

OFFERING MEMORANDUM

Multi-Unit Auto Repair Facility

1329 Virginia St, Vallejo, CA 94590

Owner-User or
Value-Add Opportunity

 Transwestern

EXCLUSIVELY LISTED BY

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OFFERING SUMMARY



Listing Price
\$2,799,000



**Price Per
Square Foot**
\$281



Bays
9

FINANCIAL

Listing Price	\$2,799,000
Price/SF	\$281
Price PSF Land	\$93

OPERATIONAL

Building Size (SF)	9,932
Lot Size (AC)	0.69
Occupancy	11.63%
Year Built	1960
Bays	9
Lifts	4
Paint Booths	1
Restrooms	3 total (1 communal and 2 in units)
Yard	Large fenced space



1329 VIRGINIA ST, VALLEJO, CA

INVESTMENT OVERVIEW

Transwestern is pleased to exclusively offer for sale a 9,932 square foot auto repair facility located at 1329 Virginia Street in Vallejo, California (the “Property”). The property sits on a well configured 0.69 acre lot with nine bays, four lifts, one coveted paint booth, a large office, and three restrooms making it highly functional for automotive users. Currently there is a tenant that occupies one bay on a five-year lease. The Property presents an attractive opportunity for both investors and owner-users seeking a well-located Bay Area asset. The existing layout and improvements significantly reduce the cost and time required for a new operator to enter the market, particularly given the difficulty of entitling new auto repair facilities and paint booths in California. Additionally, the Property benefits from Vallejo’s growing population base and increasing demand for automotive services, driven by a highly car-dependent community. Located in an infill Bay Area location with access to Interstate 80, the Property is well-positioned to serve both local and regional demand. Vallejo’s relative affordability compared to other Bay Area markets continues to draw residents further from core employment centers, supporting long-term demand for service-oriented real estate.

INVESTMENT HIGHLIGHTS



Immediate Owner-User opportunity or for an investor to lease the bays to individual tenants, creating strong cash flow



Strong demand driven by car dependent population (89% commute by vehicle)



Highly functional layout with nine bays and four lifts



Large fenced lot



Rare Permitted Paint Booth



0.6 miles from I-80 and directly across from the Solano County Superior Court

FINANCIAL OVERVIEW

RENT ROLL										PROFORMA REIMBURSEMENTS			
TENANT	UNIT	SF*	BUILDING %	MONTHLY RENT	PROFORMA RENT	START	END	RENT PSF	INCREASES	TAXES	INSURANCE	CAM	UTILITIES
Vacant	A+B	1,387	13.96%		\$3,000			\$2.16					
Vacant	C + Spray Booth	1,158	11.66%		\$3,750			\$3.24					
Smog Shop	D	1,155	11.63%	\$2,500	\$2,500	3/1/2026	2/28/2031	\$2.16	2% annual	\$3,688	\$1,163	\$291	paid direct
Vacant	E + Office B	2,760	27.79%		\$5,000			\$1.81					
Vacant	F + Office	2,760	27.79%		\$3,500			\$1.27					
Total/Weighted Average		9,932		\$2,500	\$17,750			\$1.79		\$31,713	\$10,000	\$2,500	

