

3400  
SONOMA BLVD  
VALLEJO, CALIFORNIA



FOR SALE OR LEASE | 3,456 SF MEDICAL OFFICE

Alex Peck  
apeck@lee-associates.com  
D 925.239.1414

Tanner Mandelaris  
tmandelaris@lee-associates.com  
D 925.239.1421

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# ±3,456 SF MEDICAL OFFICE

3400 SONOMA BLVD, VALLEJO, CA



## PROPERTY HIGHLIGHTS

- 3,456 SF Medical/Dental Office
- 0.5 Acres
- Turn-Key Dental Build-Out
- 11 fully plumbed operatories for immediate chair hookup
- Mix of private operatories and open-bay treatment stations
- Central sterilization + dedicated x-ray/imaging room and separate equipment/mechanical room
- Spacious reception & waiting area which adjacent private office and billing/admin suite for efficient front-desk flow
- 31 Parking spaces

## LOCATION HIGHLIGHTS

- Less than a 5-minute drive to I-80 and the SR-37 / SR-29 interchange - seamless regional access
- High-visibility Sonoma Blvd signage & fontage - 40,000 cars/day
- Retail-backed site with grocery, pharmacy, fitness and dining nearby-ideal for everyday convenience

## ECONOMIC DATA

Contact Brokers for Pricing

## PRESENTED BY:

Alex Peck  
apeck@lee-associates.com  
D 925.239.1414

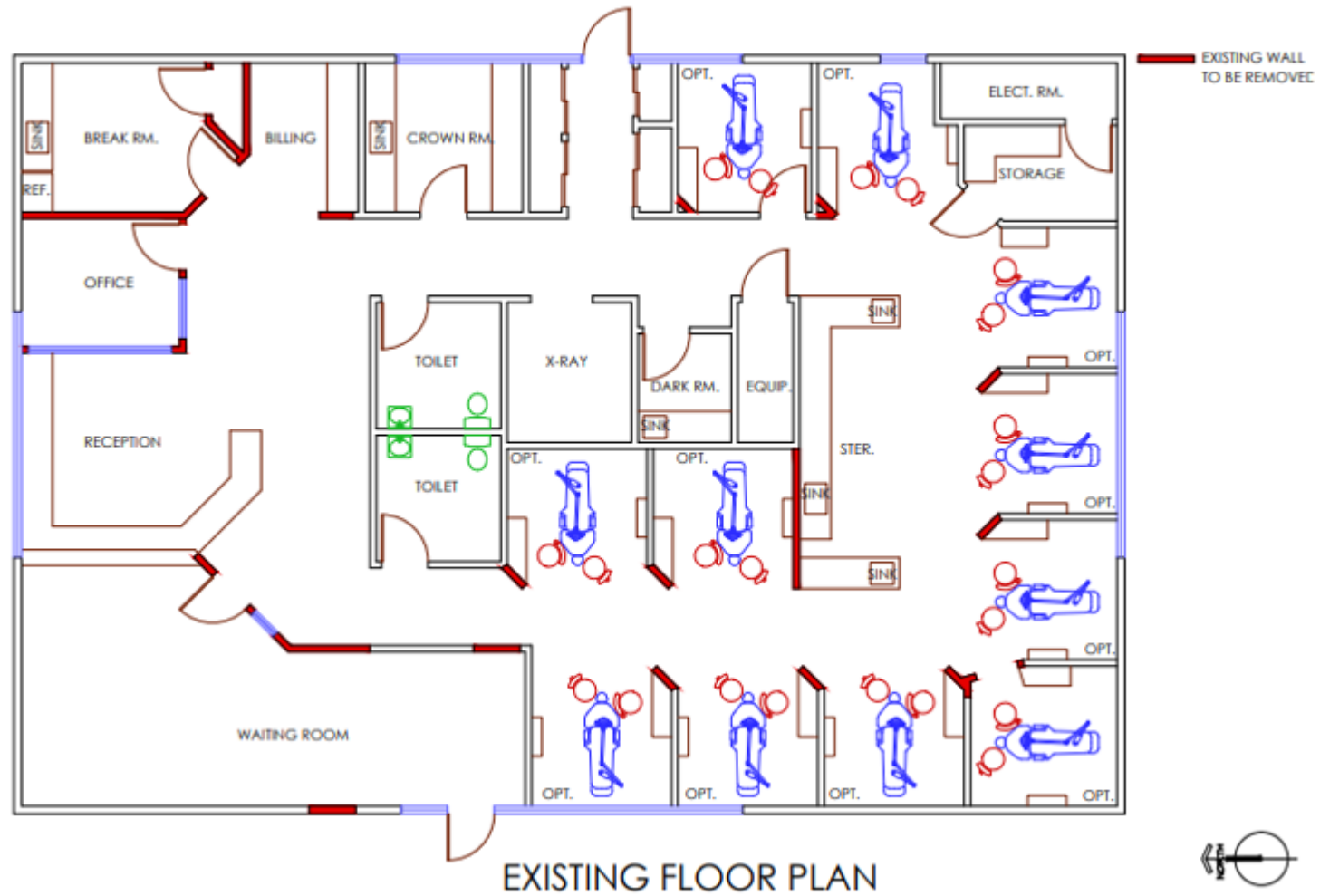
Tanner Mandelaris  
tmandelaris@lee-associates.com  
D 925.239.1421



