

FOR LEASE: High-Visibility Retail Space - Prime Location with Exceptional Growth

FOR LEASE

4355 SONOMA BLVD
VALLEJO, CA 94589

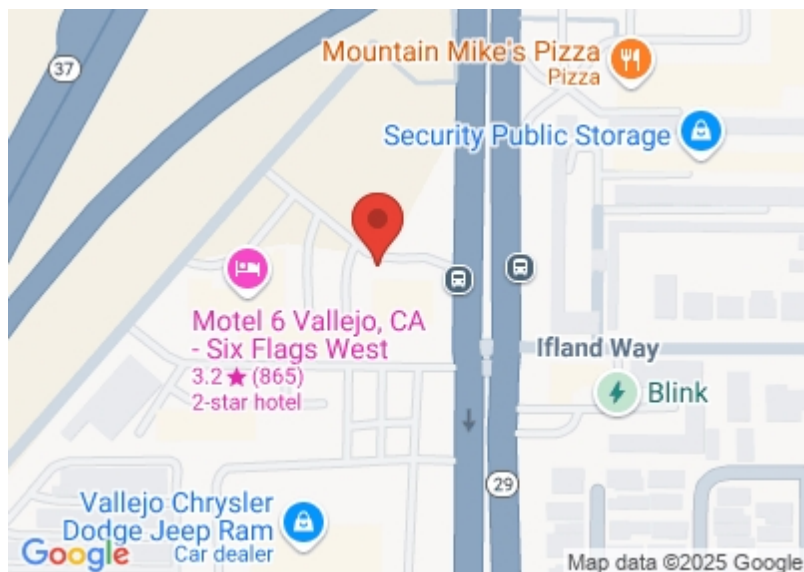


PROPERTY SUMMARY

4355 Sonoma Blvd, Vallejo, CA 94589, conveniently located in Vallejo, CA. 4355 Sonoma Blvd, Vallejo, CA 94589 is strategically located on Sonoma Blvd. There is ample parking with 42 spaces per 1,000 SF with 20 total parking spaces. 4355 Sonoma Blvd, Vallejo, CA 94589 is located in a high traffic area (30,416 Average Daily Traffic Count), surrounded by many national retail brands including Starbucks, Walmart, Smart & Final Extra, CVS, Bank of America, Big 5 Sporting Goods, Jiffy Lube, Arco/AMPM, Popeyes, and many others.

- High Growth Location: Nearby developments are a 429-unit housing project (1.4 mi), car wash (next door), retail with Panda Express (0.3 mi), Costco (3.8 mi), casino (3.6 mi), and new homes.
- Prime Location: High visibility & traffic on Sonoma Blvd (Hwy 29) with immediate Hwy 37 access.
- High Traffic: Next to Motel 6 & future car wash, near Kaiser Permanente (248 beds), Sutter Medical Center (102 beds).

Building SqFt	4,261 SqFt
Year Built	1974
Lot Size (acres)	0.71
Parcel ID	0051-250-510
Zoning Type	Commercial
County	Solano
Frontage	110.00 Ft
Coordinates	38.136035,-122.256749



