

# Offering Memorandum



**Kevin Velotta**

Vice President | Sales and Leasing Specialist

DRE# 01945129

(562) 822.8717

kevin@kwestcre.com

1 Meyer Plaza, Vallejo | CA 94590

COMPASS  
COMMERCIAL

# PROPERTY SUMMARY

## 1 Meyer Plaza Vallejo, CA 94590

Compass Commercial is pleased to present the opportunity to acquire 1 Meyer Plaza, a centrally located industrial property. Located in the heart of Vallejo, 1 Meyer Plaza offers a strategic industrial location with convenient access to Interstate 80, Highway 29, and the greater San Francisco Bay Area. The property benefits from strong regional connectivity between the East Bay, Napa Valley, and Sacramento markets, making it ideal for warehouse, distribution, light industrial, and flex office users. Surrounded by a growing commercial and industrial base, the property provides tenants with excellent accessibility, nearby amenities, and a central position within Solano County's expanding industrial corridor.









### Potential Uses

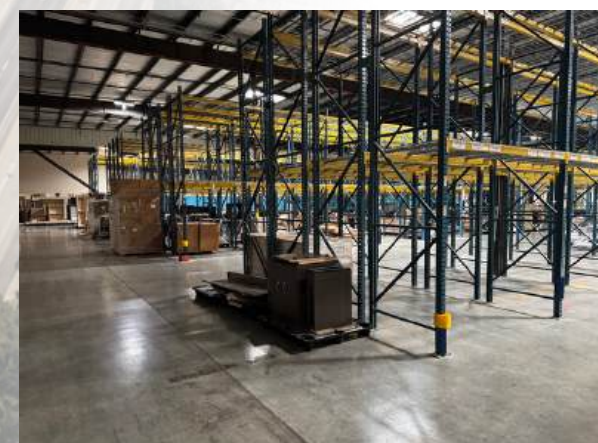
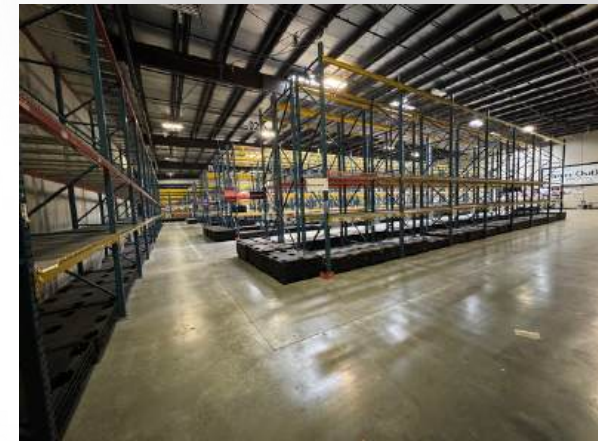
- Logistics & Distribution
- E-Commerce Fulfillment
- Food & Beverage Storage
- Light Manufacturing
- Last-Mile Delivery
- Flex Industrial HQ

### Highlights

- High clear ceiling heights ideal for warehouse and industrial operations
- Multiple roll-up doors for efficient loading and distribution access
- Existing pallet racking in place for immediate storage functionality
- Ample on-site parking for employees and visitors
- Convenient access to Interstate 80 and major regional transportation routes
- Functional office space in addition to warehouse area
- Full bathrooms with shower facilities
- On-site gym/fitness area for tenant convenience
- Flexible industrial layout suitable for a variety of business uses
- Strong surrounding demographics supported by dense residential neighborhoods and growing consumer activity
- Access to public transportation, local businesses, and community amenities

# Property Highlights

 <b>ADDRESS</b>	1 Meyer Plaza, Vallejo, CA 94590
 <b>TYPE</b>	Industrial / Office / Light Industrial
 <b>Rental Rate</b>	Call for Rates
 <b>BUILDING SIZE</b>	138,000 SF +- Warehouse   3,000 SF +- Office
 <b>LOT SIZE</b>	473,497 SF (10.87 acres)
 <b>PARKING</b>	80+- Gated parking spaces
 <b>ZONING</b>	Business / Light Industrial IL / Limited Industrial
 <b>YEAR BUILT</b>	1995



# 1 Meyer Plaza, Vallejo

138,000 SF

## Space Available

138,000 SF +- Warehouse  
1,500 - 3,000 SF +- Office

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## Door Sizes

102" x 121"

