



78 SPRINGS RD
VALLEJO, CA 94590

1700 SOSCOL AVE, STE 3 | NAPA, CA 94559 | WCOMMERCIALRE.COM

LAND FOR SALE



FOR MORE INFORMATION:

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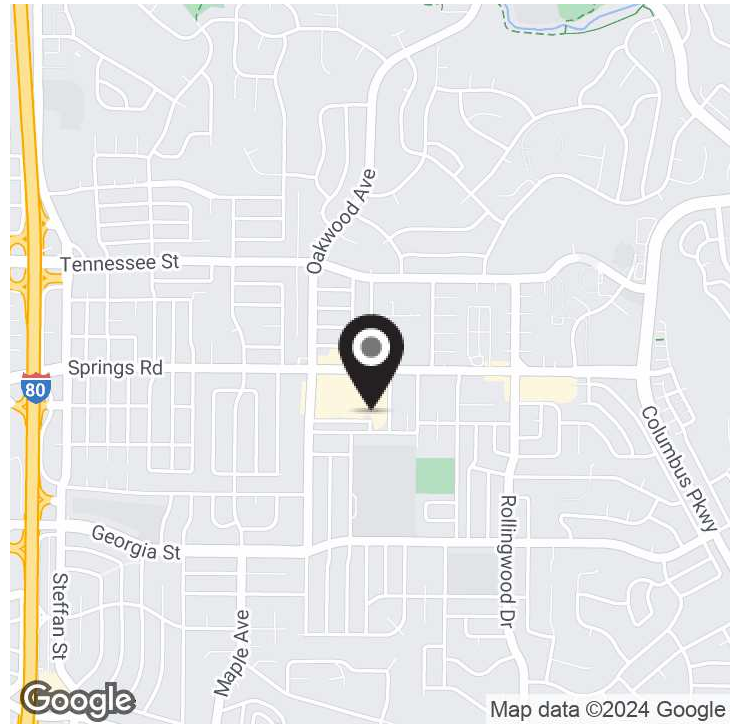
CALDRE #01321102

CALDRE #02041819

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$299,000
Available SF:	53,143
Lot Size:	1.22 Acres
Zoning:	NMX
APN:	0071-061-540

PROPERTY OVERVIEW

Unlock the potential of this prime 1.22-acre commercial parcel in Vallejo, CA, zoned for a 30-unit multifamily residential development. With NMX zoning and partial entitlement, this vacant land presents a rare opportunity for investors seeking to capitalize on the growing demand for multifamily housing in the area. City-approved drawings for a 30-unit apartment complex are under V1 revision, with the only outstanding requirement being an environmental report. This property's strategic location and promising entitlement status make it an ideal investment opportunity for savvy land and multifamily investors looking to take advantage of Vallejo's dynamic real estate market.

PROPERTY HIGHLIGHTS

- 1.22-acre parcel - planned for 30 unit MFR development
- Zoning: NMX
- Existing Use: Vacant Land
- Future Use: 30 Apartment Units
- Status: Partially entitled, drawings under V1 revision from City. City has told us that the only remaining hurdle to full entitlement is an environmental report.

**Click for
Full Plans**



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ADDITIONAL PHOTOS



COMMERCIAL SHOPPING CENTER PARKING



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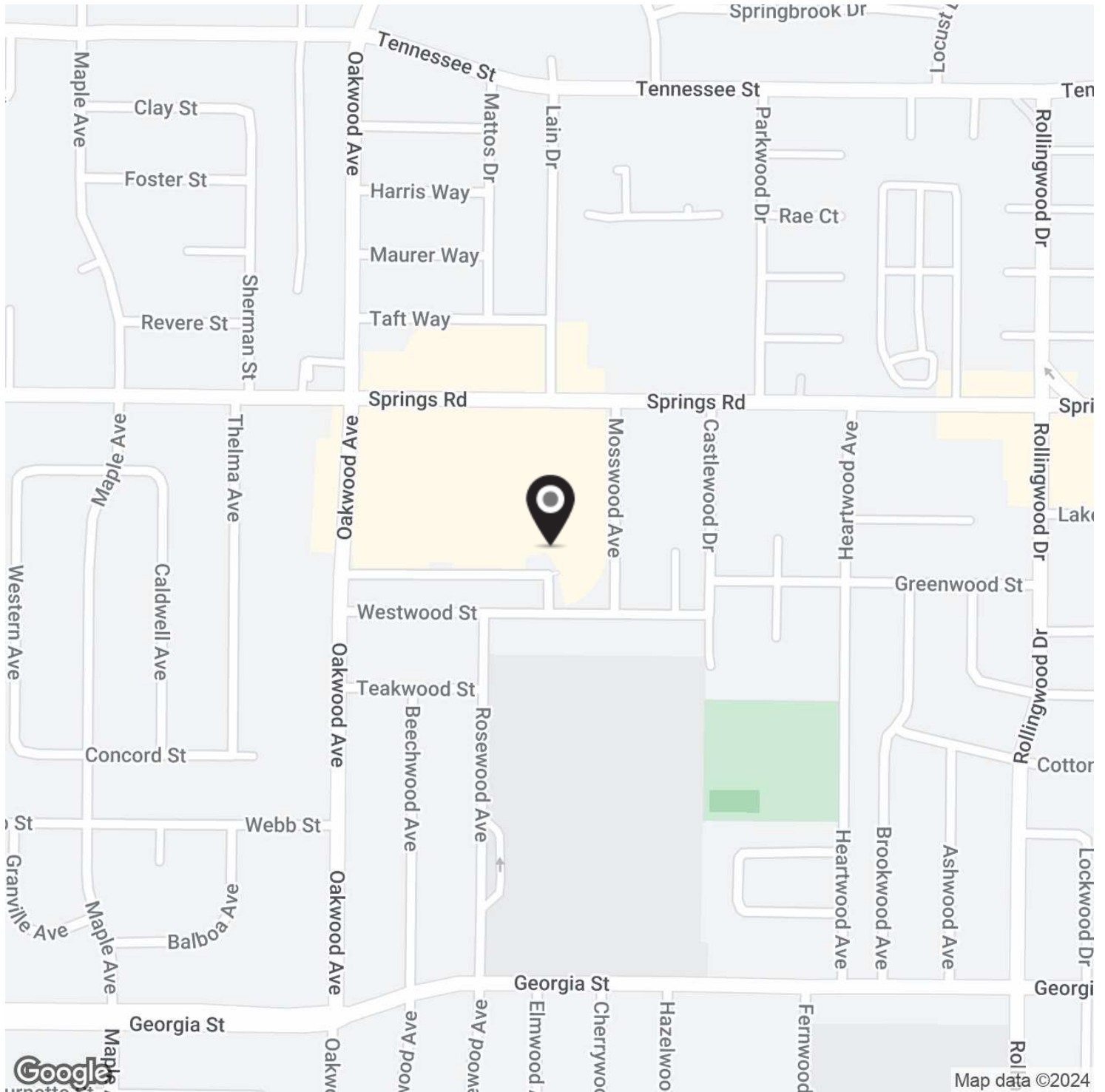
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LOCATION MAP