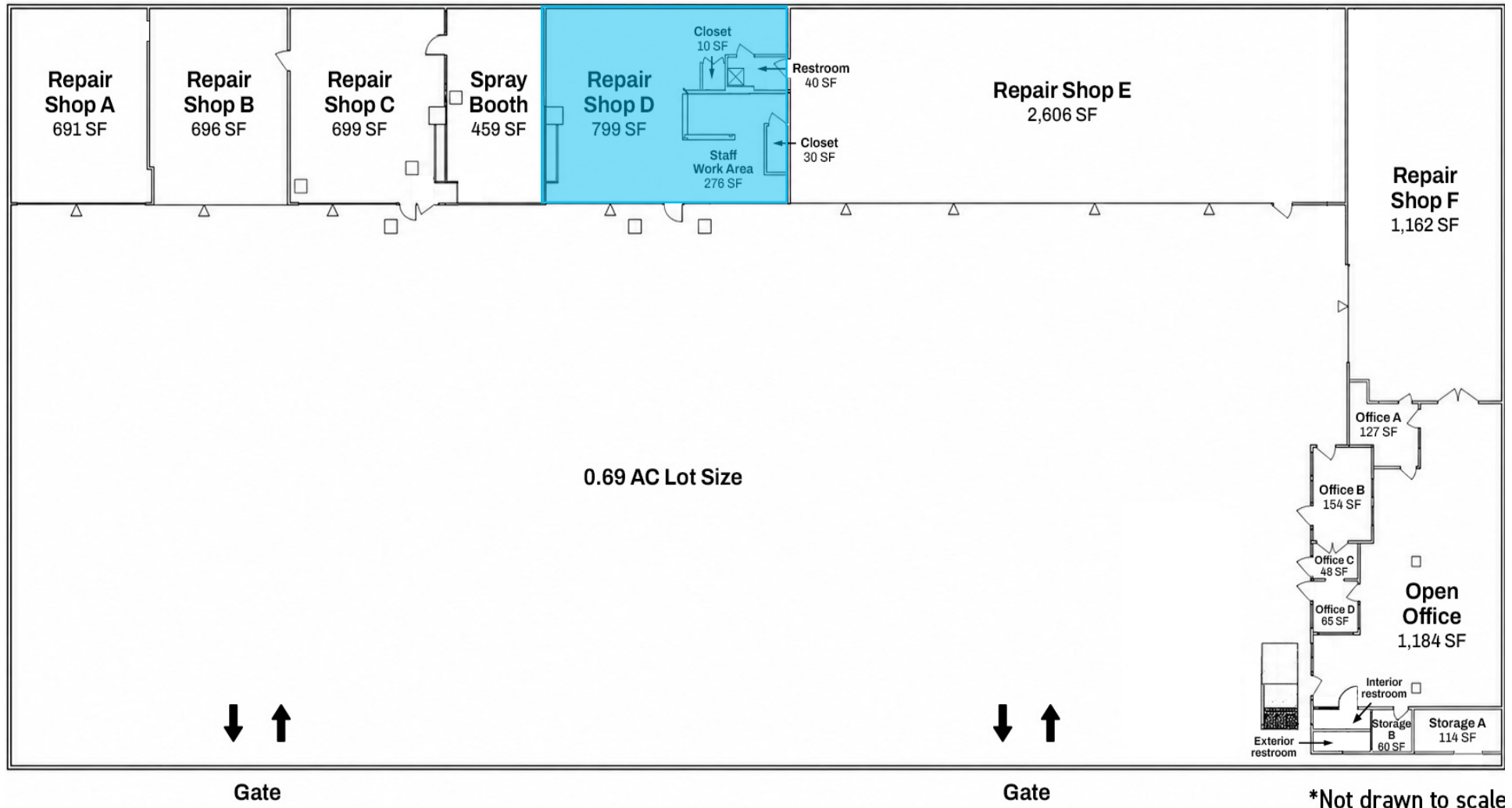
*Approximate



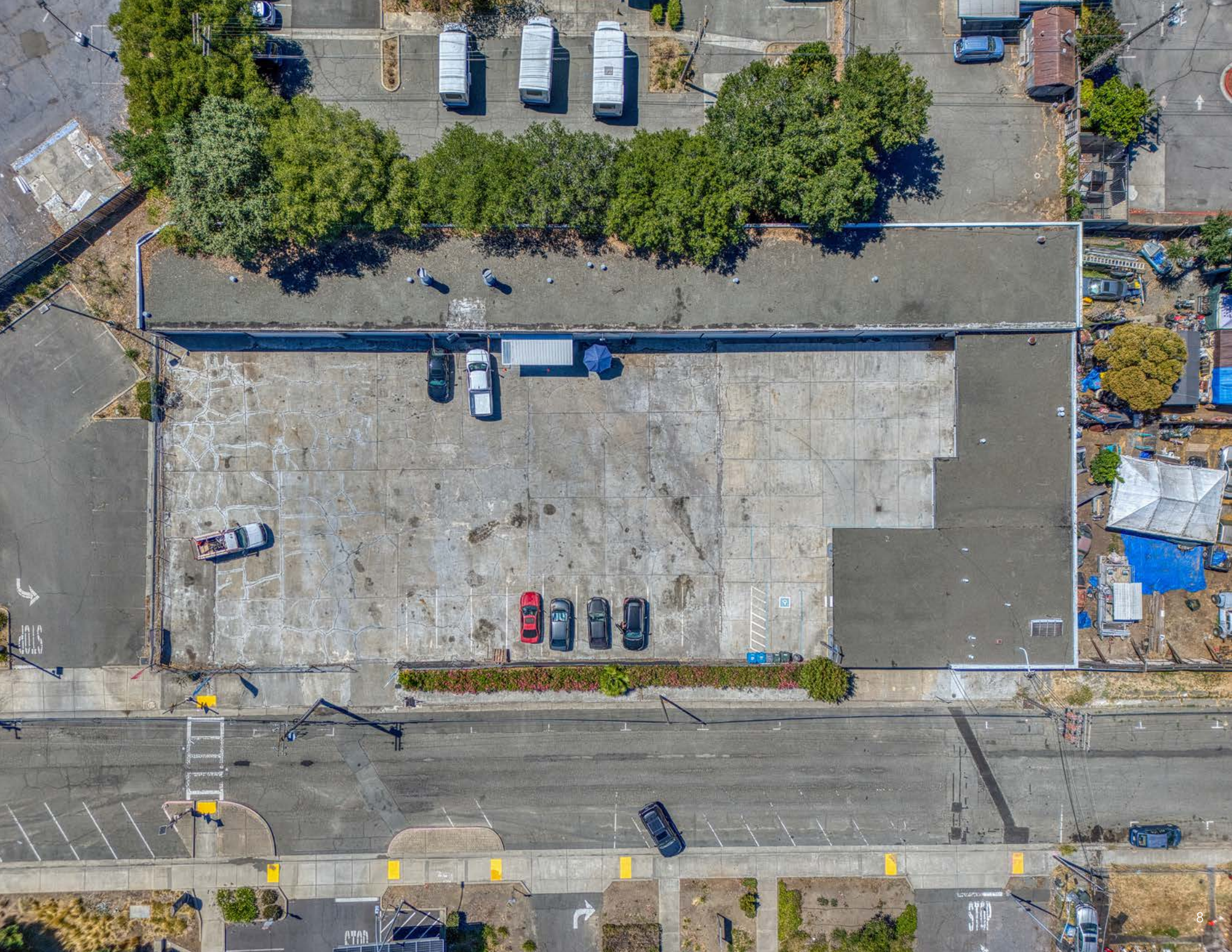
INCOME AND EXPENSE		
	ACTUAL	PROFORMA
Base Rent	\$30,000	\$213,000
Property Tax Reimbursement	\$3,688	\$31,713
Insurance Reimbursement	\$1,163	\$10,000
CAM Reimbursement	\$291	\$2,500
Gross Income	\$35,142	\$257,213
Expenses*		
Taxes @ List Price	\$31,713	\$31,713
Insurance	\$10,000	\$10,000
Repairs & Maintenance	\$8,000	\$8,000
CAM Landscaping	\$2,500	\$2,500
Vacancy Reserve (5%)		\$10,650
Total Expenses	\$52,213	\$62,863
NOI	(\$17,071)	\$194,350
Cap Rate	-0.61%	6.94%

* Expenses are estimates and projections. Prospective purchasers are strongly advised to conduct their own independent investigation and to verify all financial data, income, and expenses.