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## Clear Height

29'

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## Truck Court

100 - 130' +-

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## HVAC

Office Only

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## Parking Space

80 +- Gated Lot

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## Dock High Level Doors

18

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## Grade Level Doors

1

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## Column Spacing

40 ft

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## Sprinkler System

Existing

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## Power

480 Volt/3-Phase

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## Number of Pallet Racks

3300 Pallet Positions 2 Deep  
88 Pallet Racks Sizes Vary

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# Space Highlights



## HIGH FUNCTIONAL ASSET

Large-scale industrial and office campus offering a rare combination of size, functionality, and operational flexibility within the Bay Area market.



## VERSATILE USE

Well-suited for a variety of uses including light industrial, R&D, corporate headquarters, or flex operations.



## AMPLE PARKING & ACCESS

Well-configured site with 80+ parking spaces, excellent circulation, and existing infrastructure to support a range of operations.



## OPERATIONAL EFFICIENCY

Institutional-quality improvements, including rooftop solar, further enhance efficiency and long-term appeal.

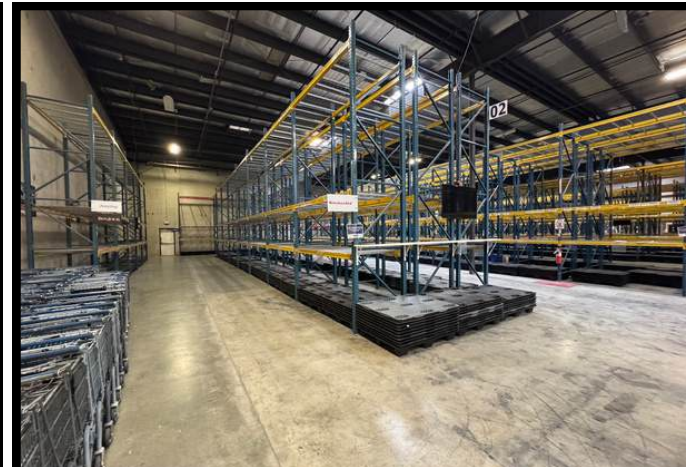
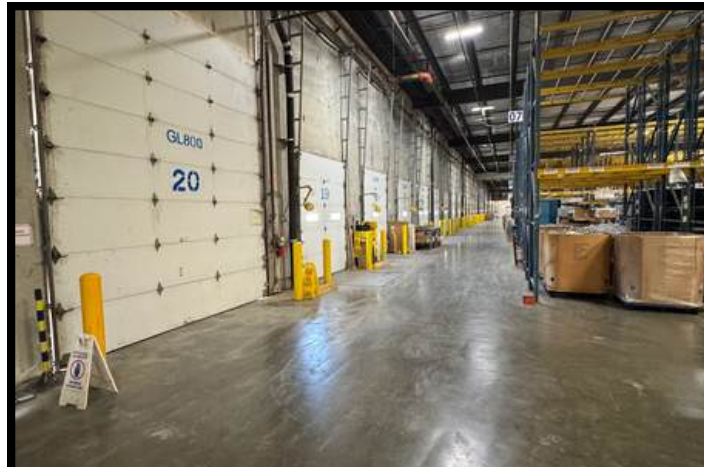
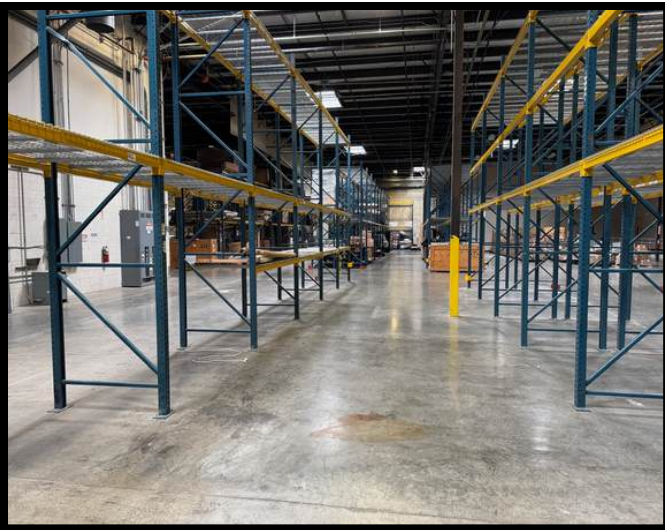


