

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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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 & footage - 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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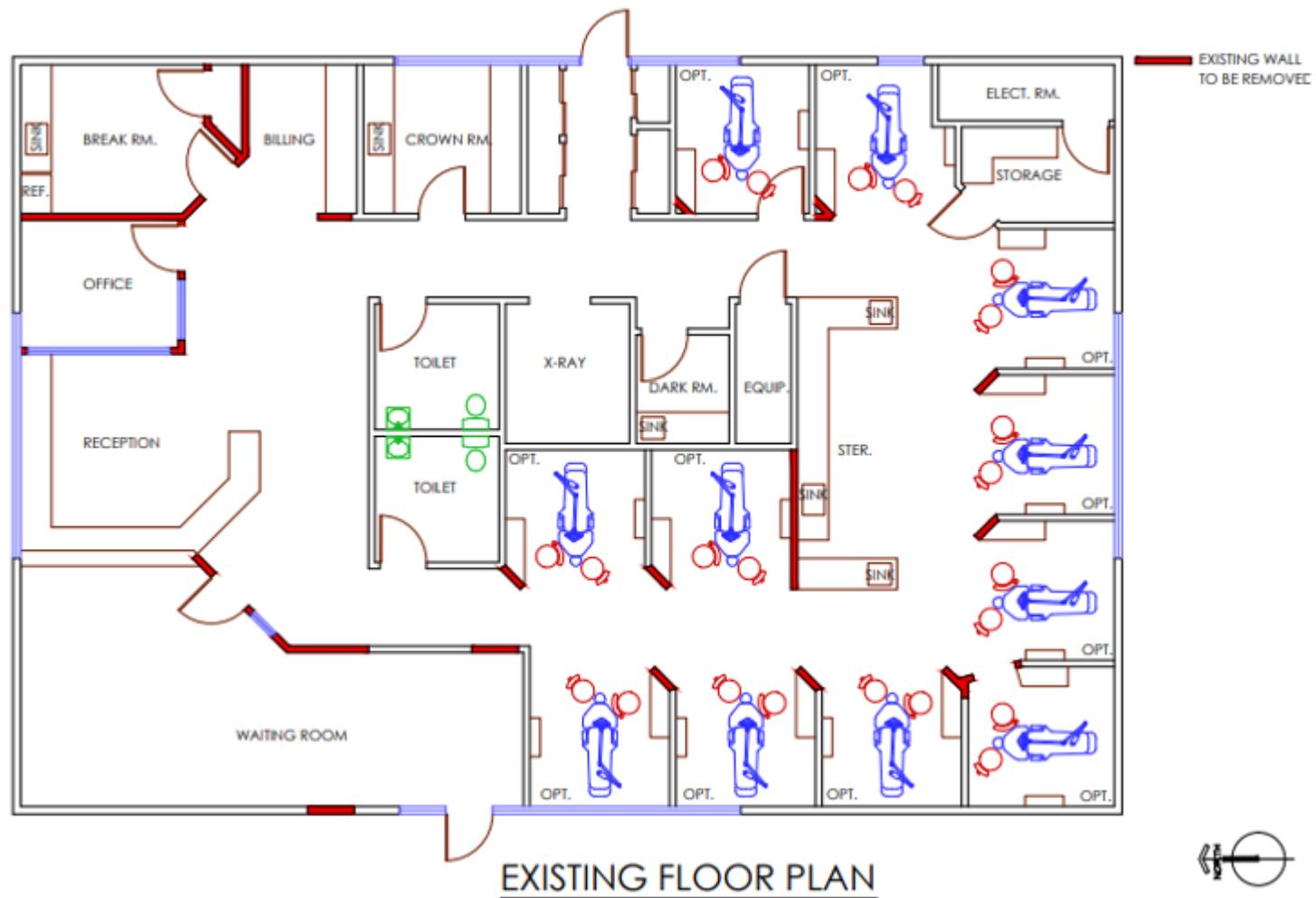
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## FLOOR PLAN:



