

# Junior Anchor Space Available

3684-3686 SONOMA BLVD, VALLEJO, CA



FOR LEASE | ±21,763 SF



## Joe Leabres

Vice President

CA License No. 01483259

joe.leabres@colliers.com

+1 925 279 0121

## Colliers

1850 Mt. Diablo Boulevard, Suite 200

Walnut Creek, CA 94596

colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

# Property Overview

3684-3686 SONOMA BLVD, VALLEJO, CA

## FOR LEASE

\$1.25/SF + NNN per month

- **±21,763 SF available**
- Former Dollar Tree
- **High-Traffic Location:** Approximately 21,000 vehicles daily for maximum visibility
- Part of an established ±85,335 SF retail center
- **Strong Co-Tenancy:** Anchored by CVS and Burger King, with Walmart, 168 Market, and Seafood City grocery stores nearby
- Prime frontage along Sonoma Blvd. (State Route 29) in central Vallejo

## Demographics: 1, 2, & 3 mile radius



### Total population

1 Mile: 17,073  
2 Miles: 56,626  
3 Miles: 105,284



### Daytime population

1 Mile: 17,982  
2 Miles: 52,890  
3 Miles: 86,113



### Median home value

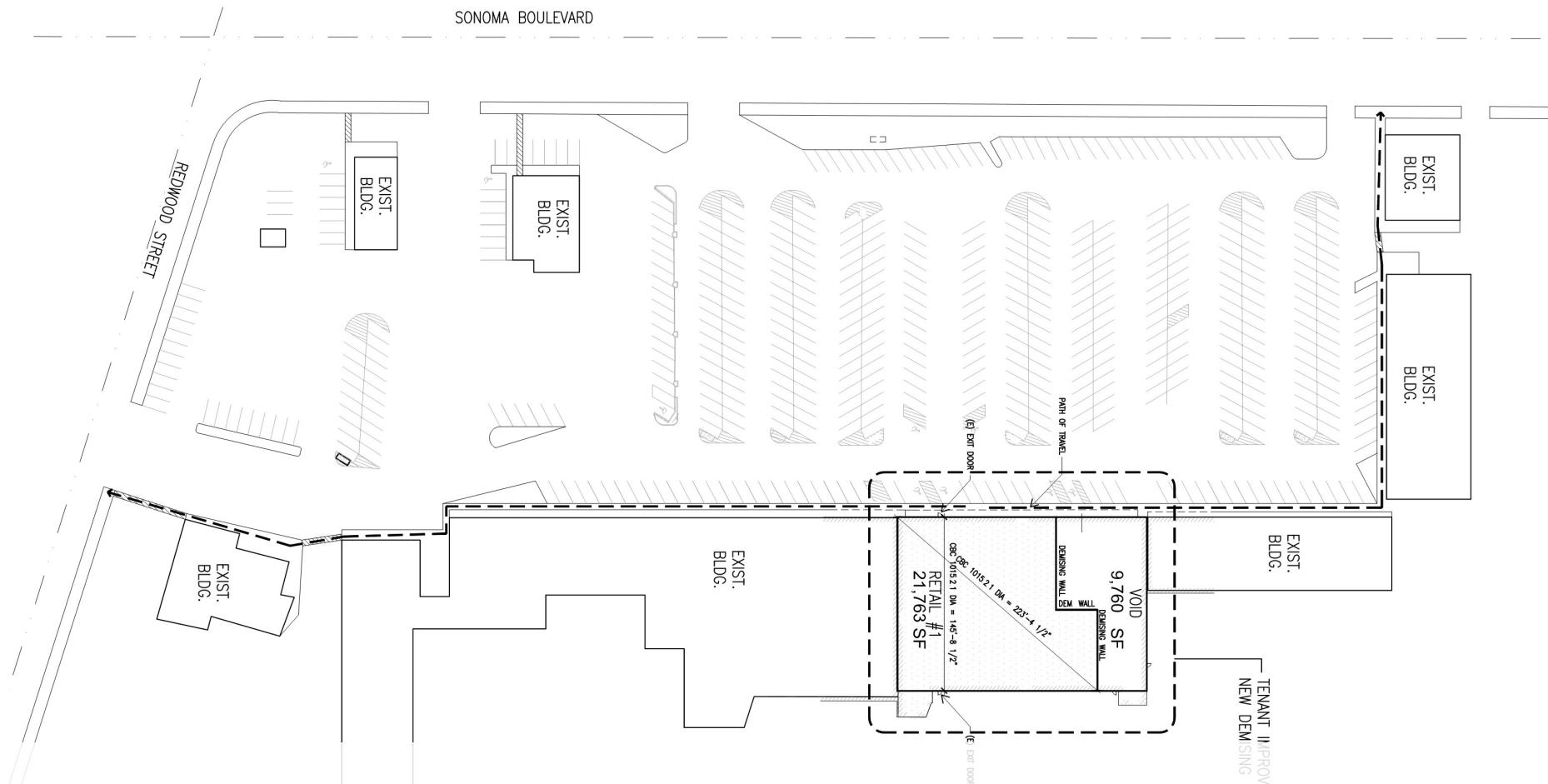
1 Mile: \$587,387  
2 Miles: \$597,612  
3 Miles: \$601,629



### Businesses

1 Mile: 639  
2 Miles: 1,981  
3 Miles: 2,731

# Site Plan



# Property Photos



# Aerial Overview



# Location Overview

