



SONOMA GATEWAY | AMERICAN CANYON/NORTH VALLEJO, CA 94503

0.91 & 6.89AC AVAILABLE FOR LEASE AND PURCHASE

.91 ACRES AT PROJECT ENTRANCE OFF HIGHWAY 29

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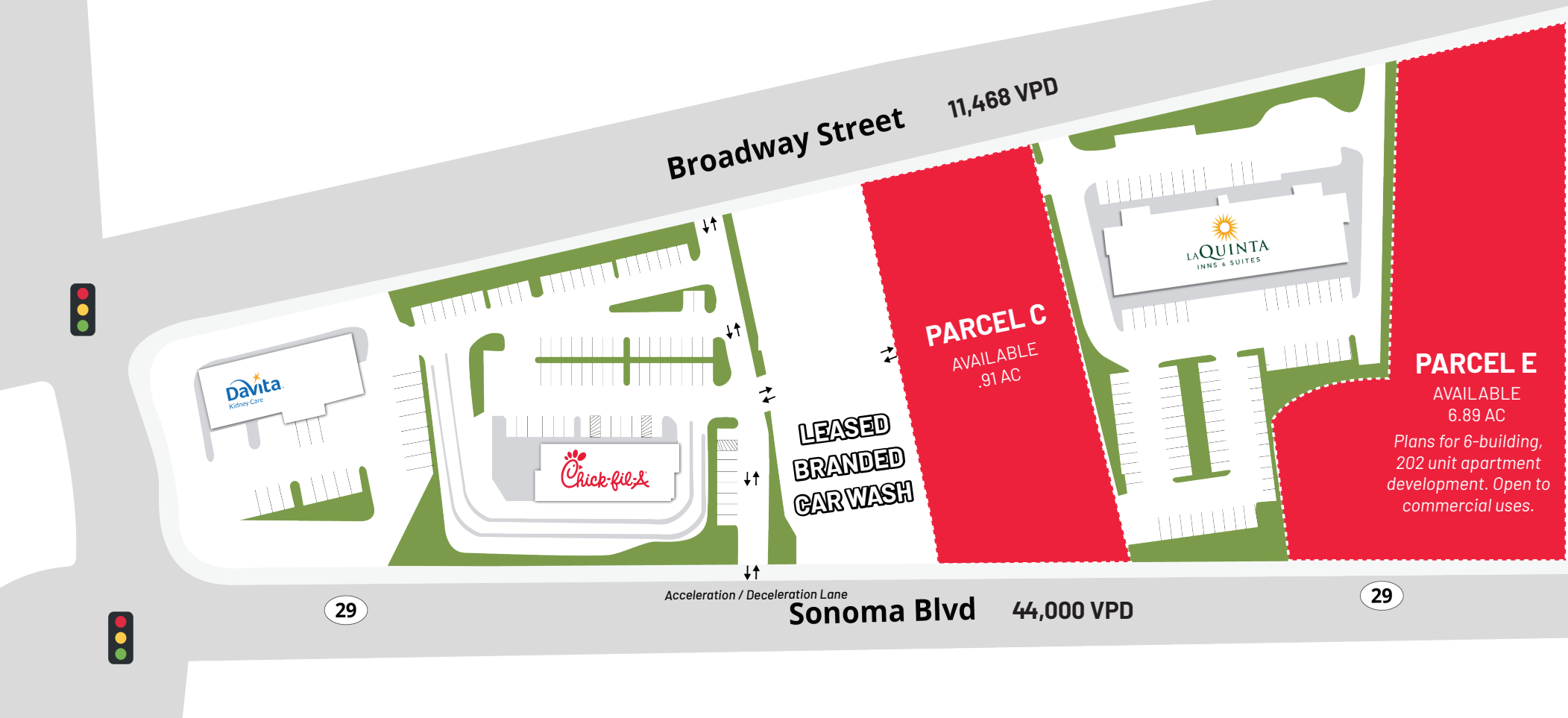
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HIGHLIGHTS

- + Significant frontage and visibility to Highway 29 (Sonoma Blvd), the gateway to Napa County
- + First convenience retail site off Highway 37 on main route to Napa Valley
- + Adjacent to brand new prototype 3-lane drive-thru Chick-fil-A
- + Deceleration and acceleration lane off Sonoma Blvd.
- + Zoning provides flexibility in use, including food, medical, hospitality, retail etc.
- + Site provides for excellent access from Hwy 29 (Sonoma Blvd) and Broadway Street
- + Adjacent to Napa County and affluent City of American Canyon
- + 429 multi-family units approved in immediate vicinity
- + Economical water & development fees as compared to American Canyon and Napa



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SUBJECT	Development
LOCATION	5190 Sonoma Blvd, Vallejo
AVAILABLE	.91 AC (39,640 SF of Land)
AVAILABLE	6.89 AC (300,128 SF of Land)

PADS	ACRE	STATUS	USE
PARCEL A	1.30 AC	SOLD	Davita
PARCEL B	1.80 AC	SOLD	Chick-fil-A
PARCEL C	.91 AC	AVAILABLE	AVAILABLE
PARCEL D	2.06 AC	UNDER CONTRACT	La Quinta
PARCEL E	6.89 AC	AVAILABLE	Multifamily/ Commercial

* Pad layouts and configurations are for conceptual purposes only and are subject to modification to meet specific user requirements



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DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	22,464	76,769	135,243
Average Household Income	\$104,012	\$105,430	\$101,318
Total Specified Consumer Spending	\$251.8M	\$942.2M	\$1.66B
Daytime Employment	1,706	21,975	37,882
Owner Occupied Households	4,905	16,189	27,746
Renter Occupied Households	1,602	9,129	18,905

**FOR MORE LEASING INFORMATION,
PLEASE CONTACT:**

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