

# Junior Anchor Space Available

3684-3686 SONOMA BLVD, VALLEJO, CA



FOR LEASE | ±21,763 SF



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# Property Overview

3684-3686 SONOMA BLVD, VALLEJO, CA

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## FOR LEASE

\$1.25/SF + NNN per month

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- ±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

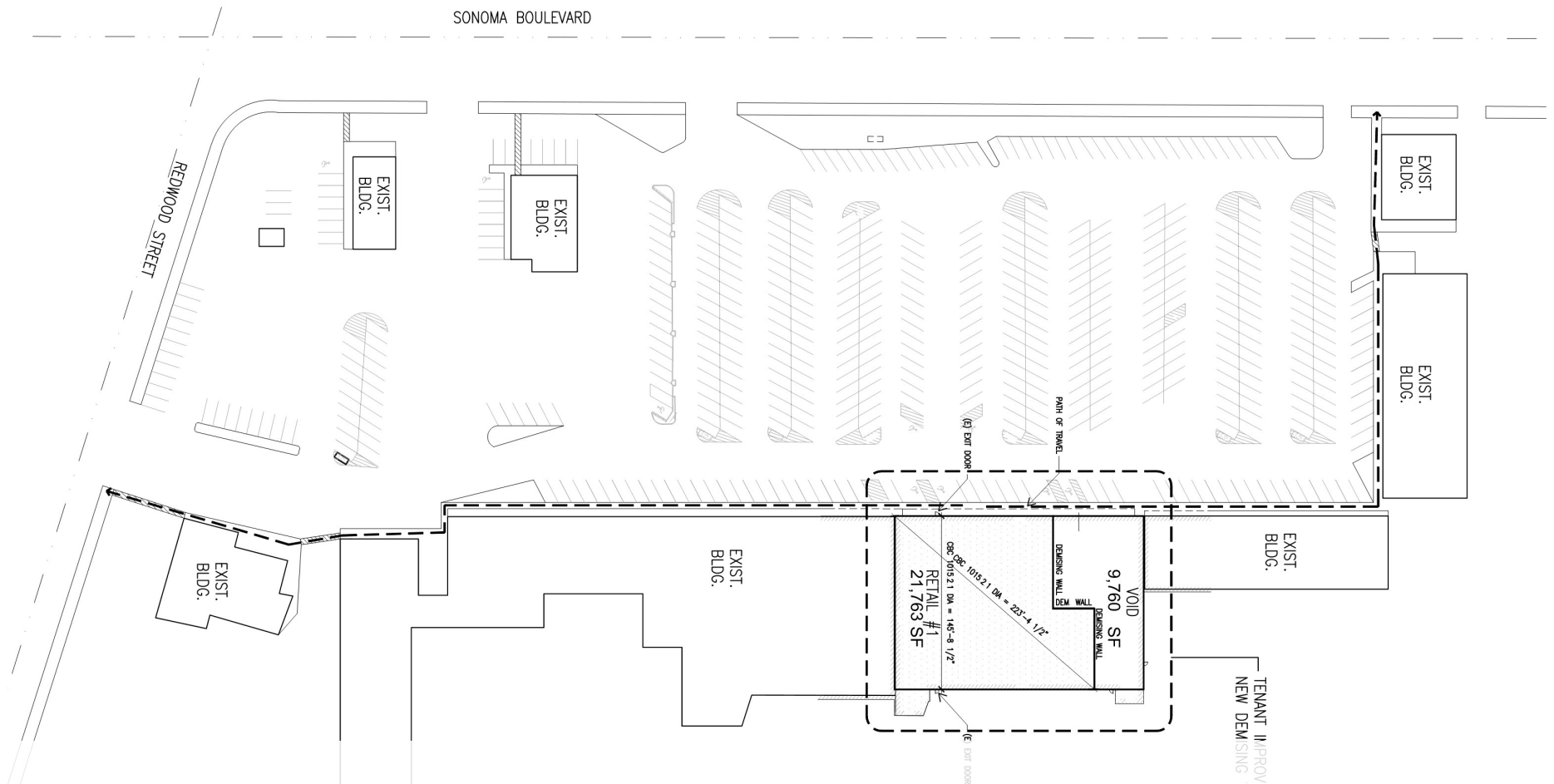
1 Mile: \$587,387  
2 Miles: \$597,612  
3 Miles: \$601,629



### Businesses

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

# Site Plan





# Property Photos





# Aerial Overview





# Location Overview