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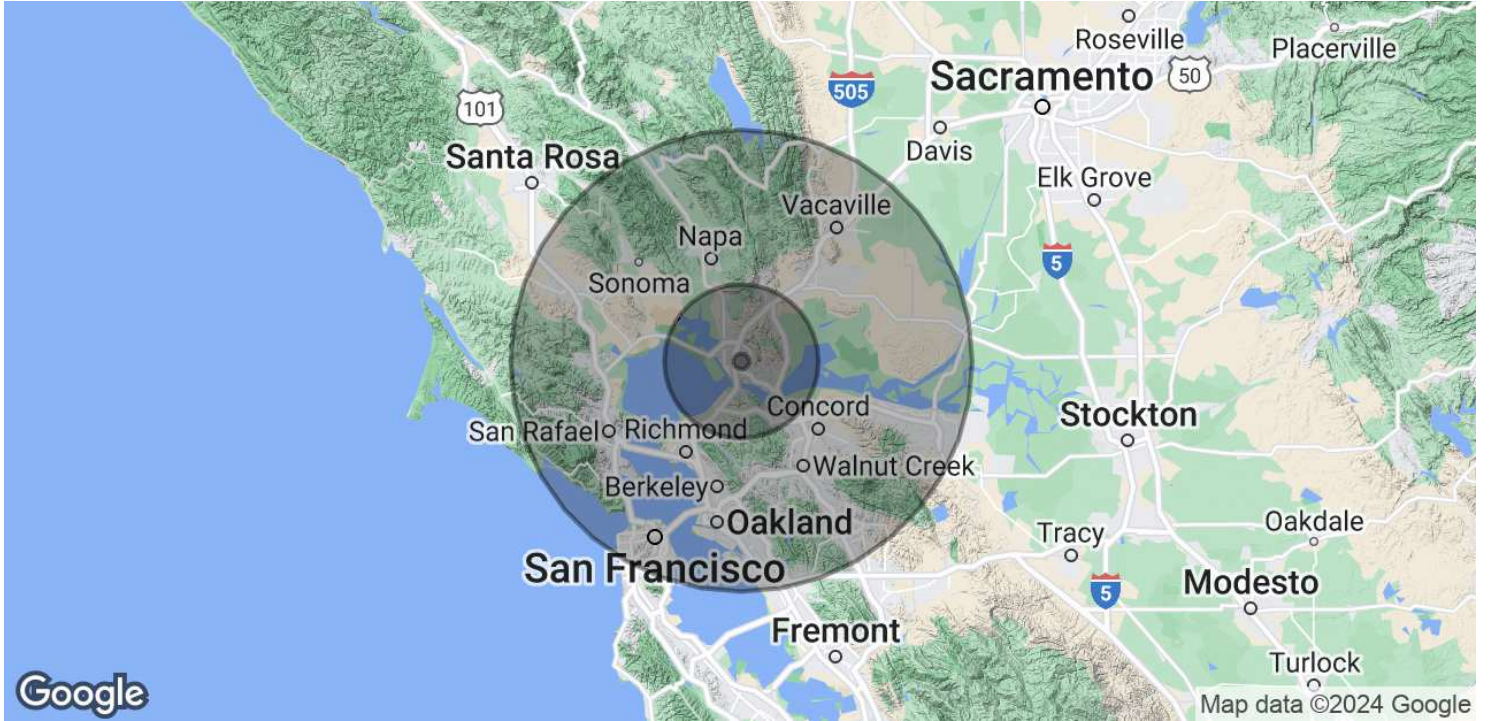
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	19,462	163,592	298,390
Average Age	40.7	40.4	40.8
Average Age (Male)	38.8	38.6	39.1
Average Age (Female)	42.7	42.5	42.6

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	7,267	59,625	108,658
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$82,396	\$95,780	\$104,506
Average House Value	\$383,625	\$417,702	\$475,060

2020 American Community Survey (ACS)



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