



# INDUSTRIAL PROPERTY FOR LEASE

## Lemon Street Industrial Lots

1401 lemon street  
vallejo, CA 94590



### OFFERING SUMMARY

<b>Lot Size (SF)</b>	165,528.00 SqFt
<b>Building SqFt</b>	912 SqFt
<b>Acres</b>	±4 Acres (Divisible)
<b>Divisible</b>	Potential 1-2 Tenant
<b>Utilities</b>	Electricity & Water
<b>Access</b>	1-2 Gated Entrances
<b>Parcel ID</b>	0061080700 & 071
<b>Zoning Type</b>	Industrial - GI
<b>County</b>	Solano County

### PROPERTY OVERVIEW

±4 acres of secure, flexible industrial yard with on-site utilities, two gated entrances, and a 912 SF metal support building featuring 14' clear height, power, lighting, and ventilation. Ideal for contractor, trucking, equipment, and outdoor storage uses with excellent access to Hwy 29, Hwy 37, and the Vallejo Ferry Terminal.

### PROPERTY HIGHLIGHTS

- ±4 acres of secure, fenced industrial yard
- Two gated entrances; potential third access
- 912 SF metal building, 14' clear height
- Power, lighting, and ventilation in building
- Divisible into 2-3 pads if needed
- On-site electricity and water
- Ideal for contractors, trucking, and equipment storage
- Quick access to Hwy 29, Hwy 37, and I-80
- Near Vallejo Ferry Terminal and Mare Island



ResCom Real Estate

376 First Street

Benicia, CA 94510

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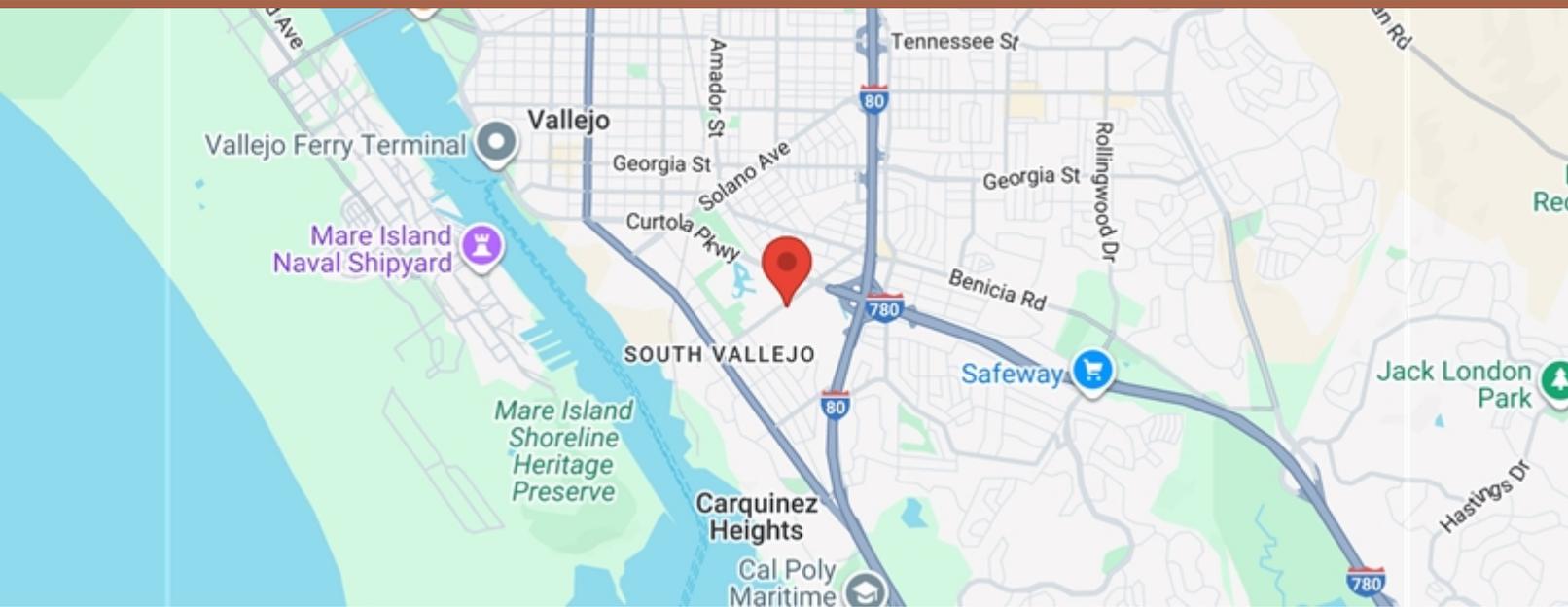
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,790	95,422	154,987
2010 Population	16,498	91,257	156,078
2025 Population	18,163	97,647	165,514
2030 Population	18,162	97,243	164,518
2025-2030 Growth Rate	0 %	-0.08 %	-0.12 %
2025 Daytime Population	13,709	78,668	127,784

