

410 GEORGIA STREET

FOR LEASE OR SALE | COMMERCIAL / RETAIL SPACE - DOWNTOWN VALLEJO

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

JACK DYKE

415.518.7523 | jdyke@tcpre.com

410 GEORGIA STREET

PROPERTY SUMMARY

ADDRESS

410 Georgia Street, Vallejo, CA 94590

AVAILABLE SPACE

Ground Floor: +/- 3,000 Square Feet

Lower Level: +/- 3,000 Square Feet

TOTAL: +/- 6,000 Square Feet

AVAILABLE

Immediately

RENTAL RATE

\$4,950 / Month, NNN

SALE PRICE

Contact Broker for Pricing

BUILDING ATTRIBUTES

- + ADA Entrance
- + High Ceilings
- + Prominent Frontage
- + Many Uses Considered
- + Loading From Rear Of Property
- + Large Basement



410 GEORGIA STREET

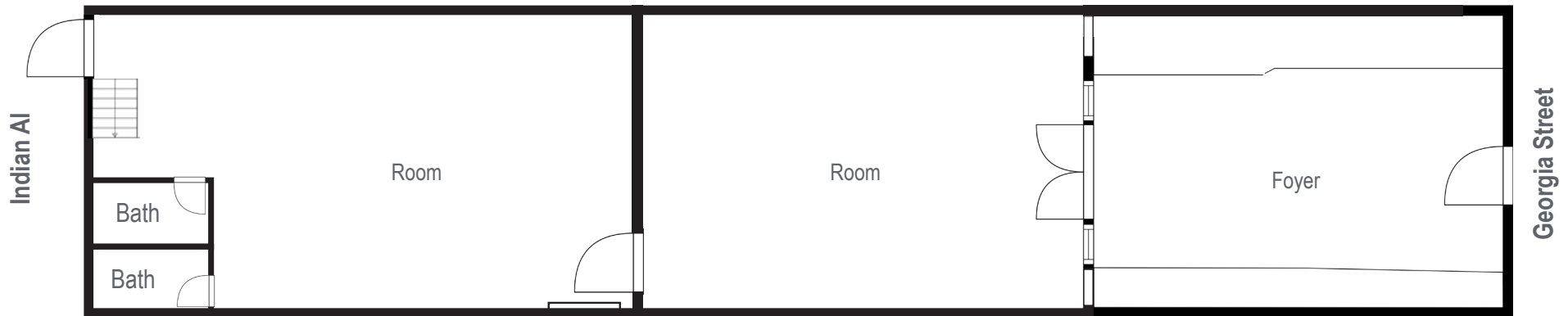
FLOOR PLAN

Ground Floor: +/- 3,000 Square Feet

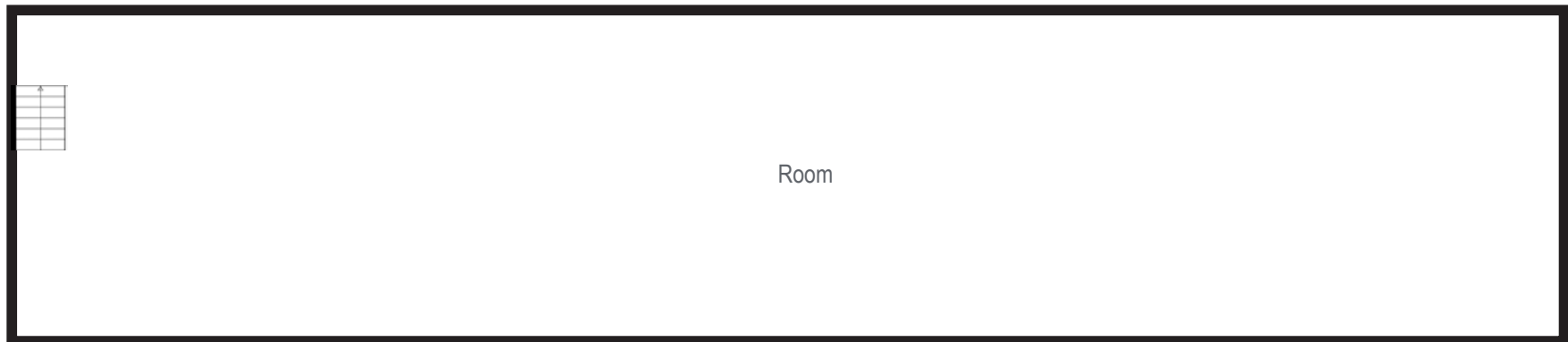
Lower Level: +/- 3,000 Square Feet

TOTAL: +/- 6,000 Square Feet

GROUND FLOOR



LOWER LEVEL



410 GEORGIA STREET

LOCATION OVERVIEW

Centrally located with easy access in Downtown Vallejo. The subject property is well located near surrounding neighborhoods.



