



250 Georgia St

VALLEJO, CA 94590

GARY VAN DAM
BROKER ASSOCIATE
CALDRE #01321102
707.342.1538
GVD100@AOL.COM

LYNSEY GRAYSON
SR. MANAGING DIRECTOR
CALDRE #02041819
707.815.1434
LGRAYSON@WREALESTATE.NET



Property Summary

250 GEORGIA ST | VALLEJO



Property Description

Presenting an exceptional investment opportunity in Vallejo, California, this 6,000 SF office building offers a prime location and a solid foundation for long-term value. Built in 1970, the property boasts a timeless architectural design and a well-maintained structure that provides ample space and flexibility for potential tenants. With a strategic position in the Vallejo area, this property benefits from high visibility and easy access to key transportation routes, enhancing its appeal to tenants and investors alike. Explore the potential for growth and prosperity with this distinguished office building, offering a desirable combination of location, space, and investment potential in the vibrant Vallejo market.

DEMOGRAPHICS 5 MILES 15 MILES 60 MILES

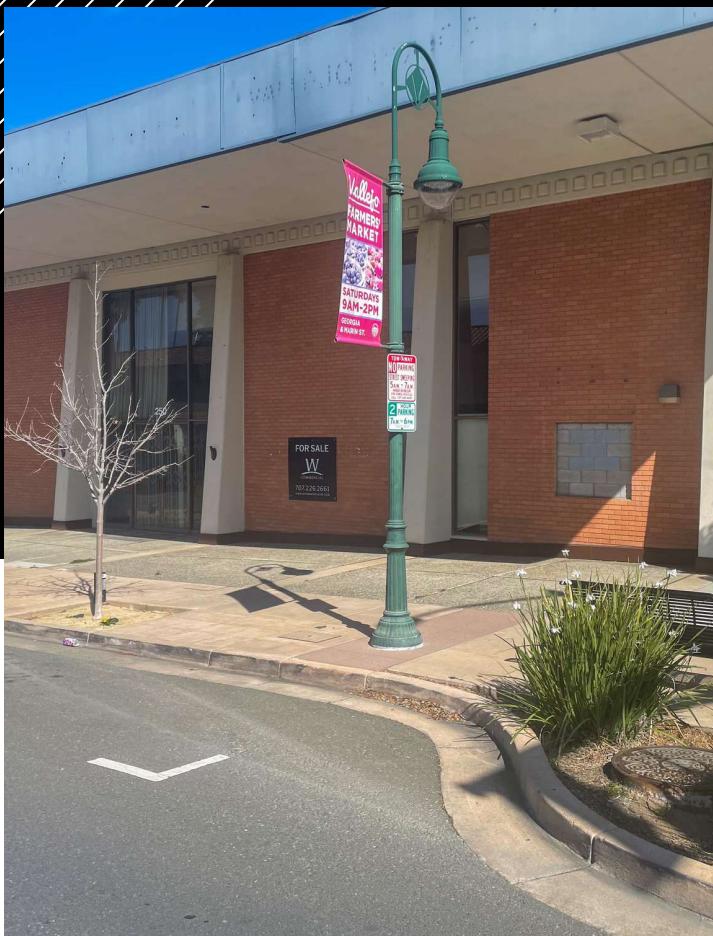
	5 MILES	15 MILES	60 MILES
Total Households	51,985	243,498	3,232,567
Total Population	151,469	693,569	8,997,728
Average HH Income	\$116,296	\$142,118	\$169,206

Property Highlights

- Ground floor: +/- 6,000SF
- Mezzanine: +/- 1,800SF
- Lot: +/- 13,000SF
- 2 Bathrooms (1/w shower)
- Safe remains w/property.
- Up to 30' clear height.
- Grand front entrance
- 18 parking spaces on site. Plus free street parking.
- Corner property
- zoned: DMX - Downtown Mixed-use.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$1.00 SF/month (MG)
Available SF:	5,730 SF
Lot Size:	13,931 SF
Building Size:	5,730 SF





About Vallejo

Discover the vibrant surroundings of downtown Vallejo, just moments away from the property. Embrace the thriving arts and cultural scene at the Vallejo Naval and Historical Museum, and experience the vibrant Vallejo Naval and Historical Park. Indulge in the diverse array of culinary delights offered at local eateries and breweries, and take advantage of the convenient access to boutique shops, art galleries, and entertainment venues. The location provides easy proximity to the Vallejo Ferry Terminal and other major transportation routes, making it an ideal destination for office tenants seeking a dynamic work environment within a lively community. Immerse yourself in the unique charm and energy of downtown Vallejo, where a perfect balance of work and leisure awaits.

POPULATION	5 MILES	15 MILES	60 MILES
Total Population	151,469	693,569	8,997,728
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	5 MILES	15 MILES	60 MILES
Total Households	51,985	243,498	3,232,567
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$116,296	\$142,118	\$169,206
Average House Value	\$615,570	\$826,728	\$1,061,973



About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

500 BICENTENNIAL WAY, SUITE 310
SANTA ROSA, CA 95403

PHONE: 707.591.0570
WCOMMERCIALRE.COM





GARY VAN DAM

BROKER ASSOCIATE | CALDRE #01321102

707.342.1538 | GVD100@AOL.COM

WCOMMERCIALRE.COM

LYNSEY GRAYSON

SR. MANAGING DIRECTOR | CALDRE #02041819

707.815.1434 | LGRAYSON@WREALESTATE.NET

WCOMMERCIALRE.COM

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

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.