



PROPERTY DESCRIPTION

Vallejo, as the largest city in Solano County, California, offers a unique opportunity with a diverse range of businesses, surrounded by a dense population in a vibrant area. Solano 80 Shopping Center comprises 13 commercial spaces, an ample parking lot, 24/7 security, and strategic frontage along Highway I-80, which generates excellent walkability and significant car traffic. Harbor Freight, DD's Discounts, Taco Bell, Shoe Palace, and Cardenas Markets are a few of the anchors in the center.

The available space for lease is a former Rite Aid store with approximately 17,400 sq. ft. The space has an open layout plan, an existing pharmacy, a drive-through, offices, restrooms, and is ideal for tenants seeking freeway visibility and strong co-tenancy. The subject unit has potential for a wide variety of uses, including general retail stores, department stores, gyms and fitness centers, indoor entertainment, pharmacies, clinics and medical centers, pet stores, office supplies, home improvement and décor, entertainment centers, nurseries and garden centers, some industrial uses, media production, and community facilities.

OFFERING SUMMARY

Property Type:	Strip Center
Lease Rate:	Please Call
Lease Term:	Negotiable
Space Size:	+/- 17,400 SF
Shopping Center Size:	+/- 125,282 SF

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SHOPPING CENTER HIGHLIGHTS

- **Retail Variety:** The mall features a mix of national retailers and local shops, catering to various tastes and needs. (Ross, Harbor Freight Tools, Taco Bell, Cardenas Markets, Shoe Palace)
- **Dining Options:** There are several dining choices, including fast food and casual eateries. It's a good spot to grab a bite while shopping.
- **Convenient Location:** Situated off Interstate 80, the mall is easily accessible for locals and travelers passing through Vallejo.
- **Family-Friendly Environment:** With its range of stores and dining options, the mall is a family-friendly destination. Some locations may even have play areas for children.
- **Community Events:** The mall sometimes hosts community events and promotions, which can be a fun addition to your shopping trip.
- **Abundant Parking Lot (558 Spaces)** There's plenty of parking available, making it convenient for shoppers.

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SPACE HIGHLIGHTS

- Fronting to highway I-80
- Approximately 17,400 square feet
- Fully built-out, including the existing pharmacy with a drive-thru
- Combination of open areas and private spaces
- Potential for signage
- Equipped with HVAC
- ADA compliant
- 24/7 security guard in the Center
- Tesla supercharger station in the lot (20 spaces)
- Versatile for different uses
- High Ceilings

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SOLANO COUNTY HIGHLIGHTS

- **Location:** Situated in Northern California, Solano County is part of the San Francisco Bay Area and lies between the cities of San Francisco and Sacramento.
- **County Seat:** The county seat is Fairfield, which is also one of the larger cities in the county.
- **Major Cities:** Besides Fairfield, other notable cities include Vallejo, Vacaville, and Benicia.
- **Economy:** Solano County has a diverse economy, with key sectors including manufacturing, healthcare, education, and agriculture. It is also known for its proximity to major transportation hubs and military.
- **Transportation:** The county is well-connected with major highways such as I-80 and I-680, and also has access to public transportation options including Amtrak and regional bus services.
- **Vacaville Premium Outlets** (Vacaville, CA) 10-15 Min East of Solano Shopping Mall.
- **Vallejo Waterfront** (Vallejo, CA) Few Min from Solano Shopping Mall.

