

604 Broadway Street Vallejo, CA 94590



Prime Commercial Lease Opportunity ~ Available Immediately

Space may be divided to accommodate several tenants. Position your business for success at this high-visibility, mixed-use commercial building located on Vallejo's main corridor — Broadway Street. This property offers exceptional exposure, flexible floor plans, and direct access to a strong, established customer base. Current tenants have been operating in this location for over 25 years, showcasing proven business stability and significant area foot traffic.

Prime location on Broadway Street, minutes from Interstate 80, Downtown Vallejo, and Mare Island. Within 5 miles are major retailers including Costco, Tesla, Kaiser Permanente, Target, Home Depot, and Safeway.

- Ample Parking (13+ Spaces)
- Broadway Visibility w/ Signage Potential
- Mostly Open Layout for Various Uses
- Private Offices, Restrooms & Storage Areas
- Improvements/Remodeling Negotiable Per Tenant Needs. Landlord to Paint Exterior Prior to Occupancy

Zoned Community Commercial (CC) - Allows for a Variety of Retail, Medical, Professional, Educational & Service-Based Businesses. (Tenant to Verify Permitted Uses with City of Vallejo)

Offered at \$1.35 SF per Month ~ Term: 2-Year Minimum



Scott Pickert

License #02153775

707.337.4658

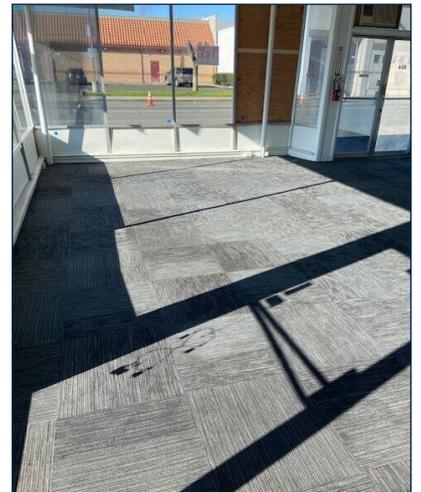
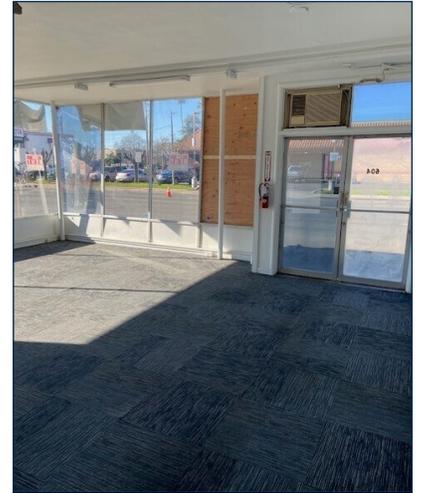
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PHOTOS



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