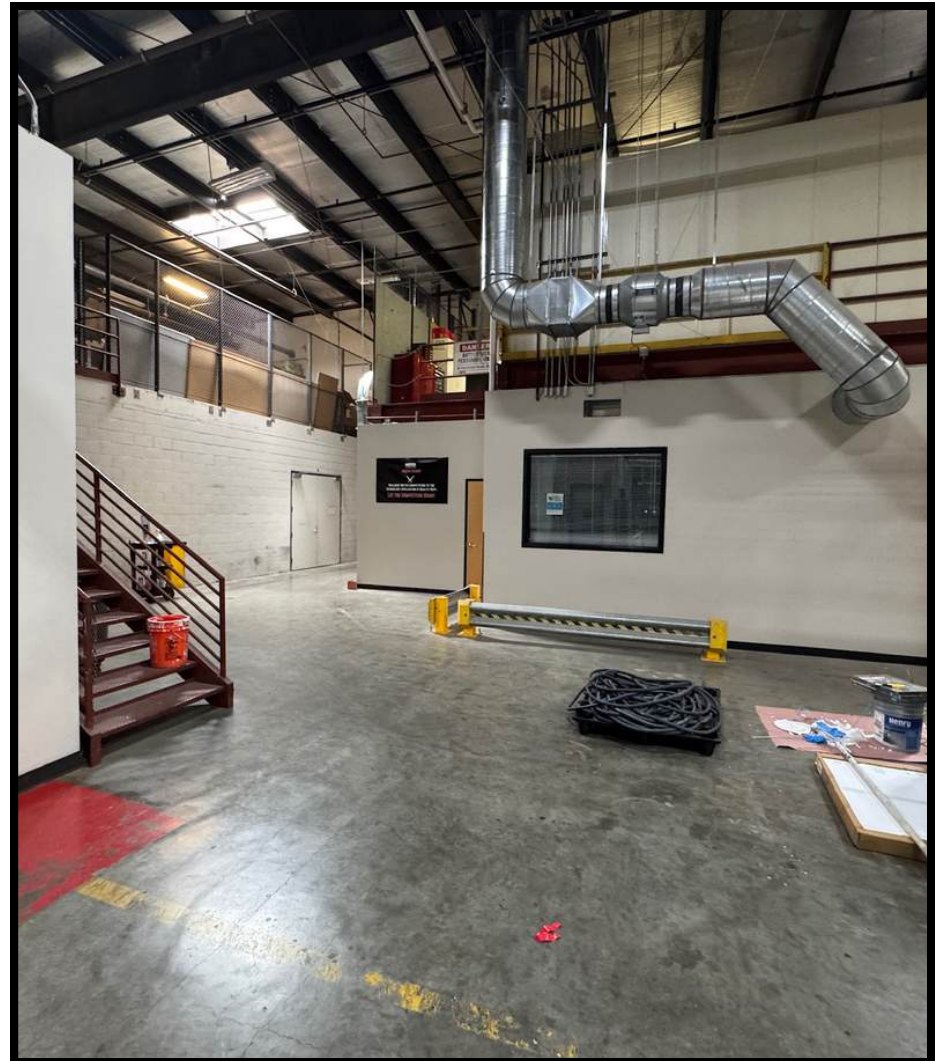
## SCARCE BAY AREA INVENTORY

High-quality layout with the scale and adaptability that is increasingly difficult to replicate in today's market.









# LOCATION MAP



## 1 MEYER PLAZA

VALLEJO, CA 94590

### TOP 5 NEARBY LOCATIONS

- 1 CARDENAS MARKETS  
0.8 MILES
- 2 INDEPENDENCE PARK  
0.9 MILES
- 3 RELAY CLUB  
1.4 MILES
- 4 ANCHOR SELF STORAGE  
0.4 MILES
- 5 MARE ISLAND FERRY TERMINAL  
1.6 MILES

### MAP LEGEND

- 1 Meyer Plaza

### LOCATION HIGHLIGHTS

- Centrally located in Vallejo  
Easy access to I-80 and I-780
- Minutes to Mare Island,  
Vallejo Ferry Terminal,  
and Downtown Vallejo
- Close to parks, retail,  
restaurants, and services
- Strategic location for  
distribution and operations

