

BMO



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COMMERCIAL ADVISORS



# CORPORATE BMO BANK

VALLEJO, CA

Corporate Triple Net Bank Branch Operating Since 1987 with \$90m in Deposits

# LEAD BROKERS

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ADRE: BR710308000

Pad site located within a Hispanic grocery store–anchored shopping center currently undergoing redevelopment.



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The information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



<b>Price</b>	<b>\$2,156,000</b>
<b>Cap Rate</b>	<b>6.40%</b>
<b>NOI</b>	<b>\$137,982</b>
<b>Lease Type</b>	<b>NNN</b>
<b>Building Area</b>	<b>3,900 SF</b>
<b>Land Area</b>	<b>0.497 AC</b>
<b>Year Built</b>	<b>1987</b>
<b>Remodeled</b>	<b>2026</b>

**4300 SONOMA BLVD, VALLEJO, CA**

## WHY INVEST

### CORPORATE-BACKED TENANCY WITH INVESTMENT GRADE CREDIT

The property is leased to BMO Harris Bank, N.A., a wholly owned subsidiary of BMO Financial Group (NYSE: BMO)—one of the largest and most financially secure institutions in North America with over \$1 trillion in assets. BMO carries an investment-grade credit rating (Moody's: A1 / S&P: A+), offering investors long-term income stability and minimal credit risk. The Vallejo location plays a strategic role in BMO's expansion across Northern California, supported by a strong deposit base and positioned for continued performance.

### PASSIVE OWNERSHIP WITH NET LEASE STRUCTURE

The lease is structured as a net lease, providing passive income with minimal landlord responsibilities. This makes the asset ideal for investors seeking reliable, hands-off returns backed by a high-credit tenant. With a long-term lease in place, the investment offers a stable, predictable cash flow anchored by a top-tier banking institution.

### HIGH-TRAFFIC LOCATION IN A GROWING BAY AREA SUBMARKET

The property benefits from a prominent pad position to a Hispanic grocery anchored center on Sonoma Boulevard (Highway 29), one of Vallejo's primary commercial corridors, with over 45,000 combined vehicles per day providing excellent visibility and ease of access. Located in Solano County, one of the Bay Area's fastest-growing regions, the site is surrounded by a population of more than 120,000 residents within a 5-mile radius and strong projected demographic growth. This strategic, infill location supports long-term value and relevance in an expanding market.



Located near major national retailers and a regional hospital in the main retail corridor of west Vallejo

**22,984**

VPD ALONG SONOMA BLVD

**\$125K**

AVERAGE HOUSEHOLD INCOME IN A 5-MILE RADIUS

**147K**

POPULATION WITHIN A 5-MILE RADIUS



**VALLEJO HIGH SCHOOL**  
1,190 students

**KAISER PERMANENTE**  
VALLEJO MEDICAL CENTER  
A 267-bed hospital with emergency room and a large outpatient medical building.

**jiffylube**

UNDER REDEVELOPMENT

UNDER REDEVELOPMENT

**SUBJECT PROPERTY**  
**BMO**

**SONOMA BLVD - 22,984 VPD**

**BROADWAY**

**CAL MARITIME**  
ACADEMIC TECHNOLOGY  
Educate. Empower. Engage.

**TOURO UNIVERSITY**

**MARE ISLAND HISTORIC PARK**

**San Francisco Bay Ferry**

**BURGER KING** **TACO BELL**

**McDonald's**

**planet fitness** **B&B #5** **dd's DISCOUNTS**

**CVS pharmacy** **DOLLAR TREE**

**Carl's Jr.**

**Smart & Final**

**Walmart**  
Neighborhood Market

**SATELLITE HEALTHCARE**

**CIELO SUPERMARKET**

**DUNKIN'**

**ARCO**  
**PANDA EXPRESS**  
**Pollo Loco**



		<b>CURRENT</b>
<b>Price</b>		<b>\$2,156,000</b>
<b>Capitalization Rate</b>		<b>6.40%</b>
Price/SF		\$553
Building Size (SF)		3,900
Lot Size (AC)		0.497
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$35.38	\$137,982
<b>EXPENSES</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
<b>Total Operating Expenses</b>	<b>NNN</b>	<b>\$0.00</b>
<b>Net Operating Income</b>		<b>\$137,982</b>

## FINANCING

Financing is available on the subject property. Please contact agent for details.

