



3276 Sonoma Blvd

VALLEJO, CA 94590

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Property Summary

3276 SONOMA BLVD | VALLEJO



Location Description

3829 Sonoma Blvd is positioned on Sonoma Blvd near the Valle Vista Avenue cross-street, offering excellent street visibility, steady vehicle and consumer traffic, and a strong mix of neighboring retail. Nearby tenants include McDonald's, Buttercup Diner, Foster Lumber Yard, Enterprise Car Rental, a Nissan dealership, and more.

OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (MG)
Available SF:	1,600 SF
Lot Size:	15,824 SF
Building Size:	3,411 SF

Additional Lease Information

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Space Notes & Zoning

Prime 1,600 SF open retail/office suite featuring a spacious floor plan with dedicated office/storage area and private restrooms. This versatile space is well-suited for a variety of professional, financial, and service-oriented users.

Property Features:

1,600 SF open retail/office configuration

- Office and storage space
- Private restrooms
- Additional plumbing connection
- Clean, professional interior with flexible layout

Tenant Additional Monthly Expenses:

- CAM: \$150/month
- Sewer: \$60/month
- Water: \$70/month

Zoning: Central Corridor (CC)

Ideal for a wide range of uses including:

- Banks and financial institutions
- Financial, insurance, and real estate services
- Business, professional, medical, and dental offices
- Some food and beverage retail sales
- Select animal care services
- And more





About Vallejo

Vallejo is one of the most strategically positioned cities in the North Bay, serving as a gateway between Napa Valley, Solano County, and the greater Bay Area. With a diverse population, strong workforce, and access to major regional highways, Vallejo supports a mix of residential neighborhoods, industrial activity, retail centers, and community-serving businesses.

Sonoma Boulevard (Highway 29) is Vallejo's primary commercial artery and one of the most traveled thoroughfares in the city. Stretching through central Vallejo, Sonoma Blvd offers exceptional business visibility, consistent vehicle traffic, and access to numerous established retail, automotive, dining, and service tenants. The corridor supports a wide variety of commercial uses including retail storefronts, office users, automotive services, restaurant concepts, and neighborhood amenities. For commercial real estate, Sonoma Blvd is significant because it provides:

- -High traffic counts and strong daily visibility
- -Proximity to stable residential populations
- -A diverse mix of national, regional, and local tenants
- -Flexible zoning that supports multiple business types
- -Direct connection to Highway 37 and I-80 for regional access

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,817	4,811	20,074
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	723	1,868	7,666
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$62,958	\$70,845	\$87,686
Average House Value	\$434,450	\$489,629	\$560,164



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DISCLAIMER

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This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.