STEPHANIE HUARTE

Sales Associate

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KW Commercial

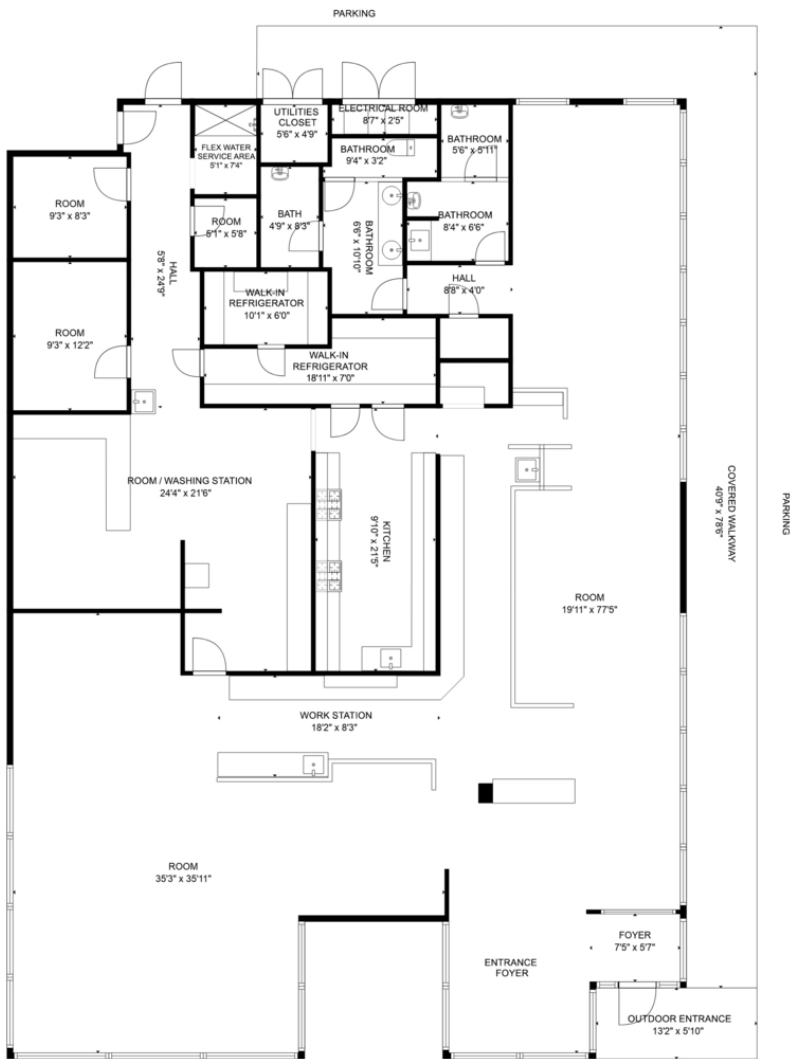
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. TOTAL SCANNED AREA IS APPROXIMATED & INCLUDES EXTERIOR SPACES.

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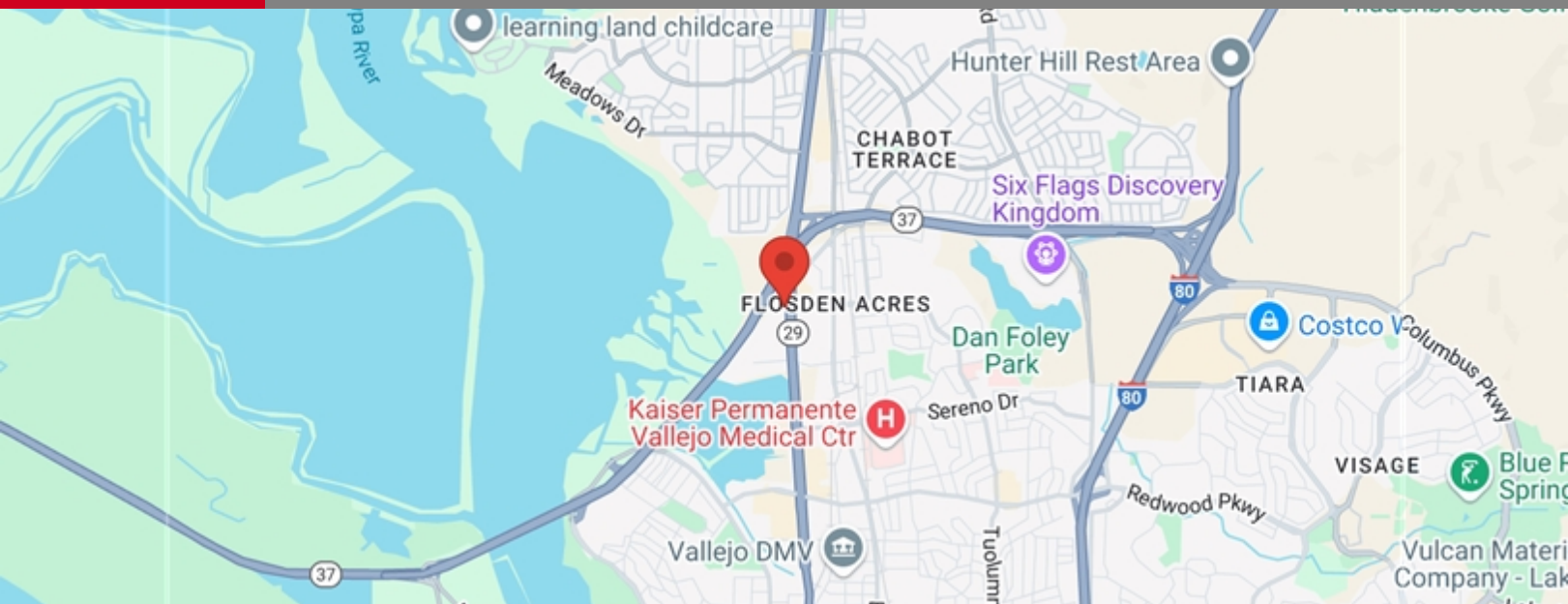
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,513	85,041	126,134
2010 Population	12,646	90,485	135,185
2024 Population	13,799	98,341	145,495
2029 Population	13,835	98,496	146,330
2024-2029 Growth Rate	0.05 %	0.03 %	0.11 %
2024 Daytime Population	12,921	80,492	113,518

