

MEADOWS PLAZA

5182 SONOMA BLVD NORTH VALLEJO / AMERICAN CANYON 94589

+/- 1,883 SF RETAIL SPACE AVAILABLE FOR LEASE
CALL PREET AT (916) 778-8942



Executive Summary:

Available for lease: +/- 1,883 SF of inline retail space at Meadows Plaza, a fully renovated center (2025) on the primary corridor of Hwy 29 (Sonoma Blvd) which connects Vallejo, American Canyon, and the rest of Napa County. The property features exceptional visibility at a signalized intersection with 41,000+ VPD and prominent monument signage. Co-tenants include Little Caesars and Meadows Wine & Cigar, with a new Chick-fil-A drive-thru coming soon immediately adjacent. Ideal for retail or service use tenant seeking high exposure to a dense 5-mile trade area of over 137,000 residents with an average household income exceeding \$102,000.

Property Highlights:

- + **Prime Hard Corner:** High-visibility location at the fully signalized intersection of Hwy 29 (Sonoma Blvd).
- + **Trade Area:** Located immediately adjacent to a brand-new Chick-fil-A (3-lane drive-thru), Little Caesars, McDonald's, and national express car wash.
- + **Heavy Traffic:** Exposure to over 41,000 VPD along the primary commuter corridor.
- + **2025 Renovation:** Complete center remodel featuring a new roof, modern paint, upgraded landscaping, and resurfaced parking.
- + **Parking:** Ample parking with 46 parking spaces.
- + **Signage:** Prominent monument signage available for maximum brand exposure.
- + **Easy Access:** Dedicated ingress/egress lanes for convenient customer entry.

LOCAL MAP

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PROPERTY PICTURES

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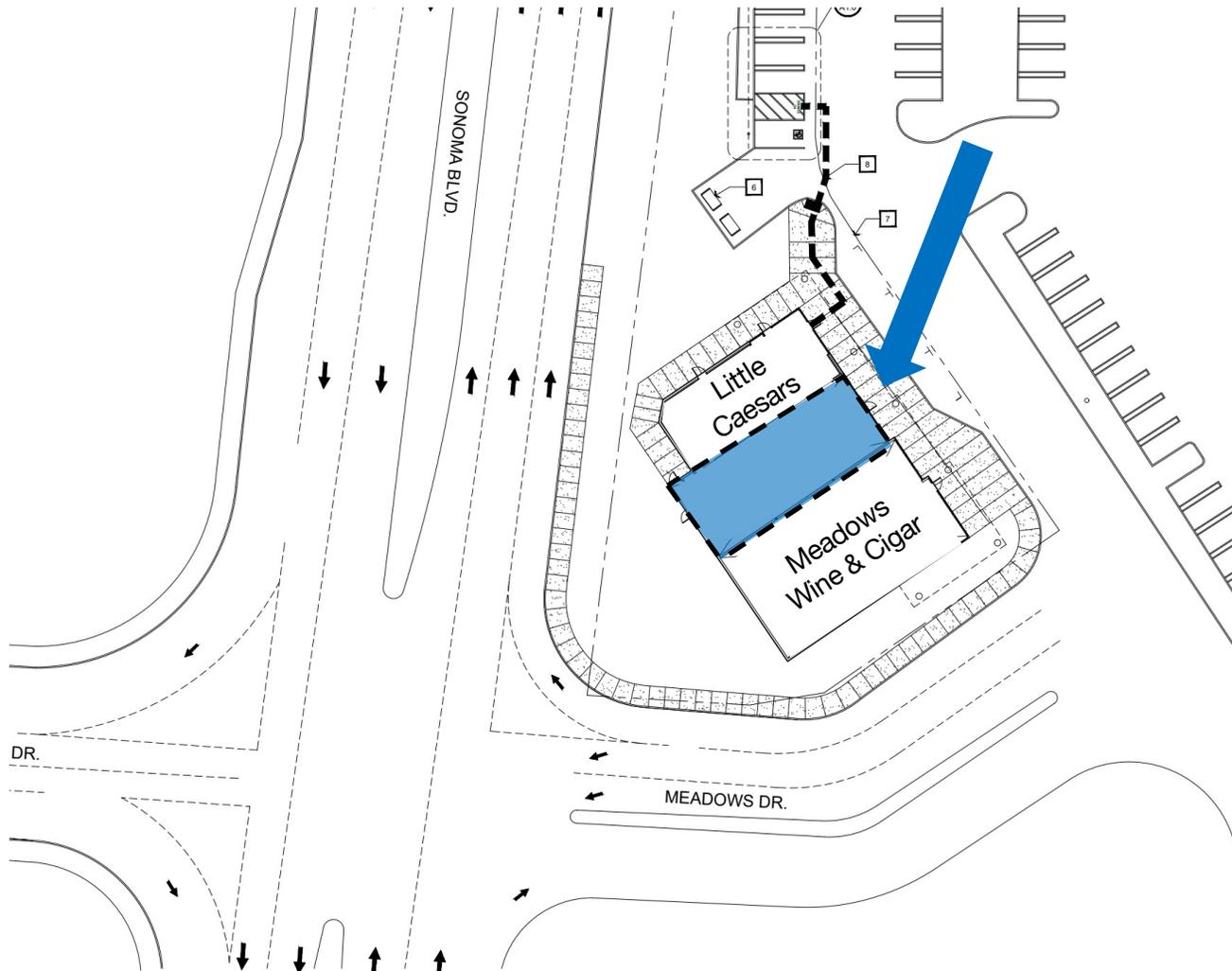
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SITE PLAN

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DEMOGRAPHICS

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Demographics	1 Mile	3 Mile	5 Mile
Est. Population	19,100	84,400	137,900
Est. Avg. HH Income	\$95,500	\$104,900	\$102,400



Information deemed reliable but not guaranteed. Tenant to verify all details.