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250 East L Street  
Benicia, California 94510  
Phone: (707) 746-4202  
Fax: (707) 746-1196

## Commercial Area

*By admin*

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***In addition to Downtown Benicia, four major shopping centers and strip commercial areas serve local residents. The city also has a number of smaller neighborhood shopping areas.***

**Location.** The commercial areas of Benicia are north of Military East and Military West, primarily in the vicinity of I-780.

[View Google Map of Shopping Centers](#)

**Character.** Benicia's four largest shopping centers are Southampton, Solano Square, Rose Center, and Parkway Plaza. They range in size from 30,000 sq. ft. to 160,000 sq. ft.

Southampton	GLA: 160,000 SF	Location: Southampton Road at I-780 Year Built: Late 1980s Anchor: Raley's, Predrotti's ACE Hardware
Solano Square	GLA: 70,000 SF	Location: Military Highway East at First Street Year Built: Early 1980s Anchors: Safeway, Rite Aid
Rose Center	GLA: 33,450 SF	Location: Rose Drive and Columbia Parkway Year Built: 2007 Anchor: CVS

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<b>Parkway Plaza</b>	GLA: est. 30,000 SF	Location: 2000-2046 Columbus Parkway Year Built: est. early 1990s Anchors: Jiffy Lube, Burger King
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**Good Fits.** A recent retail market study identified specialty and convenience goods as the ‘best bets’ for retail expansion in Benicia. Many small spaces are available to accommodate such businesses. Sales leakage is particularly large in general merchandise, restaurants and apparel. Other highlights:

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Household incomes well above the state average

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Strong daytime marketplace boosted by almost 13,000 employees working at over 1,600 businesses, including Benicia Industrial Park

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Retail market area population of over 87,500 persons and 33,300 households

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Retail sales leakage of nearly \$342 million

**Improvements and Distinguishing Features.** The City’s Vacant and Foreclosed Property Ordinance (2008) helps ensure that surrounding properties are not a deterrent to the commercial appeal of the neighborhood.

**Commercial Properties.** For the most part, commercial location and expansion is limited to existing developments. The City of Benicia can assist you in locating space that fits your requirements.

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**Office lease rates start around \$1.25 per square foot per month range**

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**Retail rates are around \$2 per square foot per month and up for new spaces**

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**Contacts**

**Benicia Office of Economic Development**

**Mario Giuliani**

**(707) 746-4289**

**[edev@ci.benicia.ca.us](mailto:edev@ci.benicia.ca.us)**

***Available listings, business location assistance, retail market data***