

ADJACENT TO 7-ELEVEN · DIRECTLY OFF I-80

Car Wash/Auto Detailing Space for Sublease

KENNEDY WILSON

BROKERAGE

2260 Tennessee St., Vallejo, CA 94591



Jaimie Marchand · JMarchand@kennedywilson.com · DRE #01904001

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For more information: 833-262-3190

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AVAILABLE

Size: ±830 SF
Rent: \$3.00 PSF/Mo.

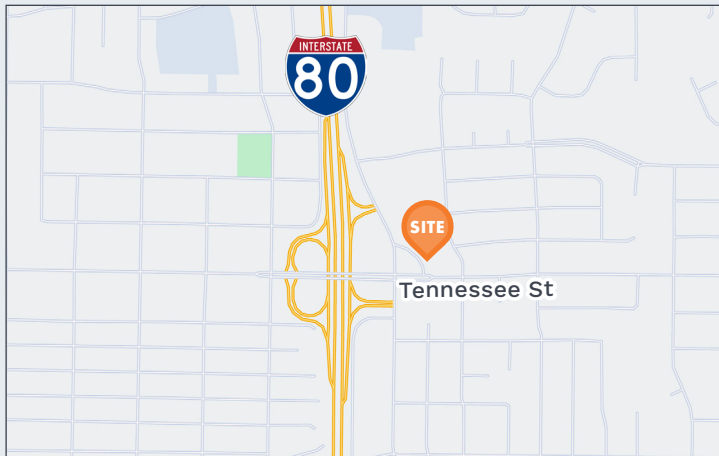
Sublease Expiration: September 14, 2029

Tenant responsible for all maintenance. Landlord to bill back taxes

PROPERTY HIGHLIGHTS

- Freestanding car wash/auto detailing building
- Conveniently located off I-80 freeway at Tennessee St.
- Surrounded by dense residential population

LOCATION



TRADE AREA



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Kennedy Wilson Brokerage | 1860 Howe Ave., Suite 240, Sacramento, CA 98525 | 833-262-3190

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

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AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Miles
POPULATION			
2022 Estimated Population	21,165	111,864	163,586
2027 Projected Population	21,364	113,193	164,760
2010 Census Population	20,359	106,090	156,929
Projected Annual Growth 2010 to 2022	0.3%	0.5%	0.4%
Historical Annual Growth 2022 to 2027	0.2%	0.2%	0.1%
2022 Median Age	39.8	39.4	40
HOUSEHOLDS			
2022 Estimated Households	7,638	39,888	57,049
2027 Projected Households	7,705	40,356	57,476
2010 Census Households	7,373	37,850	54,720
Projected Annual Growth 2010 to 2022	0.1%	0.2%	0.1%
Historical Annual Growth 2022 to 2027	0.2%	0.2%	0.2%
RACE & ETHNICITY			
2022 Estimated White	11,005	48,723	76,138
2022 Estimated Black or African American	3,828	25,037	29,965
2022 Estimated Asian or Pacific Islander	4,329	28,649	44,270
2022 Estimated American Indian or Native Alaskan	370	1,429	1,907
2022 Estimated Other Races	1,634	8,026	11,305
2022 Estimated Hispanic	6,075	29,544	41,346
INCOME			
2022 Estimated Average Household Income	\$98,031	\$90,612	\$103,728
2022 Estimated Median Household Income	\$72,191	\$71,692	\$80,890
EDUCATION			
2022 Estimated High School Graduate	-	24%	-
2022 Estimated Some College	-	35%	-
2022 Estimated Associates Degree Only	-	6%	-
2022 Estimated Bachelors Degree Only	-	17%	-
2022 Estimated Graduate Degree	-	7%	-
BUSINESS			
2022 Estimated Total Businesses	748	3,863	4,646
2022 Estimated Total Employees	4,432	30,942	36,876
2022 Estimated Employee Population per Business	6	8	8

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