### DRIVE TIMES

I-80 Access	2 min
I-780 Access	5 min
Downtown Vallejo	5 min
Vallejo Ferry Terminal	6 min
Mare Island	7 min
Benicia	15 min
Fairfield	20 min
Napa	25 min

### MAP LEGEND

- Meyer Corporation
- Arts & Culture
- Parks & Recreation
- Dining & Entertainment
- Shopping
- Storage
- Museum
- Maritime / Naval

# LOCATION OVERVIEW



## PRIME LOCATION

Prominently positioned along Sonoma Boulevard in Vallejo's established industrial corridor.



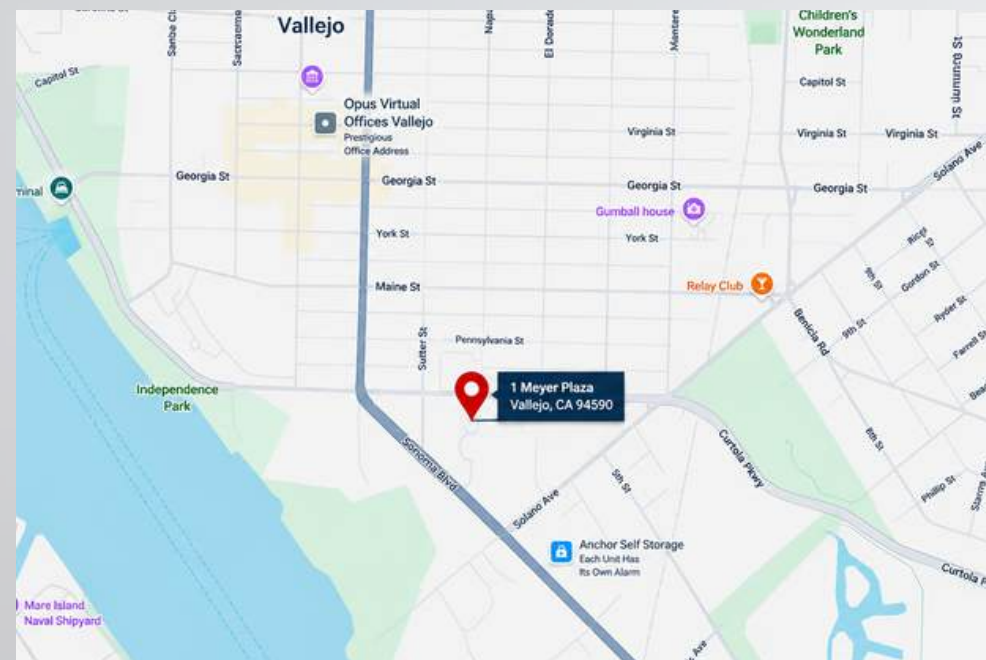
## EXCELLENT ACCESSIBILITY

Minutes from Interstate 80, Highway 37 and Vallejo Ferry Terminal providing seamless connectivity throughout the Bay Area.



## STRONG SURROUNDINGS

Surrounded by industrial, commercial and residential developments with a strong and diverse local economy.





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Email: kevin@kwestcre.com

Phone: 562-822-8717

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### 2. OWNER'S DUE DILIGENCE RESPONSIBILITY

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3. FINANCIAL & MARKET DATA

- Projections: Actual data and performance may differ significantly from projections.
- Market Rents: Estimates of market rents do not necessarily mean that rents can be established at or increased to that level.
- Financial Advice: Compass does not serve as a financial advisor. All financial data should be verified by the Owner, including the review of all applicable documents and reports in consultation with independent professionals.

### 4. INDEPENDENT CONSULTATION

Property Owners are strongly encouraged to discuss specific concerns with the following qualified professionals:

- Legal Questions: Should be discussed with an attorney.
- Tax Questions: Should be discussed with a Certified Public Accountant (CPA) or tax attorney.
- Title Questions: Should be discussed with a title officer or attorney.
- Property Condition: Questions regarding compliance, engineering, or structural integrity should be discussed with appropriate engineers, architects, or contractors.

### 5. FAIR HOUSING & EQUAL OPPORTUNITY

All properties and services are marketed by Compass Commercial in strict compliance with all applicable local, state, and federal fair housing and equal opportunity laws.

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