



Property Description

Now available: a fully built-out restaurant space in one of Vallejo's most active commercial corridors. Previously operating as a bakery, this 2,900 sq ft storefront offers a turnkey opportunity for restaurateurs, cafes, bakeries, or food service concepts looking to launch or expand.

Location Description

Located on Sonoma Blvd near the Valle Vista Ave cross-street, this site boasts excellent street visibility, consistent vehicle and consumer traffic, and a strong mix of neighboring retail: McDonalds, Butter Cup Diner, Foster Lumber Yard, Enterprise Car Rental, Nissan Dealership and more.

OFFERING SUMMARY

Lease Rate:	\$1.80 SF/month (NNN)
Available SF:	2,900 SF
Lot Size:	32,895 SF
Building Size:	14,068 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	585	1,781	8,053
Total Population	1,540	4,609	21,003
Average HH Income	\$60,685	\$71,821	\$87,272







MICHAEL HOLCOMB

BROKER/OWNER | CALDRE #01458995
707.294.2944 | MHOLCOMB@WREALESTATE.NET
WCOMMERCIALRE.COM

GARY VAN DAM

BROKER ASSOCIATE | CALDRE #01321102
707.342.1538 | GVD100@AOL.COM
WCOMMERCIALRE.COM

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.