# ±3,456 SF MEDICAL OFFICE

3400 SONOMA BLVD, VALLEJO, CA

## FLOOR PLAN:



## PRESENTED BY:

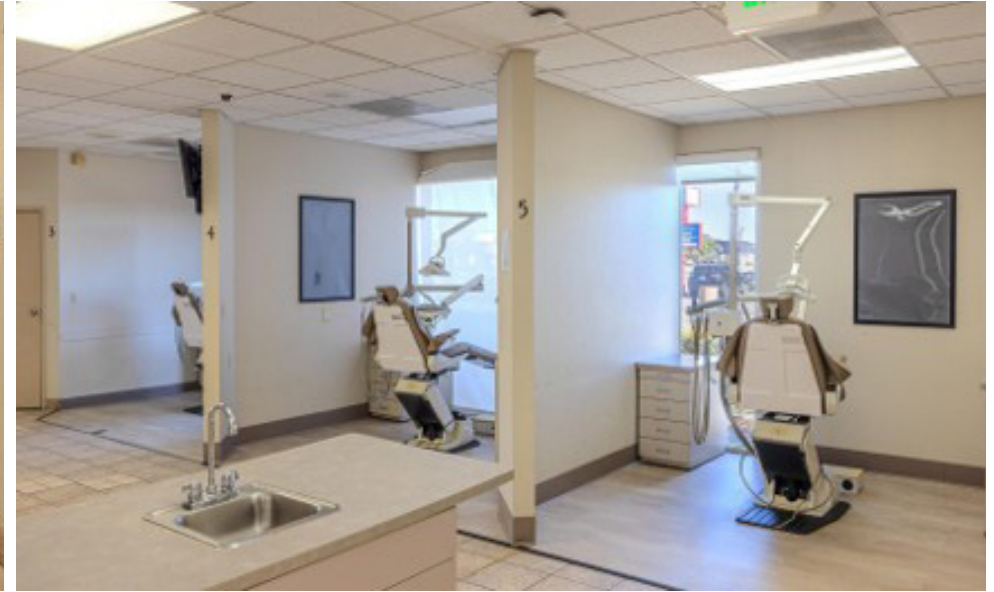
Alex Peck  
apeck@lee-associates.com  
D 925.239.1414