PRESENTED BY:

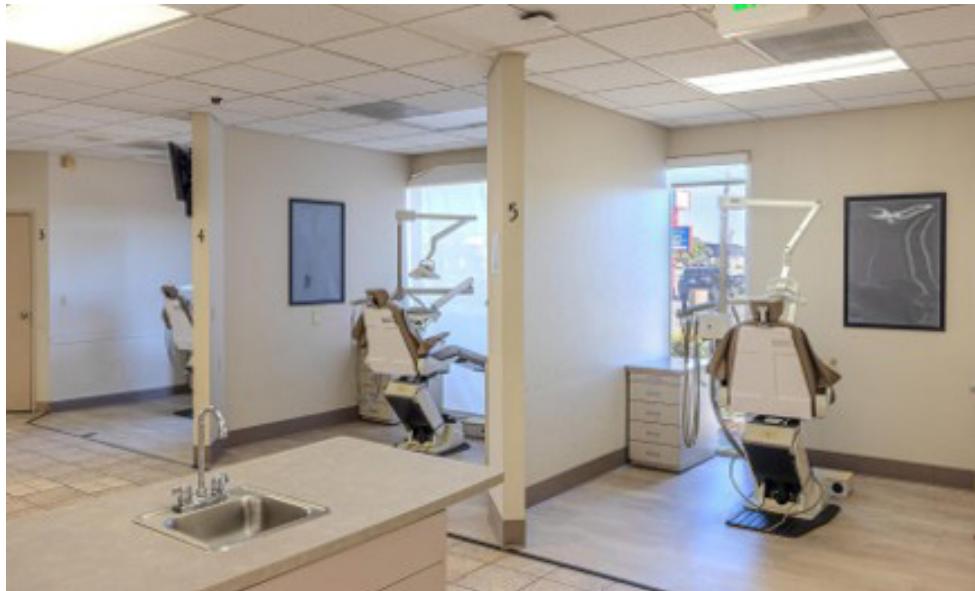
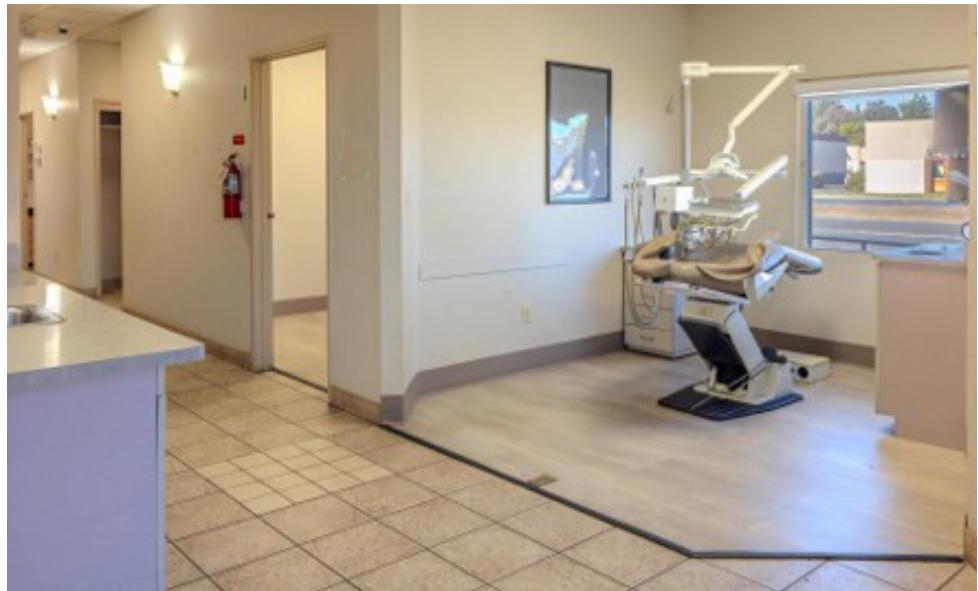
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## INTERIOR PHOTOS:



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## LOCATION OVERVIEW AND NEARBY AMENITIES:



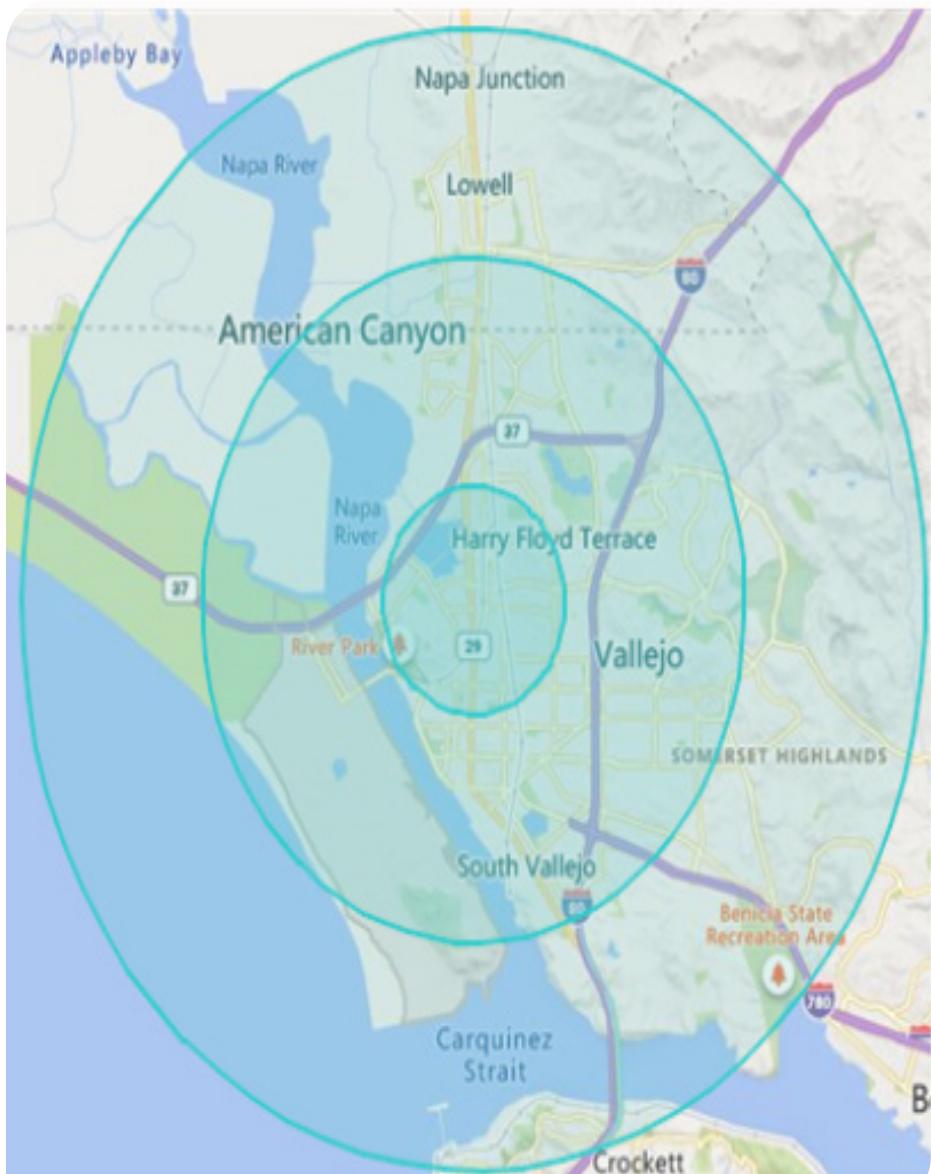
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## DEMOGRAPHICS:



	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: Landvison