## LEASE NOTES

Triple Net Lease



Tenant Info		Lease Terms			Rent Summary				
TENANT NAME	SUITE	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	INCREASES
<b>BMO BANK</b>	<b>300</b>	<b>3,900</b>	<b>08/27/91</b>	<b>03/31/30</b>	<b>\$11,499</b>	<b>\$137,982</b>	<b>\$2.95</b>	<b>\$35.38</b>	
		Increase	04/01/26	03/31/27	\$11,846	\$142,155	\$3.04	\$36.45	3%
		Increase	04/01/27	03/31/28	\$12,201	\$146,406	\$3.13	\$37.54	3%
\$90M in Deposits		Increase	04/01/28	03/31/29	\$12,568	\$150,813	\$3.22	\$38.67	3%
		Increase	04/01/29	03/31/30	\$12,945	\$155,337	\$3.32	\$39.83	3%
		Option 1	04/01/30	03/31/35	\$13,332	\$159,980	\$3.42	\$41.02	3%
<b>TOTALS:</b>		<b>3,900</b>			<b>\$11,499</b>	<b>\$137,982</b>	<b>\$2.95</b>	<b>\$35.38</b>	

*Buyer must verify all information and bears all risk for any inaccuracies.*



# \$1.3T

BMO FINANCIAL  
GROUP'S ASSETS

# 1,000+

LOCATIONS IN THE  
UNITED STATES

# 12M

CUSTOMERS SERVED  
EACH YEAR

# BMO

NYSE TICKER  
SYMBOL

# BMO



## TRUSTED NATIONAL BANKING SERVICES

BMO Bank, N.A. is a leading U.S. financial institution and the American arm of the Bank of Montreal, Canada's oldest bank, founded in 1817. Headquartered in Chicago, Illinois, BMO Bank operates over 1,000 branches across 24 U.S. states and serves more than 12 million customers. The bank provides a full suite of financial services, including personal and commercial banking, mortgage lending, small business services, wealth management, and investment solutions.

BMO is part of BMO Financial Group, a publicly traded company on the NYSE and TSX under the ticker symbol BMO, with over \$1.3 trillion in assets and more than 45,000 employees globally.

In 2023, BMO completed its acquisition of Bank of the West, further strengthening its retail banking footprint across the Western United States, including California and Nevada. As a top-tier, investment-grade tenant with long-term operational stability, BMO Bank enhances any retail asset by driving daily foot traffic, supporting a financially secure tenant mix, and reinforcing the center's position as a community-serving destination.



