

**RETAIL SPACE FOR LEASE**  
**± 13,000 SF COMMERCIAL RETAIL END CAP SPACE**  
**1 Rancho Square, Vallejo, CA. 94589**



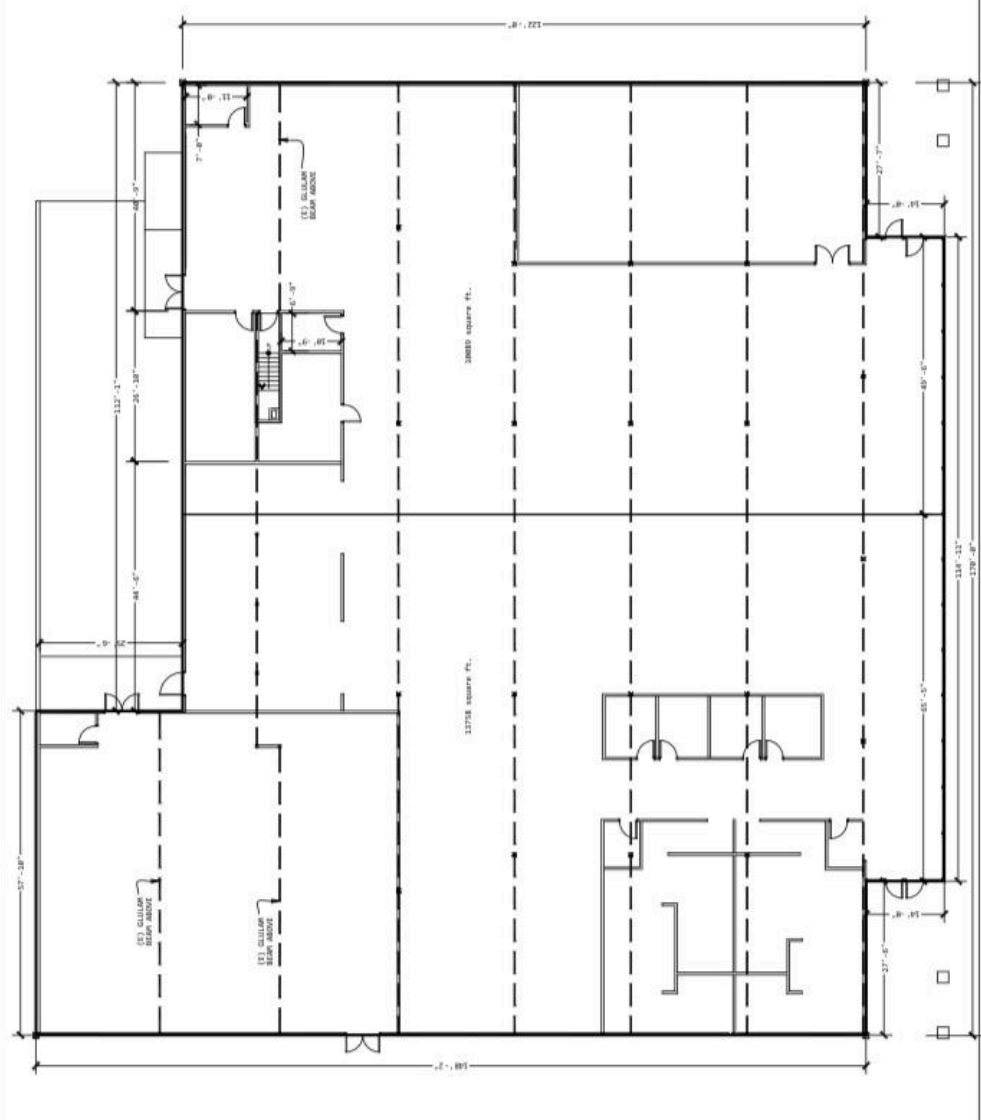
Highlights:

- APN: 0067-140-130
- Available Retail End Cap Space: ± 13,000sf
- Demised Anchor Building, adjacent tenant is a new Dollar Tree
- Onsite Parking Lot: ± 125 spaces
- Commercial Zoning
- Improved/Upgraded building
- HVAC: 8 Rooftop Units, 8 tons, 2 stage, 208-230 volts, 3 phase
- Electric: 1200 amps
- Rear loading
- Located at the signalized intersection of Highway 29/Sonoma Blvd and Mini Drive, along the American Canyon/Napa Valley corridor (Average Daily Traffic = ± 41,000 cars)
- Surrounding tenants in the area include: WalMart, Safeway, Walgreens, 7Eleven, Autozone, Hilton Doubletree Hotel, Marriott Fairfield Inn & Suites

**FOR LEASE:**

**End Cap Space (± 13,000 sf): \$1.50/sf NNN (NNN = ± \$0.20/sf)**

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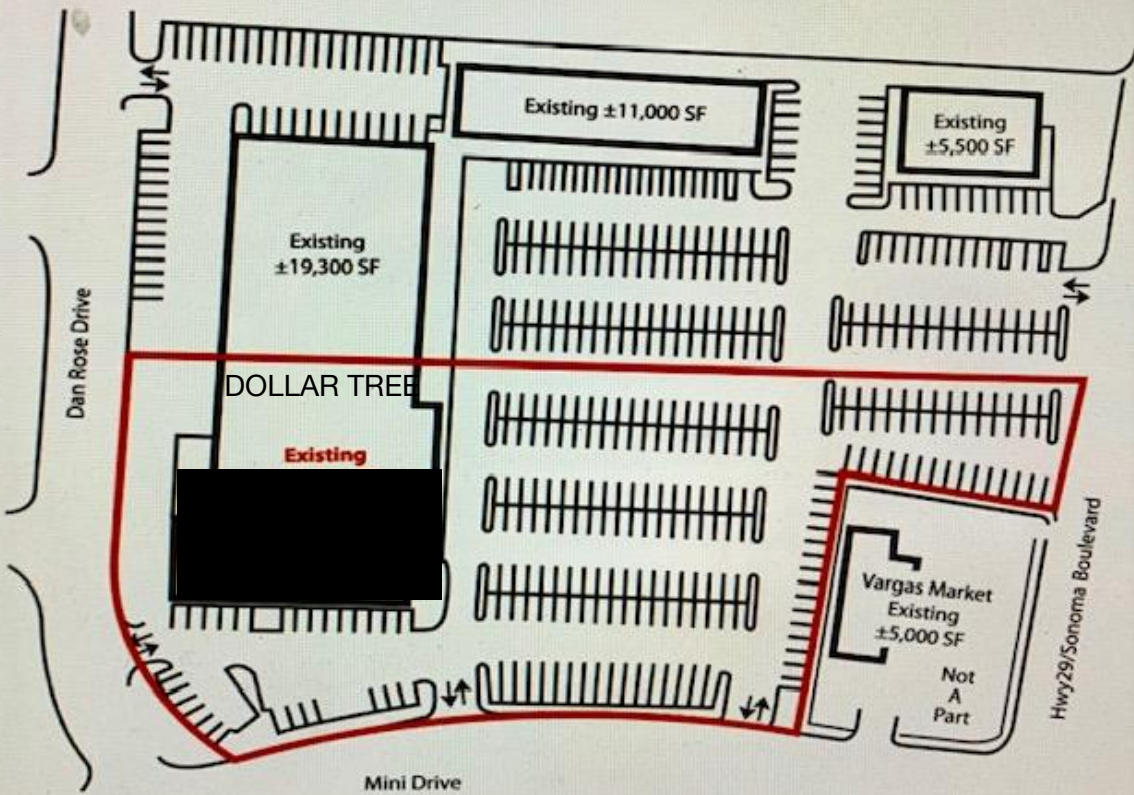


APPROXIMATELY :  
21000.00 SQFT

1 WALL PLAN

Rev. 10/1/10

# SITE PLAN



Dan Rose Drive

DOLLAR TREE

Existing

Existing  
±19,300 SF

Existing ±11,000 SF

Existing  
±5,500 SF

Vargas Market  
Existing  
±5,000 SF  
Not  
A  
Part

Hwy29/Sonoma Boulevard

Mini Drive