FLOORPLAN

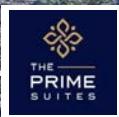


 = Leased





SOLANO 80 SHOPPING CENTER



152k+VPD



SOLANO AVE
17k+ VPD

GEORGIA ST
11k+ VPD

SOLANO COUNTY
SUPERIOR COURT

WRIGHT BROTHERS
PLUMBING & GAS

ADULT DAYCARE

VIRGINIA HEAD
START PRESCHOOL

SUBJECT PROPERTY

PROPERTY PHOTOS



UNIT A | VACANT



UNIT B | VACANT



PAINT BOOTH | VACANT



UNIT D (SMOG CHECK) | LEASED



UNIT E (FOUR LIFTS) | VACANT

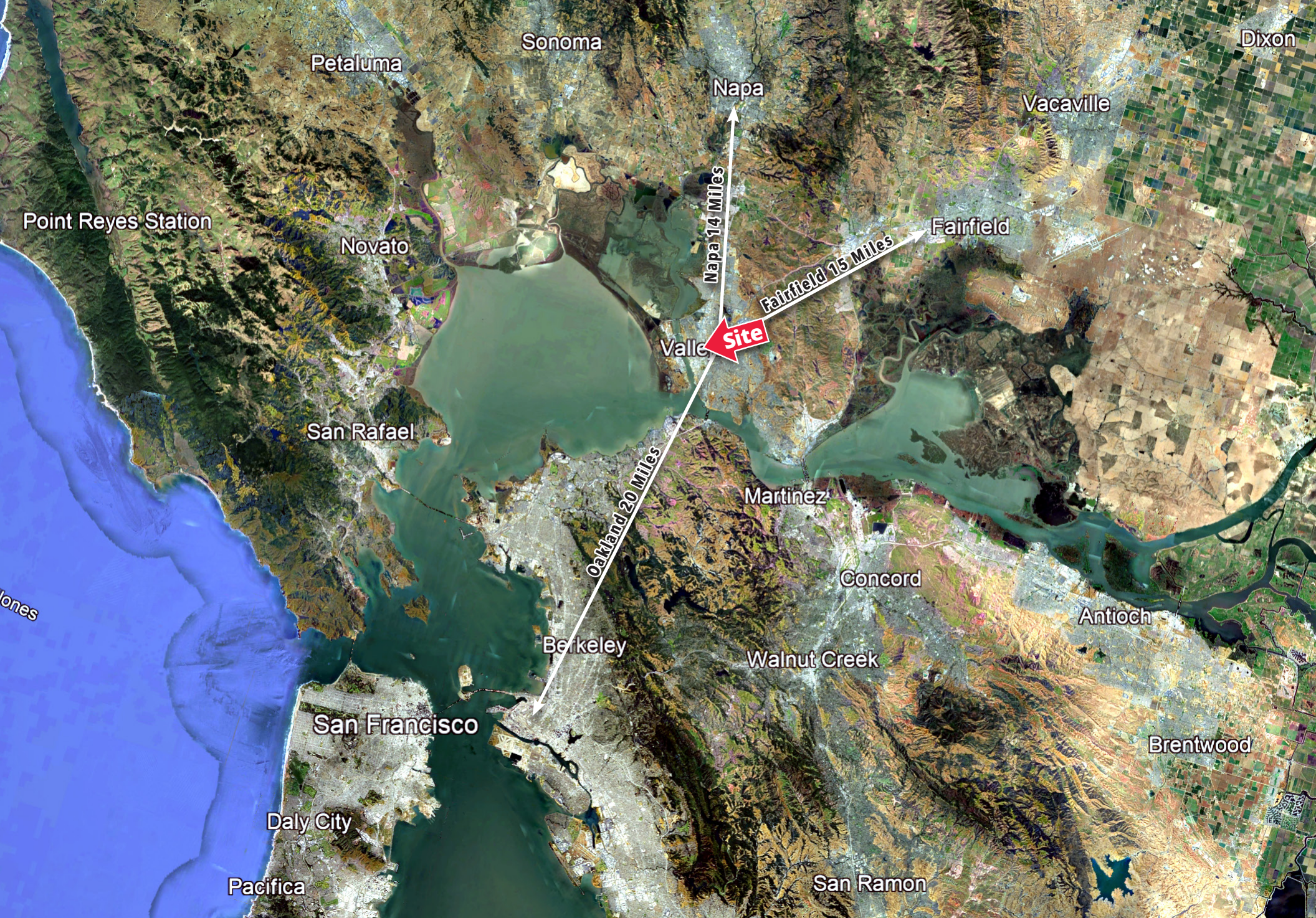


UNIT F GARAGE SPACE



UNIT F OFFICE





LOCATOR MAP



VALLEJO

Vallejo, California, located in Solano County at the northeastern edge of the San Francisco Bay Area, is a diverse waterfront city with a population of approximately 125,000 residents. The city reflects a rich multicultural demographic, with no single ethnic group comprising a majority. This diversity contributes to a vibrant cultural environment, celebrated through a variety of community events, local festivals, diverse dining options, and neighborhoods that reflect the city's broad cultural heritage.

Vallejo's demographics also reflect a relatively young and working-class population, with a strong presence of families, military veterans, and commuters. The city has long been recognized for its ties to the maritime industry and its proximity to major employment centers throughout the Bay Area, making it an attractive residential location for workers across a variety of industries.

Educational opportunities continue to expand through local schools, nearby colleges and universities, and workforce development initiatives that support economic growth. Vallejo has experienced ongoing revitalization efforts focused on its downtown waterfront, housing, and infrastructure, while maintaining its historic character. The city's strategic location enhances its economic appeal, offering convenient access to Interstate 80, State Route 37, the Vallejo Ferry Terminal with direct service to San Francisco, and nearby regional ports and airports, providing excellent connectivity for residents, businesses, and commuters alike.

DEMOGRAPHIC REPORT

1329 VIRGINIA ST, VALLEJO, CA

Population	2 mile	3 mile	5 mile
2025 Population	70,856	106,156	164,123
2030 Population	71,540	106,999	164,898
Annual Growth 2025-2030	0.2%	0.2%	0.1%
2025 Total Households	25,854	38,120	56,738
Median Age	40	41.2	41.6

Income	2 mile	3 mile	5 mile
Avg Household Income	\$97,910	\$108,317	\$120,410
Median Household Income	\$75,336	\$84,142	\$95,455



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