## PROPERTY DATA

**3,900**  
Rentable SF

**0.497**  
Acres

**25**  
Parking Spaces

## LEGEND

  
Property Boundary

  
Egress





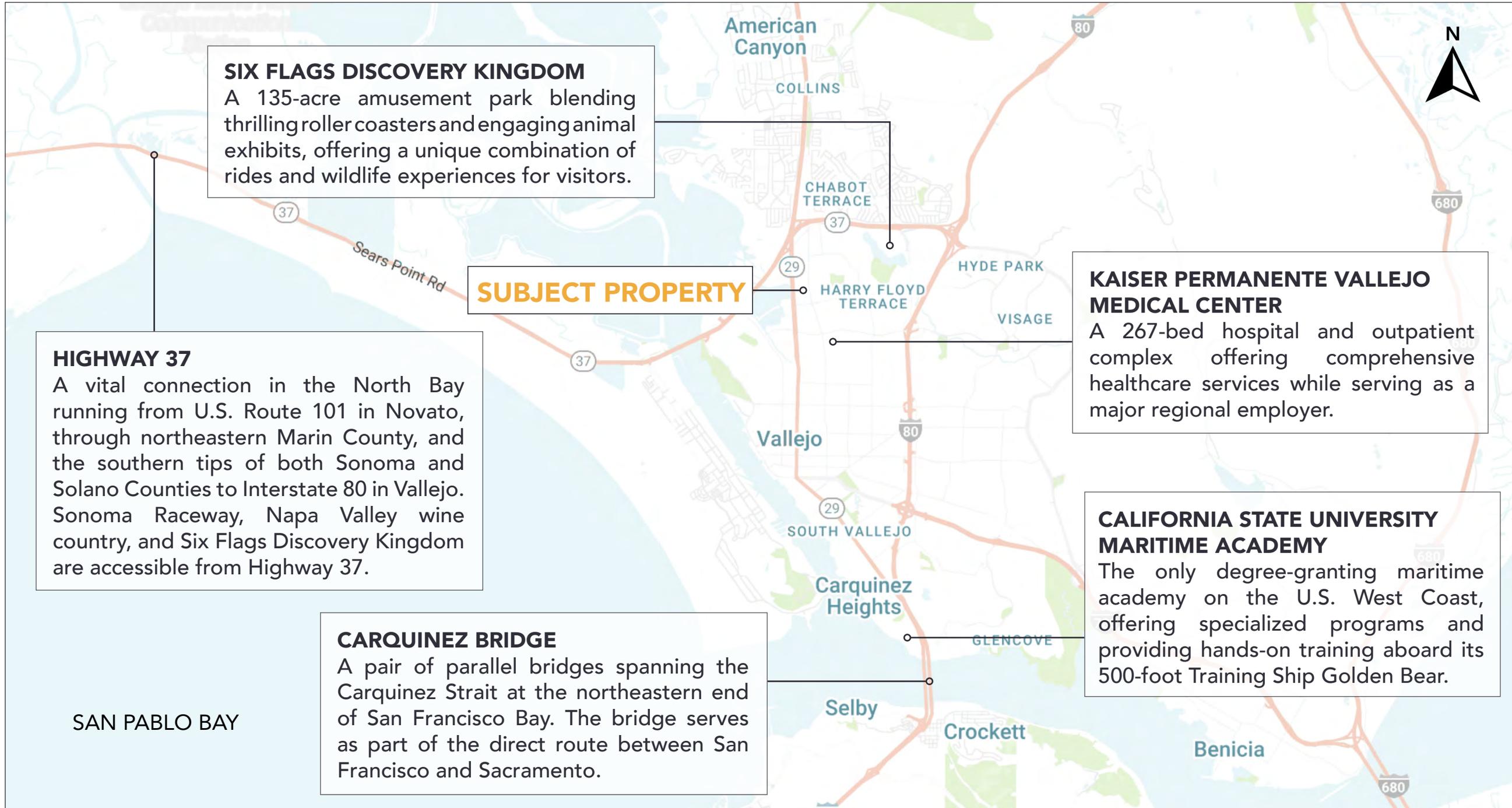
## UNDERGOING REDEVELOPMENT

Park Place Shopping Center is **slated for a full redevelopment** that will transform it into a modern, best-in-class retail destination. The revitalized center will feature updated architecture, enhanced landscaping, and a new lineup of recognized tenants, including multiple new national retail anchors, a medical tenant, and a **Cielo Supermarket**.



# NEARBY RETAILERS





**SIX FLAGS DISCOVERY KINGDOM**  
A 135-acre amusement park blending thrilling roller coasters and engaging animal exhibits, offering a unique combination of rides and wildlife experiences for visitors.

**SUBJECT PROPERTY**

**KAISER PERMANENTE VALLEJO MEDICAL CENTER**  
A 267-bed hospital and outpatient complex offering comprehensive healthcare services while serving as a major regional employer.

**HIGHWAY 37**  
A vital connection in the North Bay running from U.S. Route 101 in Novato, through northeastern Marin County, and the southern tips of both Sonoma and Solano Counties to Interstate 80 in Vallejo. Sonoma Raceway, Napa Valley wine country, and Six Flags Discovery Kingdom are accessible from Highway 37.

**CALIFORNIA STATE UNIVERSITY MARITIME ACADEMY**  
The only degree-granting maritime academy on the U.S. West Coast, offering specialized programs and providing hands-on training aboard its 500-foot Training Ship Golden Bear.

**CARQUINEZ BRIDGE**  
A pair of parallel bridges spanning the Carquinez Strait at the northeastern end of San Francisco Bay. The bridge serves as part of the direct route between San Francisco and Sacramento.