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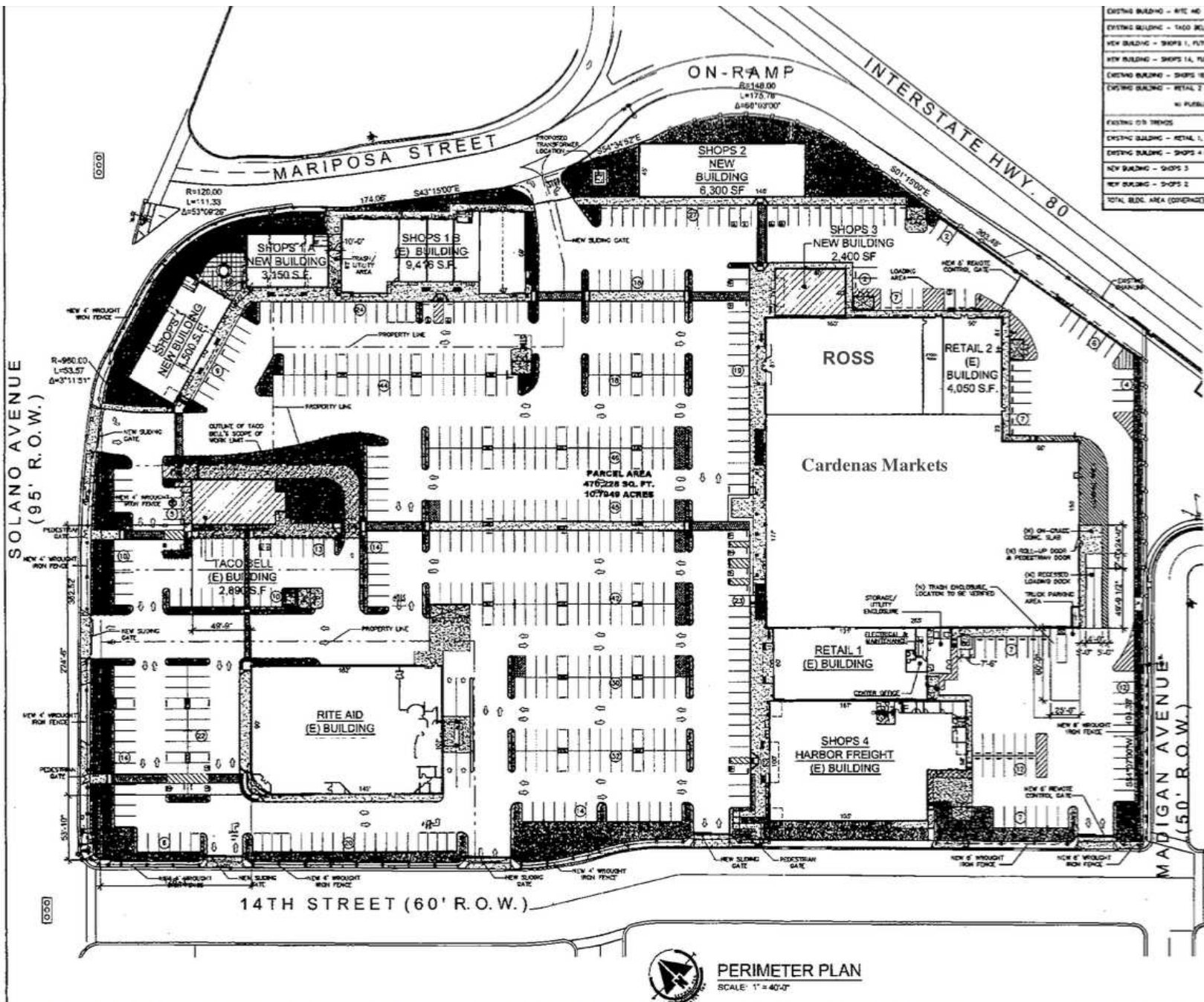