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	590	3,794	5,055
\$15000-24999	405	1,832	2,658
\$25000-34999	325	1,458	2,096
\$35000-49999	538	3,348	4,760
\$50000-74999	1,042	5,178	7,732
\$75000-99999	975	4,379	6,866
\$100000-149999	1,276	6,518	10,742
\$150000-199999	703	4,491	7,866
\$200000 or greater	453	4,808	9,727
Median HH Income	\$ 80,126	\$ 86,428	\$ 98,088
Average HH Income	\$ 95,739	\$ 111,763	\$ 124,834

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,232	34,400	53,517
2010 Total Households	5,890	33,965	54,975
2025 Total Households	6,307	35,806	57,502
2030 Total Households	6,306	35,658	57,185
2025 Average Household Size	2.84	2.68	2.84
2025 Owner Occupied Housing	2,912	18,726	34,183
2030 Owner Occupied Housing	2,973	19,022	34,490
2025 Renter Occupied Housing	3,395	17,080	23,319
2030 Renter Occupied Housing	3,333	16,636	22,695
2025 Vacant Housing	444	2,187	3,043
2025 Total Housing	6,751	37,993	60,545



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
##Lot 2 - Industrial Yard	Industrial Yard / Contractor Storage	Negotiable	IG	138,143 SF	3 - 5 Yrs
##Lot 3 - Industrial Yard	Industrial Yard / Contractor Storage	Negotiable	IG	65,332 SF	3 - 5 Yrs
##Lot 4 - Industrial Yard	Industrial Yard / Contractor Storage	Negotiable	IG	95,346 SF	3 - 5 Yrs
##Lot 5 - Industrial Yard	Industrial Yard / Contractor Storage	Negotiable	IG	163,350 SF	3 - 5 Yrs
#Lot 1 - Industrial Yard	Industrial Yard / Contractor Storage	Negotiable	IG	24,631 SF	3 - 5 Yrs



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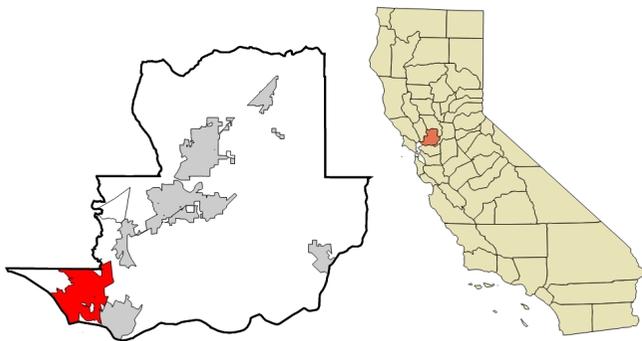
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### ABOUT VALLEJO

Vallejo (və-LAY-(h)oh; Spanish pronunciation: [ba 'λexo] ) is a city in Solano County, California, United States, and the second largest city in the North Bay region of the Bay Area. Located on the shores of San Pablo Bay, the city had a population of 126,090 at the 2020 United States census. Vallejo is home to the California Maritime Academy, Touro University California and Six Flags Discovery Kingdom.



#### CITY OF VALLEJO

Incorporated 3/29/1868

#### AREA

City 48.8 sq mi

Land 30.5 sq mi

Water 18.3 sq mi

Elevation 69 ft

#### POPULATION

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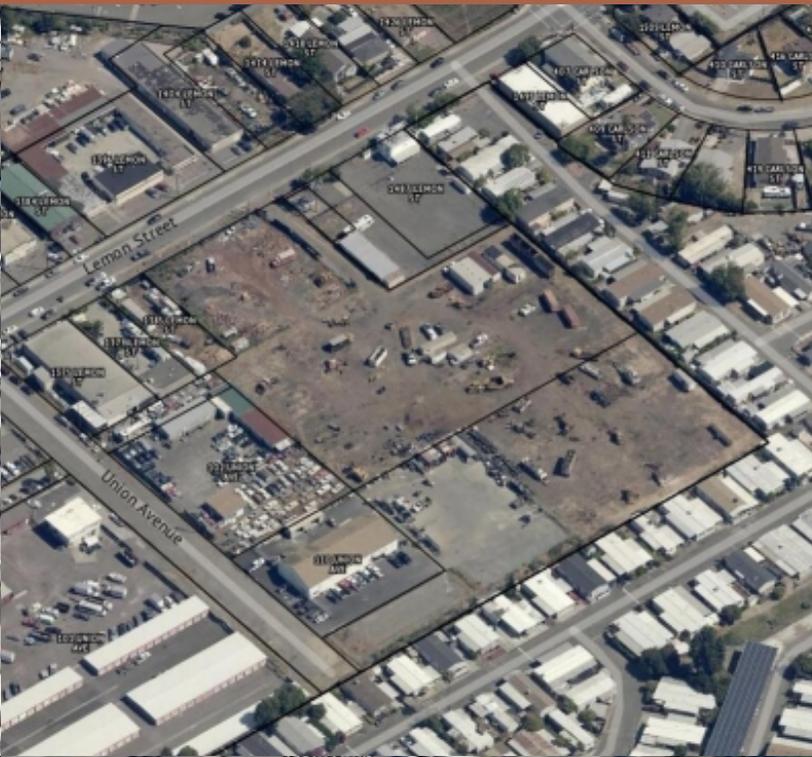




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