



# 3684 Sonoma Blvd.

VALLEJO, CALIFORNIA

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# 3684 Sonoma Blvd.

VALLEJO, CA | ±21,763 SF RETAIL OPPORTUNITY



## PROPERTY OVERVIEW

- Part of a ±85,335 SF neighborhood retail center
- High-visibility frontage on Sonoma Blvd (State Route 29) in central Vallejo.

## SUMMARY

Situated within an established ±85,335 SF neighborhood retail center, this high-visibility storefront offers immediate presence along Sonoma Boulevard (State Route 29)—Vallejo's primary north-south commercial corridor connecting I-80, downtown Vallejo, and Napa. The property benefits from strong daily traffic volumes (±31,833 ADT on SR-29 at Redwood St) and a built-in customer base driven by a robust mix of adjacent national retailers, healthcare institutions, and dense surrounding neighborhoods.

The site is strategically positioned steps from CVS and within walking distance of Walmart Neighborhood Market, anchoring a vibrant retail cluster that also includes Planet Fitness, and Seafood City. Proximity to Kaiser Permanente Vallejo Medical Center and Sutter Solano Medical Center further enhances daytime population and consumer demand.

With access to more than 108,000 residents within three miles, median household incomes approaching \$75,000, and over 32,000 employees in the immediate trade area, 3684 Sonoma Blvd offers an exceptional opportunity for value retailers or others seeking scale, visibility, and synergy in a proven Vallejo retail hub.



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## DEMOGRAPHIC SUMMARY

Diverse customer base with strong healthcare, retail, and manufacturing employment mix.

	1 MILE	3 MILES	15 MIN.
Population	18,957	108,122	166,352
Households	7,020	36,508	57,492
Median Age	39.9	39.8	41.1
Median HH Income	\$60,065	\$74,383	\$87,628
Daytime Employees	10,370	32,328	83,102



## Position In the Trade Area

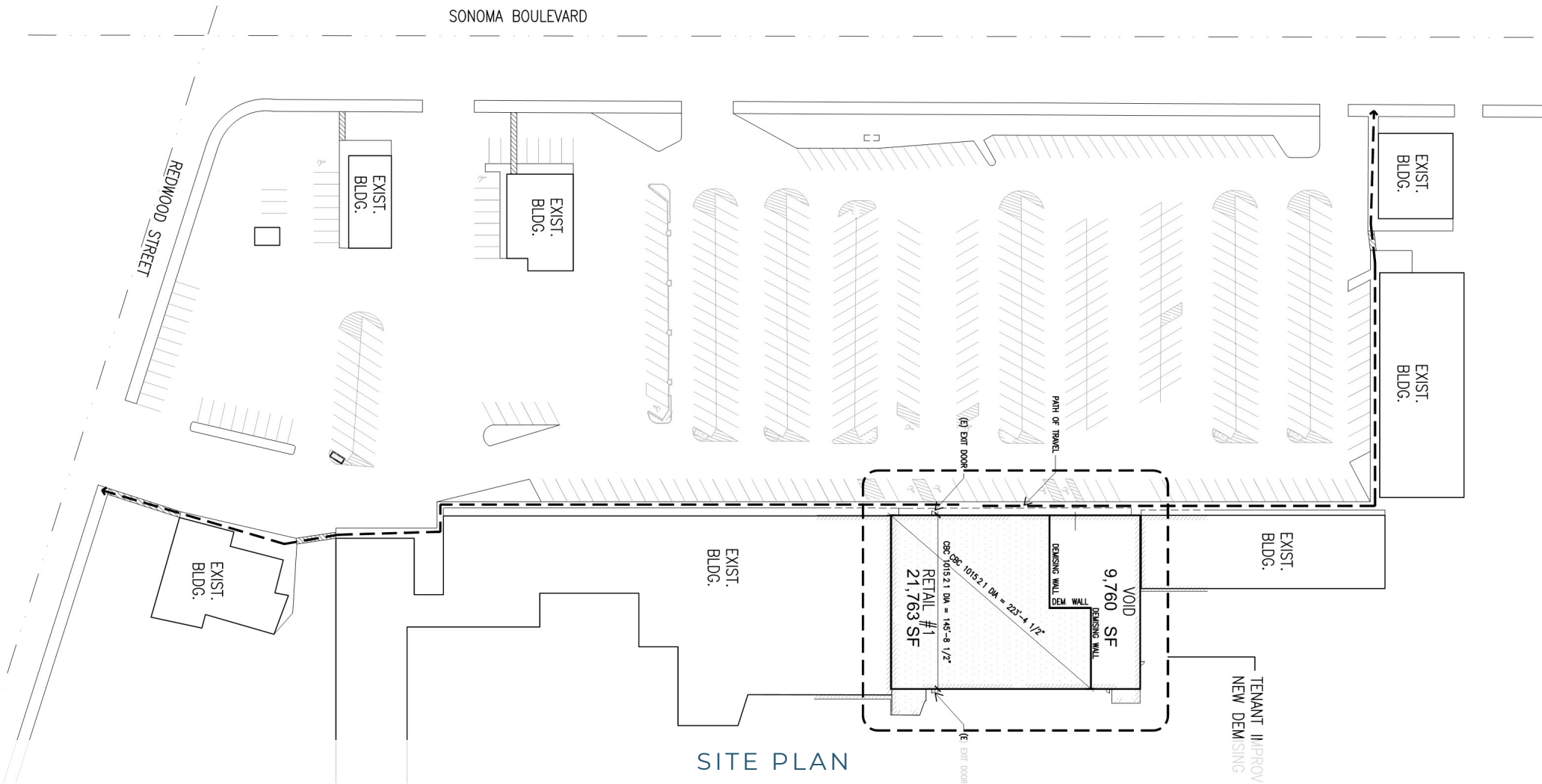
- Core retail artery: Sonoma Blvd is SR-29—Vallejo's primary north-south commercial corridor linking I-80, downtown Vallejo, and Napa
- Immediate co-tenancy & draw: steps from CVS (3678 Sonoma Blvd) and a short walk to Walmart Neighborhood Market (501 Sereno Dr; ±0.12 mi).
- Healthcare hub adjacency: Kaiser Permanente Vallejo Medical Center and Sutter Solano Medical Center campus are within 0.3–0.6 miles, supporting strong day-time population.



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SITE PLAN



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NEARBY ANCHORS & POINTS OF INTEREST