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	542	3,497	4,790
\$15000-24999	279	1,410	1,941
\$25000-34999	261	1,698	2,359
\$35000-49999	452	3,030	4,289
\$50000-74999	626	4,442	6,727
\$75000-99999	658	4,292	6,389
\$100000-149999	838	6,047	9,045
\$150000-199999	339	3,703	6,150
\$200000 or greater	392	4,102	6,634
Median HH Income	\$ 75,940	\$ 85,130	\$ 89,245
Average HH Income	\$ 96,279	\$ 112,706	\$ 117,804

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,100	28,637	42,348
2010 Total Households	4,209	30,496	45,816
2024 Total Households	4,387	32,220	48,323
2029 Total Households	4,374	32,196	48,536
2024 Average Household Size	3.06	3.02	2.97
2024 Owner Occupied Housing	2,439	18,074	28,090
2029 Owner Occupied Housing	2,501	18,393	28,539
2024 Renter Occupied Housing	1,948	14,146	20,233
2029 Renter Occupied Housing	1,873	13,803	19,998
2024 Vacant Housing	210	1,775	2,560
2024 Total Housing	4,597	33,995	50,883

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CITY OF VALLEJO

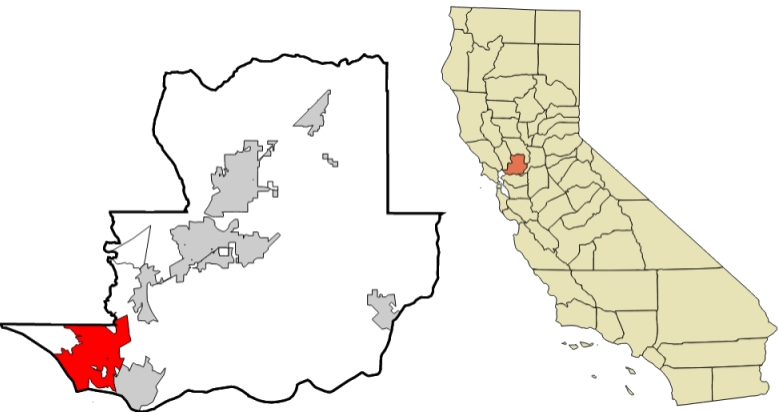
COUNTY SOLANO
INCORPORATED 3/29/1868

AREA

CITY 48.8 SQ MI
LAND 30.5 SQ MI
WATER 18.3 SQ MI
ELEVATION 69 FT

POPULATION

POPULATION 126,090
RANK 1
DENSITY AUTO SQ MI



ABOUT VALLEJO

Vallejo (və-LAY-(h)oh; Spanish: [ba'ʎexo]) is a city in Solano County, California and the second largest city in the North Bay region of the Bay Area. Located on the shores of San Pablo Bay, the city had a population of 126,090 at the 2020 United States census. Vallejo is home to the California Maritime Academy, Touro University California and Six Flags Discovery Kingdom.

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