SAN PABLO BAY





# VALLEJO, CA, IN FOCUS

A CITY IN SOLANO COUNTY, A PART OF  
THE LARGER SAN FRANCISCO BAY AREA



## DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	14,787	102,013	147,948	254,271
Average HH Income	\$104,128	\$118,472	\$125,091	\$142,410
Median HH Income	\$77,815	\$92,816	\$99,586	\$114,644

## A HISTORIC WATERFRONT CITY WITH AN EVOLVING ECONOMY

Vallejo is a vibrant city in the North Bay region of the SF Bay Area. With a **population of 124,637 residents**, it stands as the second-largest city in the North Bay. Vallejo is renowned for its rich history, having served as California’s state capital in the early 1850s and housing the Mare Island Naval Shipyard, which was a significant ship construction facility during World War II.

Vallejo’s economy has transitioned to a more diversified base, including healthcare, education, manufacturing, and tourism. **Major employers in the area include Kaiser Permanente, Sutter Health, and Six Flags Discovery Kingdom.** The city is also fostering growth in advanced manufacturing sectors, such as clean technology and maritime industries.

The city is home to two prominent higher education institutions that contribute significantly to the city’s educational and professional landscape. **California State University Maritime Academy** is the only degree-granting maritime academy on the U.S. West Coast. **Touro University California**, is a private graduate institution focusing on health sciences, public health, and education.

Vallejo’s **strategic location** along the San Pablo Bay offers residents and visitors scenic waterfront views and recreational opportunities. The city’s **commitment to revitalizing its downtown** and waterfront areas aims to **enhance economic development** and community engagement. With its unique blend of historical significance, cultural diversity, and economic potential, Vallejo continues to evolve as a **dynamic community** within the Bay Area.



MARE ISLAND



RENDERING OF MARE ISLAND'S NEW MIXED-USE WATERFRONT DISTRICT

## VALLEJO'S NEXT CHAPTER INCLUDES MAJOR INVESTMENTS & MEANINGFUL CHANGE

Vallejo is riding a wave of revitalization, anchored by transformative redevelopment and strategic investments. **Mare Island**, once a naval shipyard, is being reinvented as a vibrant, mixed-use waterfront district: over 100 businesses are now operational in 3.6 million ft<sup>2</sup> of commercial and industrial space, alongside 300+ residences, with a master plan envisioning up to 14,000 new homes and ~15,000 jobs across nine walkable neighborhoods. **The Vallejo Transit Center** and ferry terminal have received \$11 million in upgrades, and secured federal funding to reconfigure the terminal—enhancing ferry service, boosting resilience, and saving \$21 million in dredging costs over two decades. Broadband connectivity is expanding via a \$3.8 million CPUC grant reaching Mare Island and North Sonoma Boulevard.

Downtown and the **waterfront continue to attract cultural energy**, from the Empress Theatre and art walks to new retail and a Wintun Nation-led waterfront center. **Opportunity Zone incentives** are fueling adaptive reuse projects: historic shipyard buildings have become artist studios and advanced manufacturing hubs, led by Factory OS and Mare Island Brewing. With its rich diversity, growing transit options, economic diversity, and major developments underway, Vallejo is shaking off its stigma and **positioning itself as a compelling, emerging Bay Area community.**



# THE SAN FRANCISCO BAY AREA

**7.7M**

SAN FRANCISCO MSA  
POPULATION

**\$654B**

SAN FRANCISCO MSA  
GDP FOR 2022

**11.6%**

BAY AREA EMPLOYMENT  
ATTRIBUTED TO THE  
TECH INDUSTRY

**\$7.7B**

TOURISM ECONOMIC  
IMPACT IN 2022

## A HUB FOR INNOVATION, TECHNOLOGY, AND LIFESTYLE

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world’s finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman’s Wharf in San Francisco draw tourists year round. In 2022, total tourism spending in the Bay Area exceeded \$7.7 billion.

The Bay Area is a global hub for technology and innovation, boasting four of the world’s ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary’s College, and University of California, San Francisco.

San Francisco International airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed 47.1 million passengers in 2023.



## CONTACT

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