REAL
ESTATE

Site Plan

Solano 80 Shopping Center, Vallejo, CA



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REAL
ESTATE

Neighborhood

Solano 80 Shopping Center, Vallejo, CA

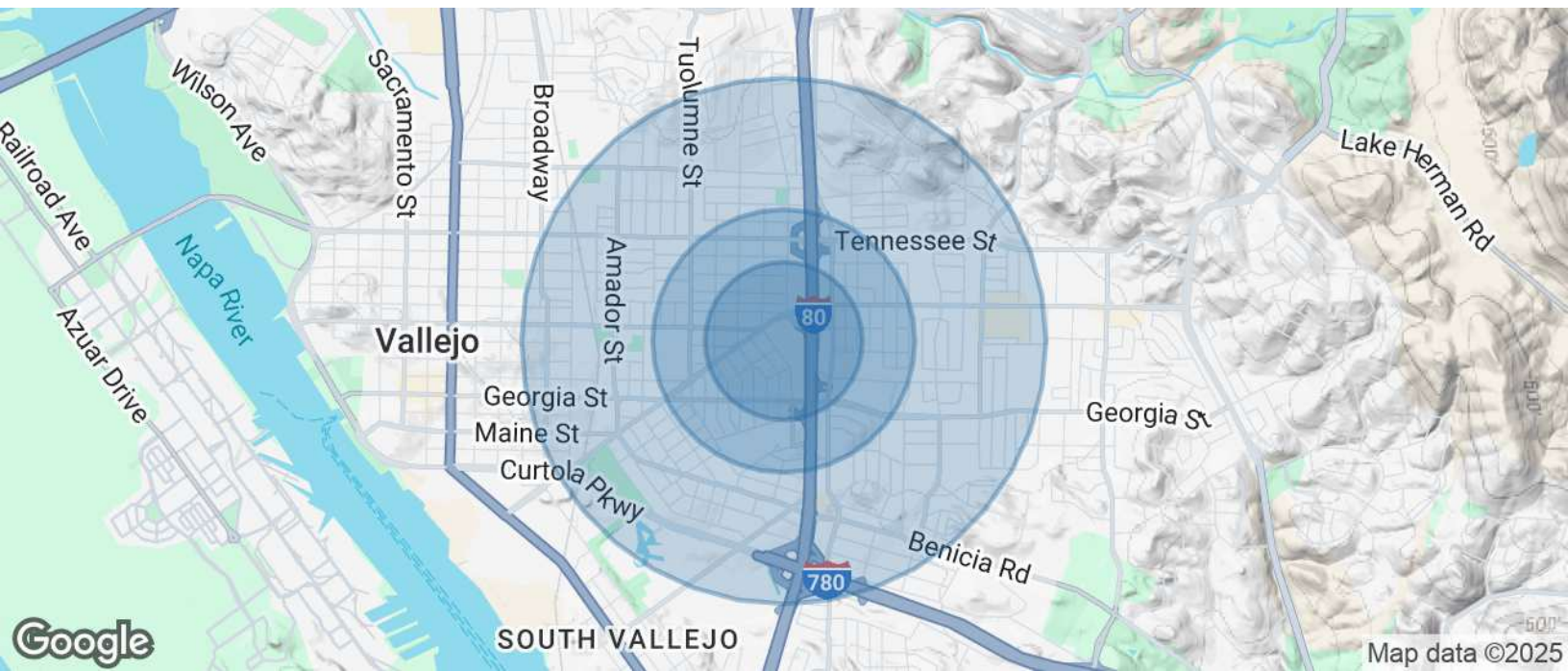


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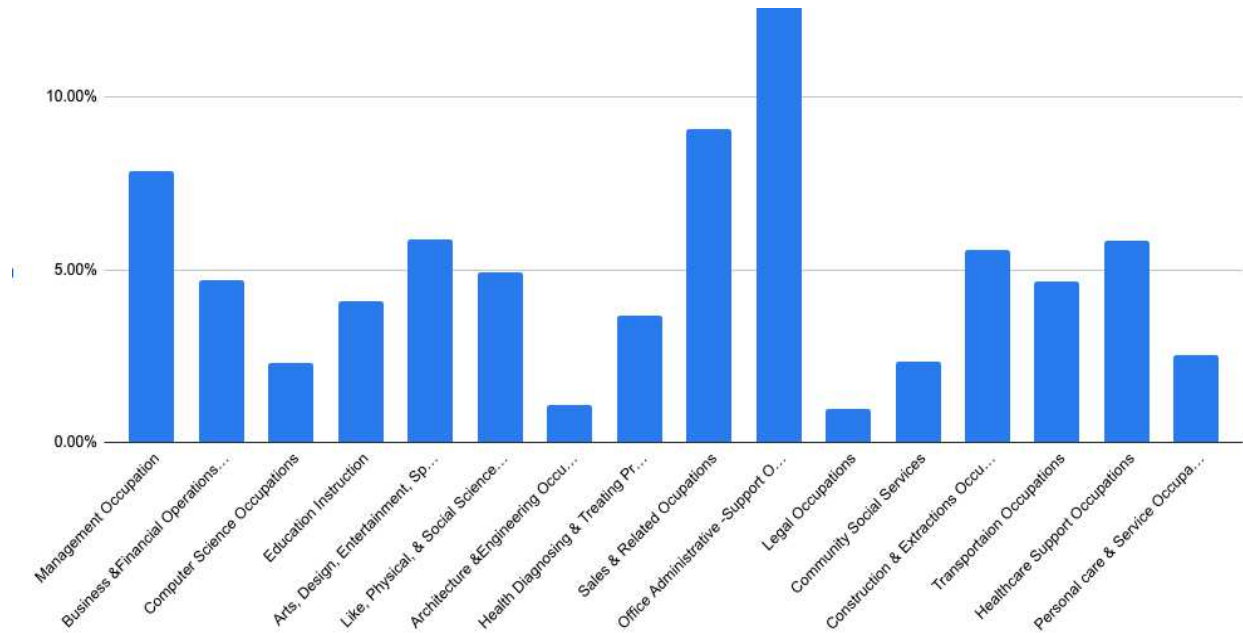
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,193	5,875	23,287
