

# SUISUN CITY – COMMERCIAL PROJECTS

AS OF

## NOVEMBER 2011

Questions on prices, opening dates, contractor bid list, job opportunities, etc. are obtained from the owner/developer.

### **MCDONALD'S** (in plan review)

Description: 133 sq.ft. addition to drive-thru booth area, improvements to drive-thru lane for more vehicle maneuverability, installation of second menu board and order display, new bicycle racks, improvements to façade and roof.

Location: 109 Sunset Avenue (corner of Sunset Avenue and Highway 12)

Owner/Developer

McDonald's USA, LLC  
2999 Oak Road, Suite 900  
Walnut Creek, CA 94597  
(925) 949-4000

Architect

Ware Malcomb  
2400 Camino Ramon, Suite 390  
San Ramon, CA 94583  
(925) 244-9620

### **IN-SHAPE HEALTH CLUB** (Opened November 1, 2011)

Description: 29,050 sq. ft. tenant improvement for In-Shape Health Clubs, Inc. Includes lap pool, spa, sauna, steam room, cycling room, group exercise room, weights – free & machine (selectorized), cardio machines, ab and stretching machines/areas, separate infant-toddler and big kid play areas including separate play mazes, lounge area and more.

Location: 125 Sunset Avenue – in Sunset Shopping Center. NOTE: Early membership sign-ups and temporary workout area now available next door at 121 Sunset Avenue, Suite H.

Owner/Developer

In-Shape Health Clubs Inc.  
6 South El Dorado, Suite 700  
Stockton, CA 95201  
(209) 472-2231

Architect

Architecture Plus Inc.  
Rod Alonzo  
1207 13<sup>th</sup> Street, Suite 6  
Modesto, CA 95354  
(209) 577-4661

General Contractor

Simile Construction Service Inc.  
4725 Enterprise Way, Suite 1  
Modesto, CA 95356  
(209) 545-6111

### **THE SALVATION ARMY - KROC COMMUNITY CENTER** (under construction - est. mid 2012 open)

Description: Extensive remodel and 21,943 sq. ft. in additions to existing community center to house a café and lounge area with fireplace, a climbing wall, gymnasium, fitness center, weights (free and machine), spinning studio, aerobics/dance studio, two indoor pools, spa, locker rooms, child care area, outdoor play area, full commercial kitchen, multi-purpose rooms, classrooms, and chapel.

Location: 586 East Wigeon Way (corner of East Wigeon Way and Pintail Drive)

Owner/Developer

The Salvation Army  
Captain Jonathon Harvey  
586 East Wigeon Way  
Suisun City, CA 94585

Architect

GRA Architecture  
Michael Buschow  
2016 P Street, Suite 200  
Sacramento, CA 95811

General Contractor

Ascent Builders Inc  
8801 Folsom Blvd., Suite 190  
Sacramento, CA 95826  
(916) 383-7000

(707) 332-3209

(916) 498-7900

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**MARINA SHOPPING CENTER REMODEL** (under construction)

Description: Exterior and interior remodels of existing center, plus extensive site and infrastructure improvements.

Location: South of Highway 12 between Civic Center Blvd. and Marina Blvd.

Developer: Pellarin Enterprises  
1520 Main St.  
Redwood City, CA 94063  
Ph.: (650) 369-6746

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**WALMART SUPERCENTER** (awaiting construction drawings)

Description: 185,000 s.f. Walmart Supercenter with a separate restaurant (to be determined).

Location: North of Highway 12 and west of Walters Road (APN: 0173-280-440)

Developer:  
John McNellis, Representative  
419 Waverley Street  
Palo Alto, CA 94301  
Ph.: (650) 853-3900  
Fx.: (650) 853-3910

**OFFICE SPACE IMPROVEMENTS** (awaiting revised plans)

Description: Construct speculative office spaces for future tenants - 4,750 sq. ft. of improvements on the 2nd floor of the Main Street West Building in the Waterfront District.

Location: 700 Main Street in downtown Waterfront District (corner of Main St. and Solano St.)

Owner/Developer  
Suisun Harbor Square LLC  
Frank Marinello  
710 Kellog Street, 2<sup>nd</sup> Floor  
Suisun City, CA 94585  
(530) 321-1179

General Contractor:  
Vila Construction Co.  
590 So. 33rd Street  
Richmond, CA 94804  
(510) 236-9111

**MCCOY CREEK COMMERCIAL BLDG. & MIXED-USE UNITS** (construction suspended)

Description: see below

Location: South of Highway 12 – between Grizzly Island Road and Lawler Center Drive.

Commercial Area:

- Office Building – New 6,818 s.f., 4-unit, 1-story building with potential 2,234 s.f. mezzanine area – fronting on McCoy Creek Way.
- Live/Work Units – 10 new mixed-use units – the commercial portion fronts McCoy Creek Way and the single-family dwelling portion fronts Gray Hawk Lane – plus 5 of these units

also include an apartment above the commercial portion. (2 mixed-use and 4 mixed-use with apartment have already been built).

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**MCCOY CREEK COMMERCIAL BLDG. continued...**

- Live/Work Units continued...
  - Commercial Portion of Live/Work Units:
    - 5 units have 693 s.f. of commercial area
    - 5 units have 533 s.f. of commercial area plus additional 732 s.f. apartment above

Owner/Developer:

Harbor Park, LLC  
274-E Sunset Avenue, PMB 136  
Suisun City, CA 94585  
Ph.: (707) 803-2816  
Fx.: (707) 425-9857

Architect:

KTGY Group  
17922 Fitch  
Irvine, CA 92614  
Ph.: (949) 851-2133  
Fx.: (949) 851-5156

General Contractor:

Neighborhood Construction, Inc.  
5156 King Road  
Loomis, CA 95650  
Ph.: (916) 652-8004

**GENTRY DEVELOPMENT** (annexation, environmental and initial study reviews were begun, but project has been suspended due to market conditions)

Description: see below.

Location: Bordered by Highway 12, Pennsylvania Avenue, Cordelia Road and Ledgewood Creek.

Retail/Commercial Area:

- Project is proposed to include a mix of retail tenants consisting of small shops, general merchandise stores, service providers and an anchor tenant.
- Zoned as General Commercial.

Residential:

- Medium- to high-density residential such as single-family dwellings to attached and/or detached townhomes and condominiums.
- Includes pedestrian walkways and pocket parks.

Owner:

Gentry Companies  
Dawn Suyenaga  
560 North Nimitz Highway  
Suite 210  
Honolulu, HI 96817  
[dawns@gentryhawaii.com](mailto:dawns@gentryhawaii.com)

For More Information Contact:

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Suisun City, CA 94585  
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