

3400
SONOMA BLVD
VALLEJO, CALIFORNIA



~~\$1,150,000~~ **\$1,050,000** | SELLER FINANCING!

FOR SALE OR LEASE | 3,456 SF MEDICAL OFFICE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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±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

Lease Rate: \$1.75± NNN

PRESENTED BY:

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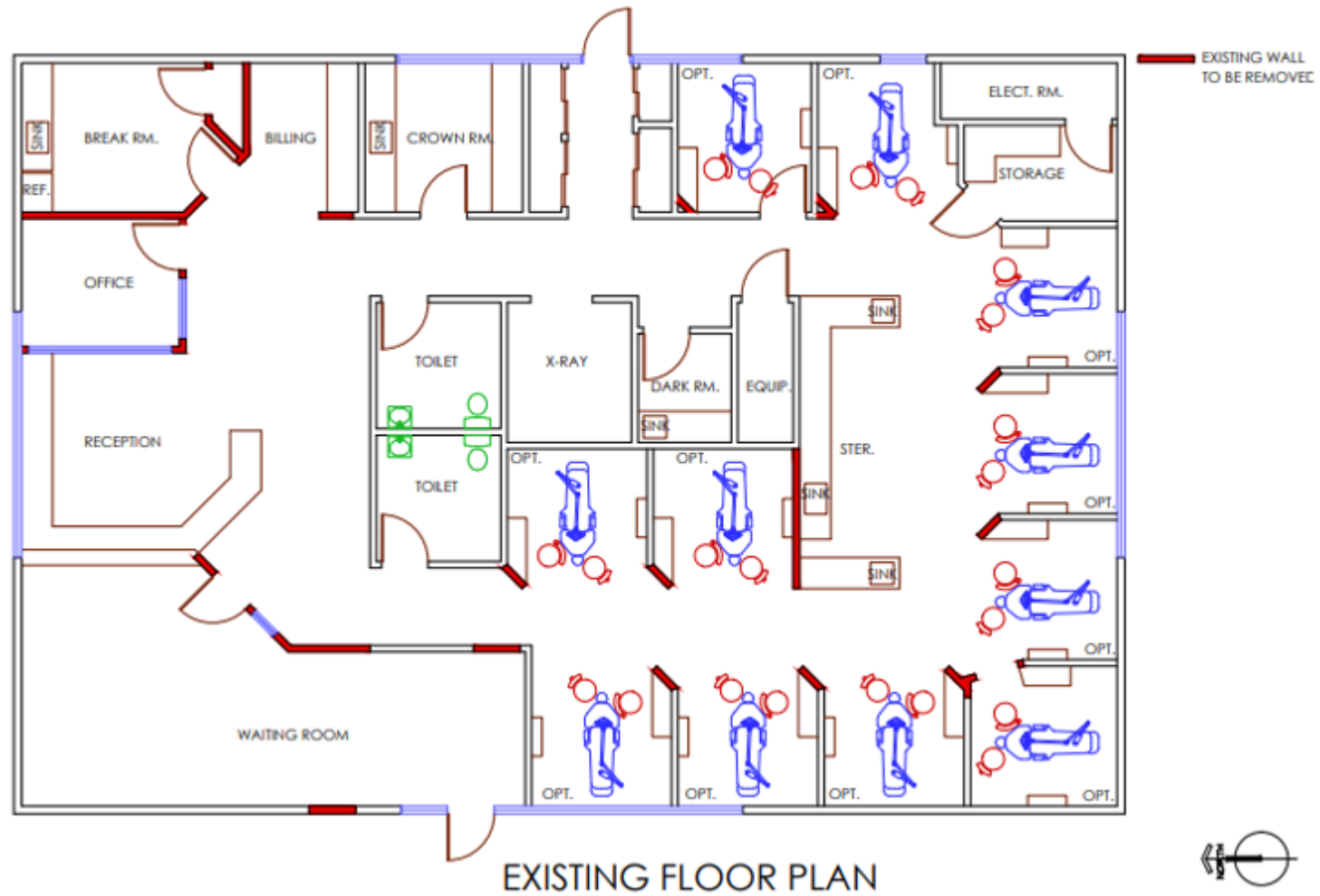
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FLOOR PLAN:



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INTERIOR PHOTOS:



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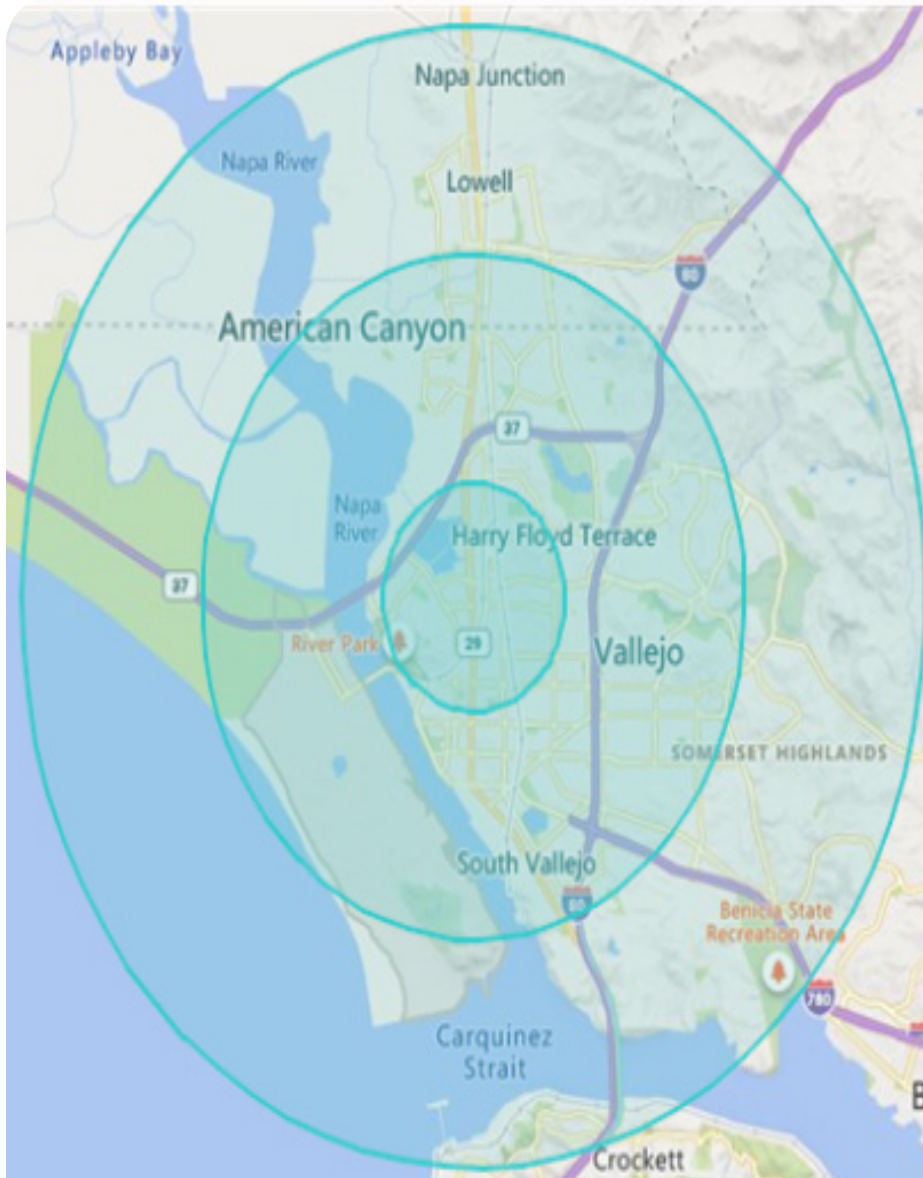
LOCATION OVERVIEW AND NEARBY AMENITIES:









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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