02 MIN to Georgia St SolTrans
08 MIN to Vallejo City Hall
10 MIN to Vallejo Ferry Terminal



13 MIN to Benicia
14 MIN to American Canyon
27 MIN to Fairfield

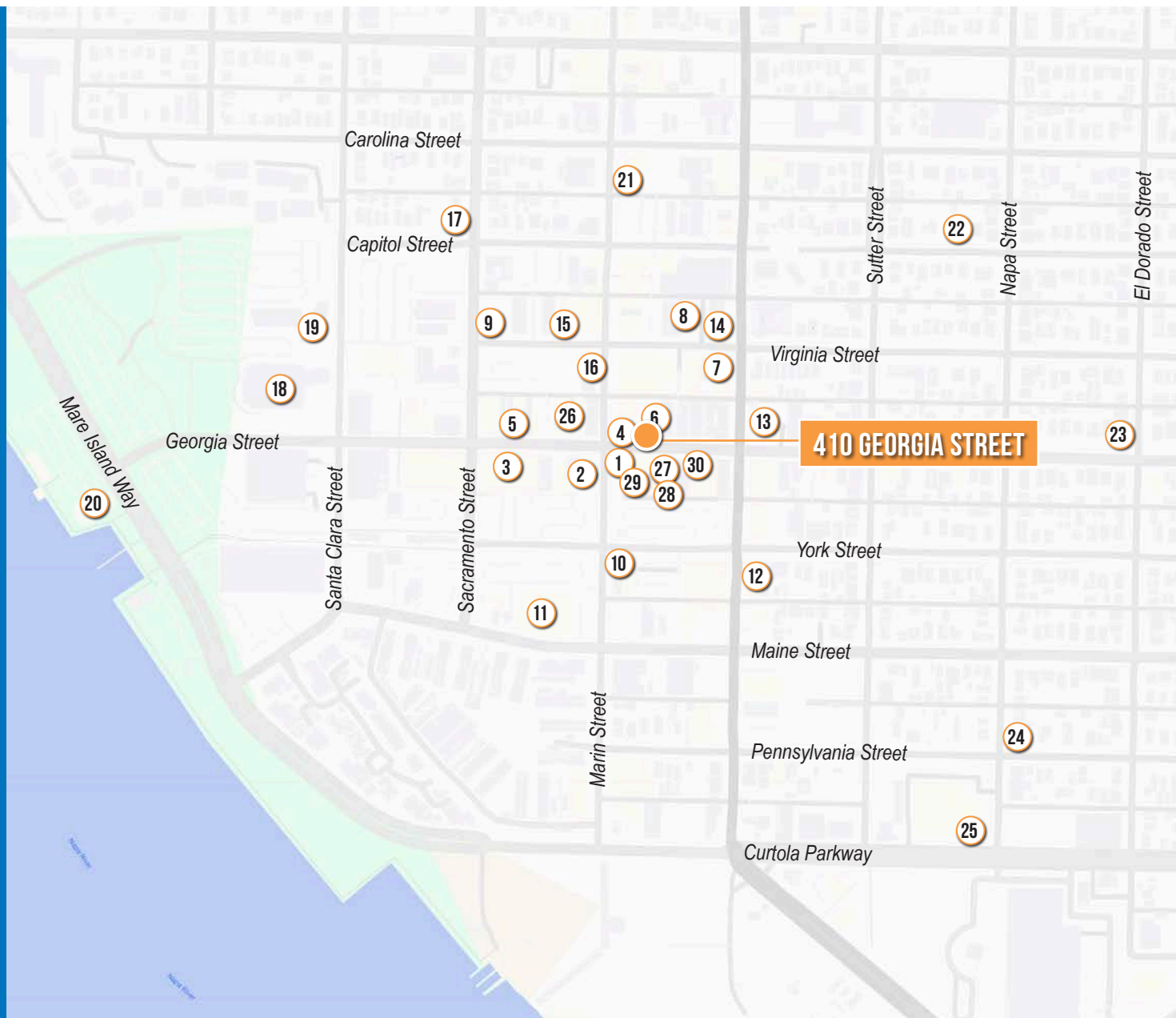


04 MIN to 780 On-Ramp
05 MIN to 80 On-Ramp
05 MIN to CA-37 On-Ramp



NEARBY AMENITIES

- 1..... Town House Cocktail Lounge
- 2.....My Homestyle Café
- 3.....Bambino's Vallejo
- 4.....Momo's Cafe
- 5..... Good Day Cafe
- 6.....Fusion pizza
- 7.....Better Chew Kitchen - Vallejo
- 8..... Vallejo Brewing Company
- 9..... Provisions
- 10..... Kwongnan Restaurant
- 11..... Taqueria Dona Martha
- 12..... Thai Place
- 13.....Java Jax
- 14.....Gracie's
- 15..... Empress Theatre
- 16..... United States Postal Service
- 17.....Fifty Plates A Day
- 18...Vallejo John F. Kennedy Library
- 19..... Vallejo City Hall
- 20.....Vallejo Ferry Terminal
- 21..... Hot Ink Tattoos
- 22..... The Julia Morgan House
- 23..... Val's Liquor Store
- 24..... FASTSIGNS
- 25.....Granite Store Building Supply
- 26.....RiverBank LLC
- 27.....Neighborhood Plant Dealer
- 28..... Autonomous Gallery
- 29..... Zoe Cappe
- 30.....Yesteryears Marketplace



410 GEORGIA STREET



VALLEJO FERRY TERMINAL



GRACIE'S



BETTER CHEW KITCHEN



VALLEJO BREWING COMPANY



GOOD DAY CAFE

410 GEORGIA STREET



OFFERING TERMS

410 Georgia Street, is being offered for sale or lease. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



JACK DYKE DRE # 02255631
415.518.7523 | jdyke@tcpri.com

CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale or lease the property located at 410 Georgia Street, Vallejo, CA 94590 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Jack Dyke at (415) 518-7523.