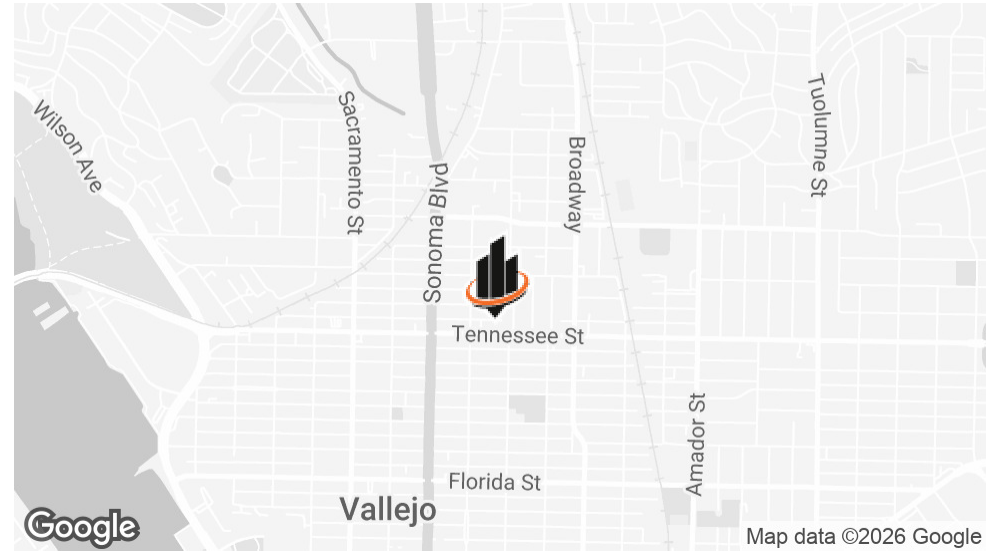


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
NUMBER OF UNITS:	8
LOT SIZE:	13,841 SF
BUILDING SIZE:	7,012 SF
NOI:	\$79,128.00
CAP RATE:	6.59%

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PROPERTY DESCRIPTION

Discover a prime retail investment opportunity in the heart of Vallejo. The Victorian Plaza features 8 fully occupied tenant spaces totaling +/- 7,000 SF, offering strong upside for value-add investors or owner-users. The property retains its classic charm while providing an excellent canvas for modernization to meet today's retail demands.

PROPERTY HIGHLIGHTS

- Fully leased retail center
- High-traffic location with excellent visibility and signage potential
- Ample parking
- Value-add opportunity