

FOR LEASE

JOIN PANDA EXPRESS, EL POLLO LOCO & ARCO - BRAND NEW RETAIL SPACE AVAILABLE

4301 SONOMA BLVD | VALLEJO, CA



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PROPERTY HIGHLIGHTS

- + 5,150 SF Space
- + Co-tenancy with Panda Express
- + 94 Parking Spaces
- + Adjacent to an Arco/ampm and a future El Pollo Loco and proposed office development
- + Many other daily needs users are located in the immediate vicinity including Walmart, Smart & Final Extra!, CVS, Aaron's, Bank of the West, Jiffy Lube, Starbucks, Mountain Mike's Pizza, Popeyes, Denny's and many more.

VALLEJO, CA

Vallejo is a Bay Area city that combines a beautiful waterfront with an historic downtown core. Vallejo's rapidly growing community includes prime commercial and residential opportunities in four major areas: Downtown Vallejo, Mare Island, Northgate and the Waterfront.

Vallejo is strategically located midway between San Francisco and Sacramento. Interstate Highways 80, 780 and 680, as well as State Highways 29 and 37 provide convenient access for commuters and employees, as well as efficient distribution for commercial freight.

- Source: Vallejo Chamber of Commerce

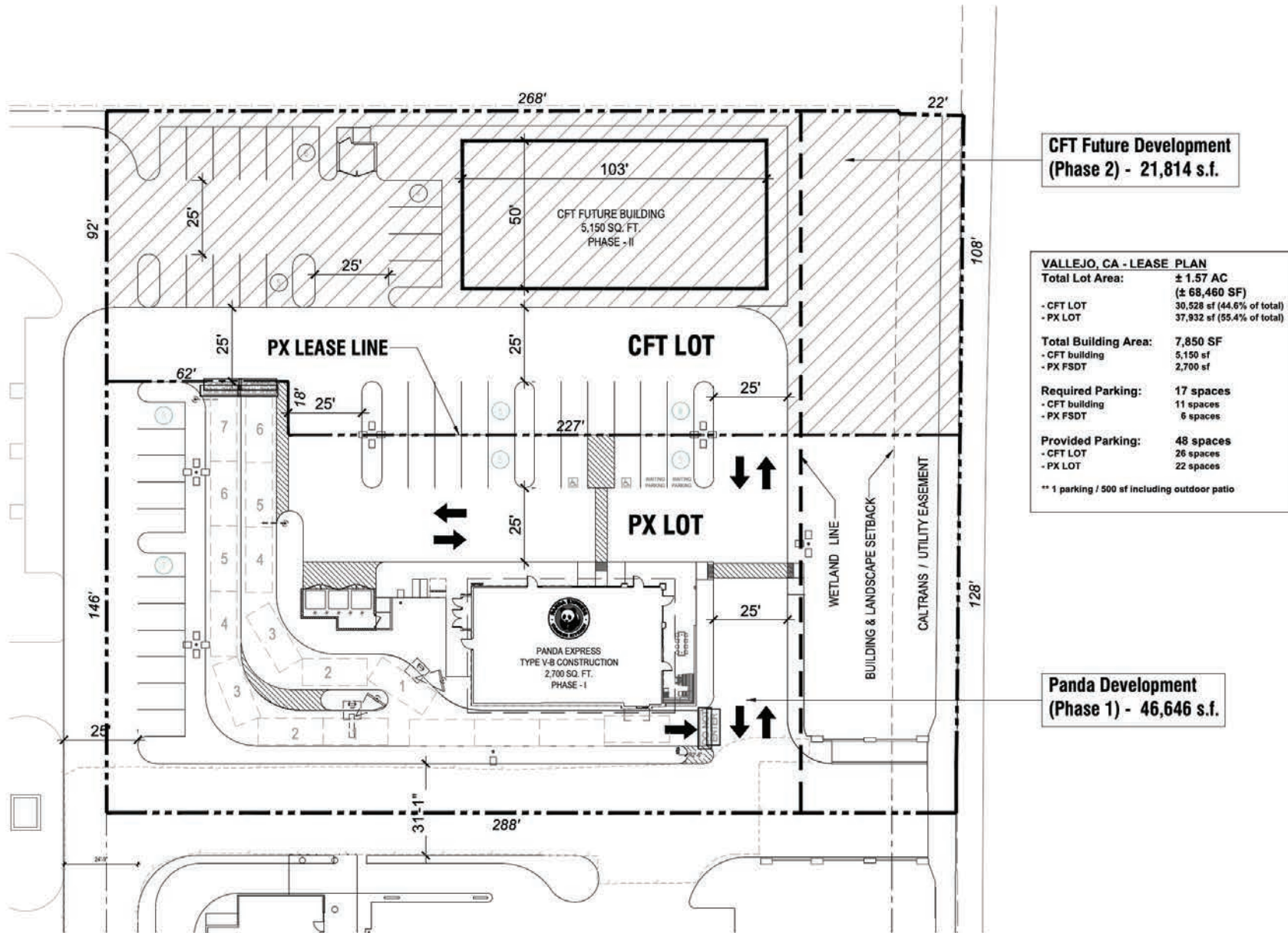
DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
2021 Population	13,128	97,527	142,984
Daytime Population	14,769	86,049	123,882
2021 Total Households	4,845	32,837	48,722
2021 Median HH Income	\$55,826	\$69,037	\$75,393
2021 Average HH Income	\$69,566	\$89,007	\$95,463

Source: Esri, Esri & Infogorup, U.S. Census

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**CFT Future Development
(Phase 2) - 21,814 s.f.**

VALLEJO, CA - LEASE PLAN

Total Lot Area:	± 1.57 AC (± 68,460 SF)
- CFT LOT	30,528 sf (44.6% of total)
- PX LOT	37,932 sf (55.4% of total)
Total Building Area:	7,850 SF
- CFT building	5,150 sf
- PX FSDT	2,700 sf
Required Parking:	17 spaces
- CFT building	11 spaces
- PX FSDT	6 spaces
Provided Parking:	48 spaces
- CFT LOT	26 spaces
- PX LOT	22 spaces

**** 1 parking / 500 sf including outdoor patio**

**Panda Development
(Phase 1) - 46,646 s.f.**

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