

3442 Browns Valley Rd, Vacaville, CA 95688

 Closed

* Sold Date: 3/19/2025
* Public Record

Closed Price
\$1,650,000

Closed Date: 3/19/2025

Property Facts

	Public Facts	Listing Facts
Property Type	Commercial	—
Property Subtype	Commercial (General)	—
Number of Units	0	—
Building Area (sq ft)	15,814	—
Lot Size	1.3 acres	—
Lot Dimensions	1.300 AC	—
Year Built	2006	—
Garage (spaces)	0	—

Extended Property Facts

Exterior Details

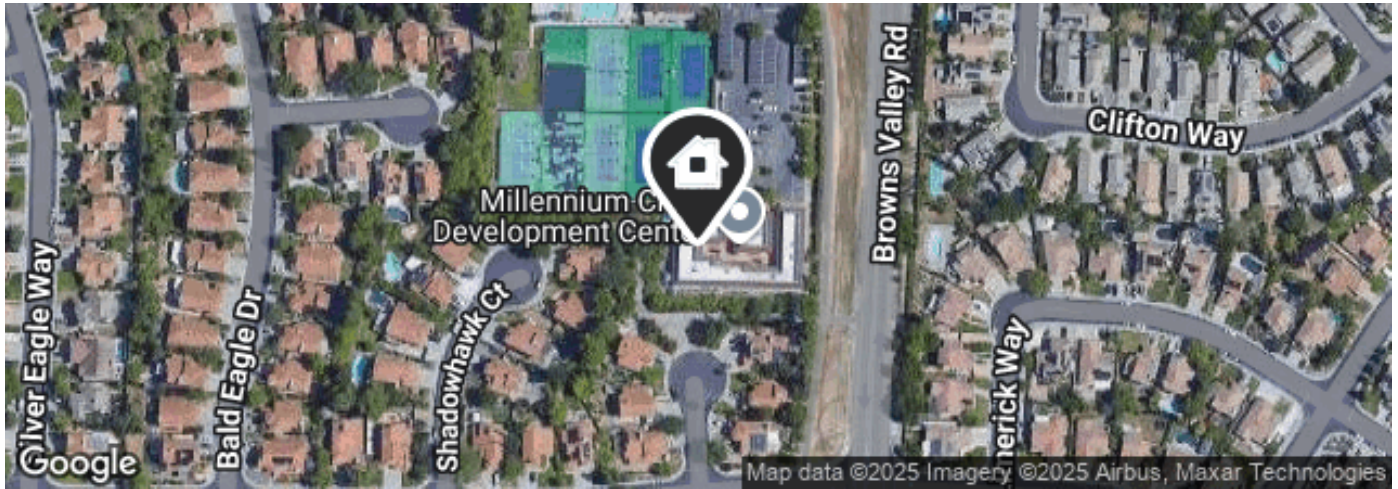
Lot Size - Square Feet	56,628 sq ft
Lot Size - Acres	1.30 acres

Schools (based on location)

Elementary School	Browns Valley Elementary School
Middle School	Willis Jepson Middle School
High School	Vacaville High School
School District	Vacaville Unified School District

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Traffic Counts



Daily Traffic Counts:  Up 6,000 / day  6,001 – 15,000  15,001 – 30,000  30,001 – 50,000  50,001 – 100,000  Over 100,000 / day

1

1,589

2024 Est. daily traffic counts

Street: **Glen Eagle Way**
Cross: **Nighthawk Ct**
Cross Dir: **E**
Dist: **–**

Historical counts

Year	Count	Type
2012	 1,600	ADT
1999	 700	AADT
1998	 1,320	AADT

2

1,732

2024 Est. daily traffic counts

Street: **Shannon Dr**
Cross: **Limerick Way**
Cross Dir: **E**
Dist: **–**

Historical counts

Year	Count	Type
2012	 1,400	ADT
2007	 2,000	ADT
2005	 2,000	ADT
1999	 1,516	AADT
1998	 1,659	AADT

3

8,538

2024 Est. daily traffic counts

Street: **Browns Valley Rd**
Cross: **Glen Eagle Way**
Cross Dir: **N**
Dist: **–**

Historical counts

Year	Count	Type
2012	 8,400	ADT
1999	 5,228	AADT
1998	 8,113	AADT

4

6,200

2024 Est. daily traffic counts

Street: **Browns Valley Rd**
Cross: **Tipperary Dr**
Cross Dir: **N**
Dist: **–**

Historical counts

Year	Count	Type
2012	 6,100	ADT
1999	 8,749	AADT
1998	 6,374	AADT

5

1,316

2024 Est. daily traffic counts

Street: **Wrentham Dr**
Cross: **Glen Eagle Ct**
Cross Dir: **S**
Dist: **–**

Historical counts

Year	Count	Type
2013	 1,324	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)