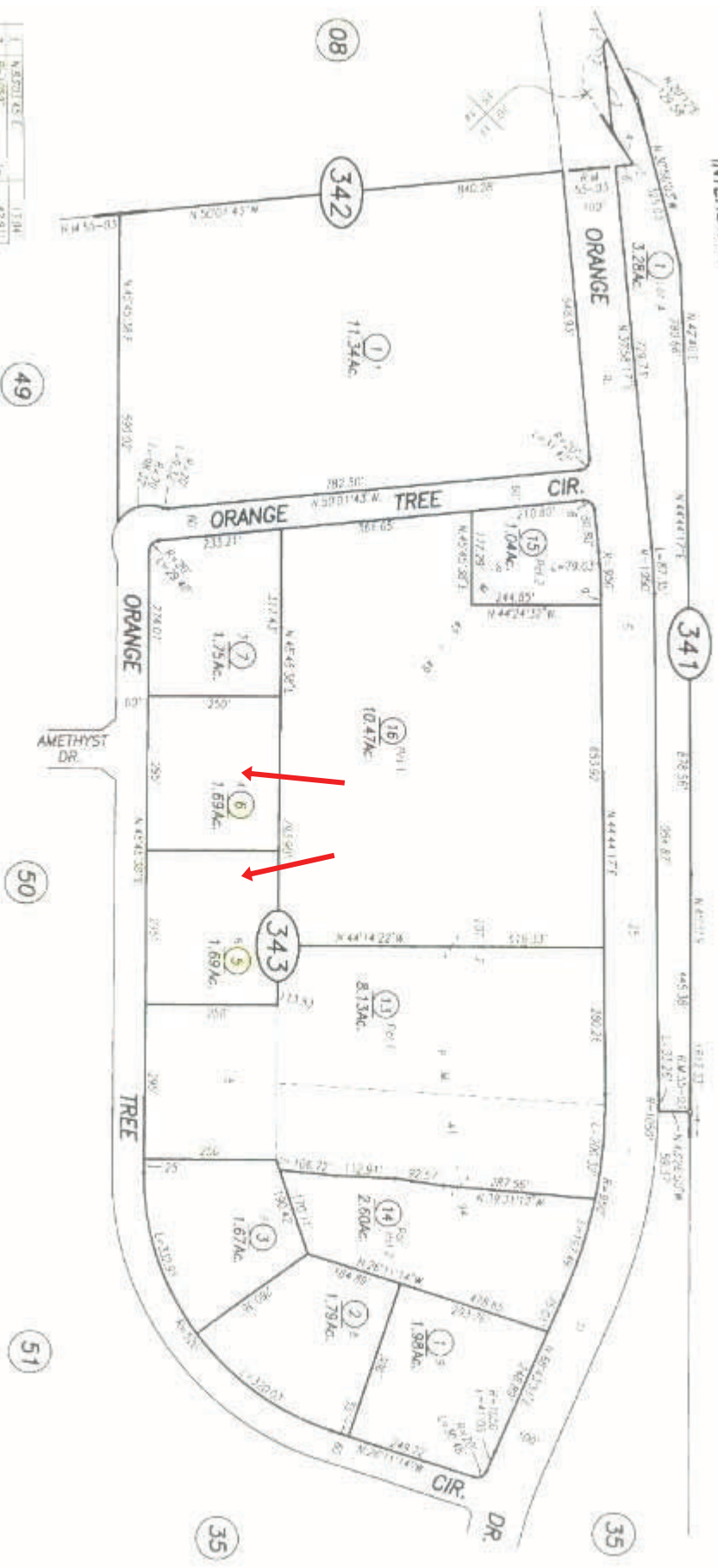
Tax Area Code  
 6062

**134-34**

INTERSTATE

HIGHWAY

NO. 80



1	N 47° 01' 42" E	1304
2	S 81° 05' 37" E	429111
3	N 39° 06' 17" E	23000
4	N 12° 51' 12" E	69527
5	N 42° 58' 58" E	508
6	N 52° 01' 43" W	N 95° 31'
7	S 25° 48' 17" W	N 31° 47'
8	S 4° 25' 00" E	21447
9	N 42° 48' 17" E	60889
10		

(Amended) Orangetree Plaza

R.M. Bk. 55 Pg. 03

341-13 & 16 (Pct.)	2-21-04	52
341-21 & 14 (Pct.)	3-04-04	22
615 25-31	4-28-03	41
441 19-23	01-01-03	25
REVISED BY	DATE	BY

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Blue  
 Assessor's Parcel Numbers Shown in Yellow

CITY OF VACAVILLE  
 Assessor's Map Bk. 134 Pg. 34  
 County of Solano, Calif.

AUG 26 2004