



Skyline
Vallejo, California



**Un-Entitled 20.5 Acre Residential Development Opportunity
with Sweeping Bay Views**



Project Highlights

20.5 ACRE SITE WITH SWEEPING VIEWS

R-MH ZONING ALLOWS FOR A MIX OF HOUSING TYPES

INCREDIBLE OPTIONALITY PERTAINING TO DENSITY

10 MINUTE DRIVE TO VALLEJO FERRY TERMINAL WITH DIRECT SERVICE TO DOWNTOWN SAN FRANCISCO

VALLEJO IS ONE OF THE FASTEST GROWING RESIDENTIAL MARKETS ACROSS THE COUNTRY

VALLEJO FERRY TERMINAL →

Skyline

Executive Summary

Skyline



FLEMING AVE. E

PAJARO WY.

SKYLINE DR.

VERVAIS AVE.

Opportunity

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire Skyline Vallejo (the "Property"), an un-entitled +/- 20.5 Acre site in Vallejo, California.

This rare opportunity presents the potential to deliver approximately 200 – 500+ residences on a sloped lot offering sweeping views of the San Francisco Bay. The site is situated just east of I-80 and within a 10 minute drive from the Vallejo Ferry terminal providing local and Bay Area wide accessibility.

Property Highlights & Access

±20.5
SITE SIZE (ACRES)

SWEEPING
BAY
VIEWS

RMD
"RESIDENTIAL
MEDIUM DENSITY" ZONING

NO
MINIMUM
DENSITY LIMIT

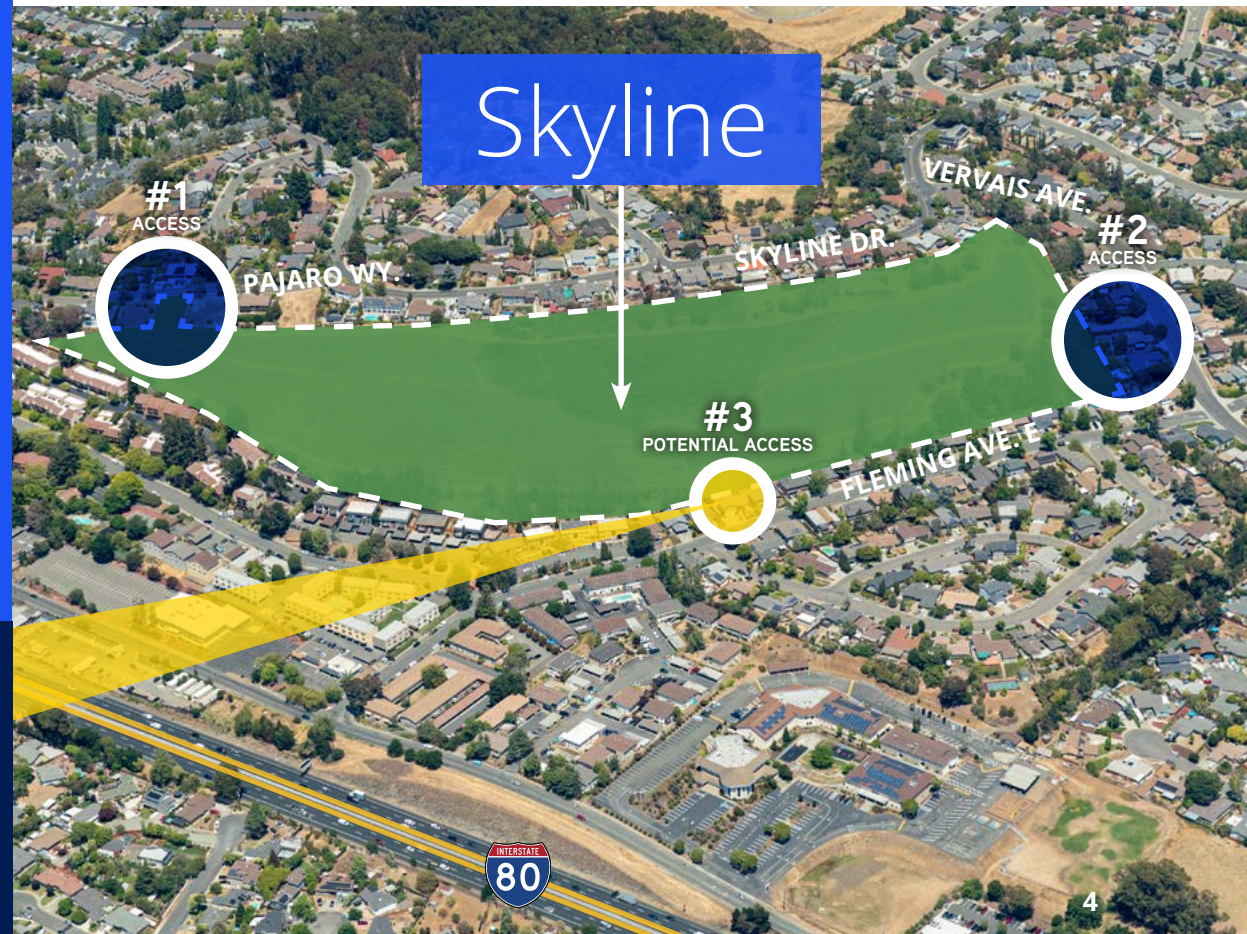
3
POTENTIAL ACCESS
POINTS

R-MH
MIX OF HOUSING TYPES
GENERAL PLAN

25
MAXIMUM DENSITY
UNITS/AC

Access Points

The Property has two (2) existing access points which are included in this Offering: Access point #1, located off Pajaro Way; and access point #2, located off Vervais Avenue. Although not mapped or entitled as a roadway, Sellers control a potential third point of access at 602 E Fleming Avenue that could be delivered under separate negotiations, if needed for development.



Address	602 E Fleming Ave, Vallejo, CA
APN	0069-241-140
Site Size	6,098 SF 0.14 AC
Home Size	1,803 SF
Layout	3 Bed / 2 Bath

Property Views



View to the left from Pajaro Way Entrance (top right side of the Property)



Top view - facing West



Top front view - facing West



Amenities & Attractions


TOURO
University Worldwide
Mare Island


Walmart
Neighborhood Market

Vallejo Plaza
Shopping Center

 
Mobile
Bank of America
  


VALLEJO HIGH SCHOOL
HOME OF THE REDHAWKS


HIGHLAND ELEMENTARY
1309 INSIGNA AVE | VALLEJO, CA 94590


CAL MARITIME


Colliers

 Napa




Six Flags
DISCOVERY KINGDOM


152K Sq. Ft.
Development


foodmaxx



East Bay/San Francisco


NORTH HILLS
CHRISTIAN ACADEMY

 UNITED STATES
POSTAL SERVICE

Gateway Plaza

SOLANO 360

FAIRVIEW & NORTHGATE
DEVELOPMENT

Redwood Plaza
SAFEMWAY 
  

Skyline


JESSE BETHEL
H.S.

Wardlaw
Elementary
School



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