Tanner Mandelaris  
tmandelaris@lee-associates.com  
D 925.239.1421

# ±3,456 SF MEDICAL OFFICE

3400 SONOMA BLVD, VALLEJO, CA

## INTERIOR PHOTOS:





# ±3,456 SF MEDICAL OFFICE

3400 SONOMA BLVD, VALLEJO, CA

## LOCATION OVERVIEW AND NEARBY AMENITIES:

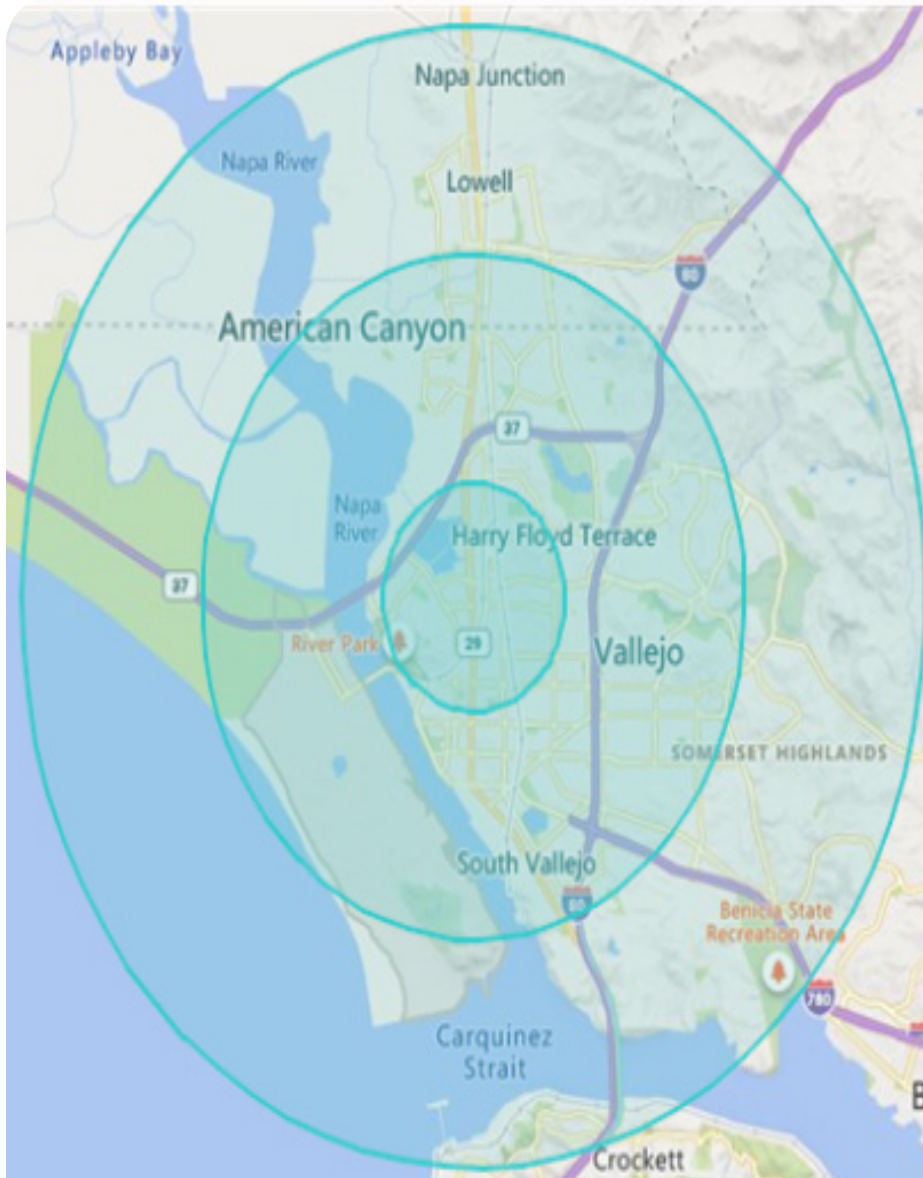










# ±3,456 SF MEDICAL OFFICE

3400 SONOMA BLVD, VALLEJO, CA

## DEMOGRAPHICS:



		1 MILE	3 MILES	5 MILES
	POPULATION	19,068	109,182	153,913
	MEDIAN AGE	40	39	39
	AVERAGE HOUSEHOLD INCOME	\$64,486	\$79,544	\$91,413
	AVERAGE HOUSEHOLDS	7,466	38,545	54,225
	TOTAL ESTABLISHMENTS	570	1,307	2,594
	TOTAL CONSUMER SPENDING	\$680 M	\$4.17 B	\$6.55 B

\*Demographics source: Landvision