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	714	1,936	8,145
# of Persons per HH	3.1	3	2.9
Average HH Income	\$91,956	\$87,977	\$95,883
Average House Value	\$531,008	\$517,266	\$566,170

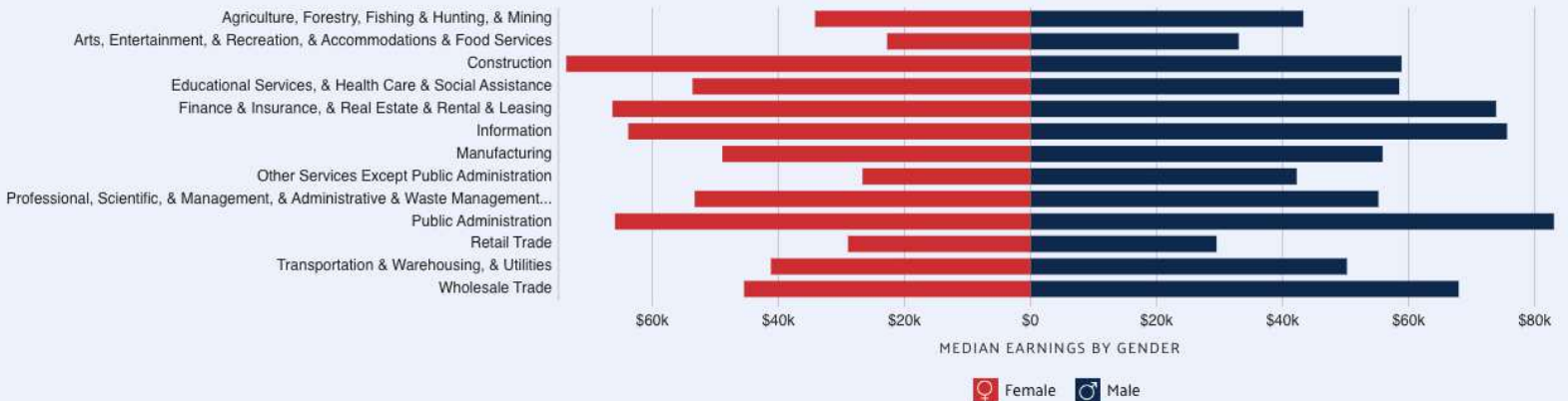
Demographics data derived from AlphaMap

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Employment By Industries



Median Earning By Industry

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