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FORMER QSR WITH DRIVE-THRU

VALLEJO, CA (SAN FRANCISCO BAY AREA)

Dense Commercial Corridor with Strong Retail Traffic



LEAD BROKERS

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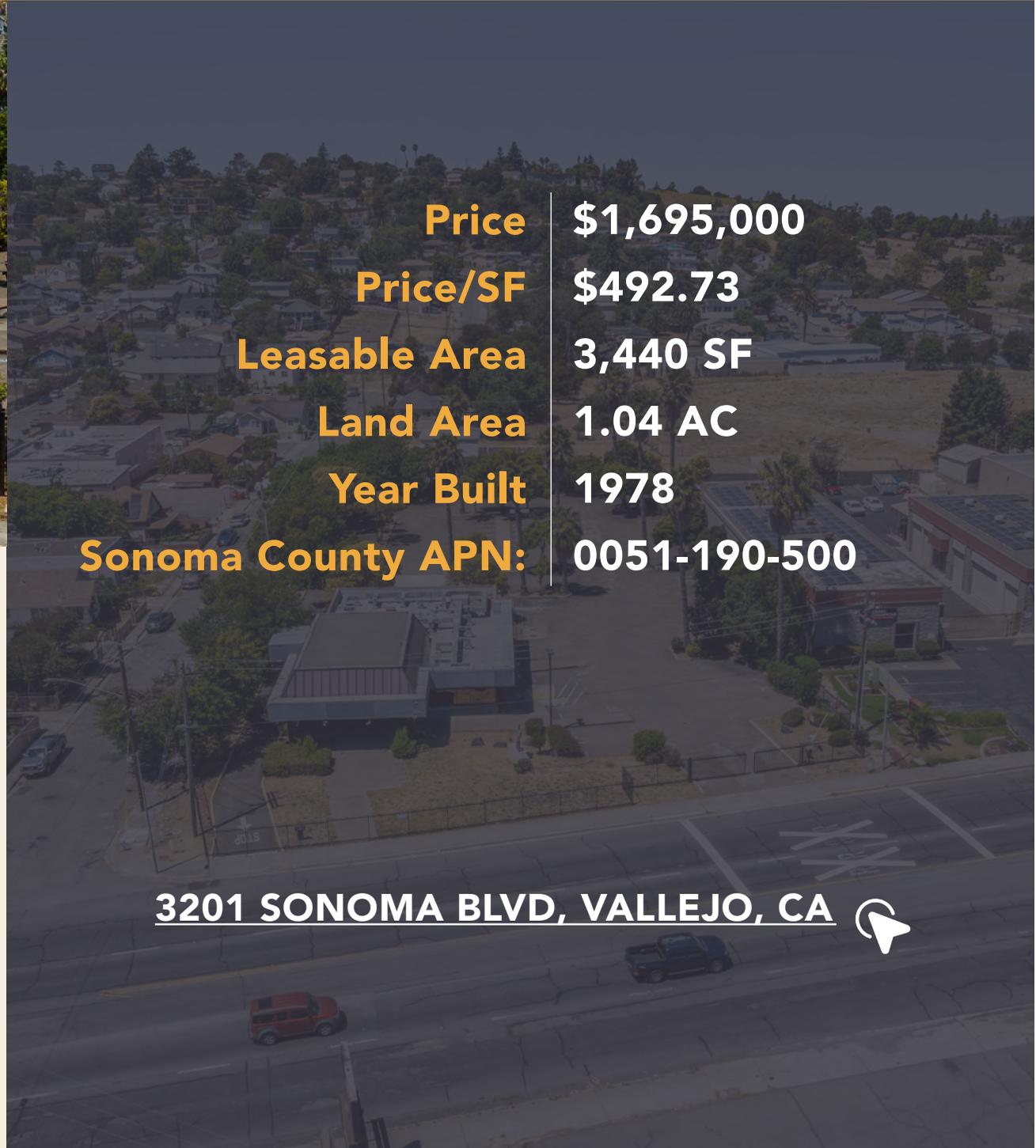
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Former QSR with a drive thru. The property was previously occupied by a cannabis tenant. Flexible zoning allows for a variety of retail and service uses. Approximately 14,300 VPD in front of the property.

| | |
|---------------------------|---------------------|
| Price | \$1,695,000 |
| Price/SF | \$492.73 |
| Leasable Area | 3,440 SF |
| Land Area | 1.04 AC |
| Year Built | 1978 |
| Sonoma County APN: | 0051-190-500 |

3201 SONOMA BLVD, VALLEJO, CA 





Located near major national retailers and a regional hospital in the main retail corridor of west Vallejo

22,984

VPD ALONG SONOMA BLVD

\$125K

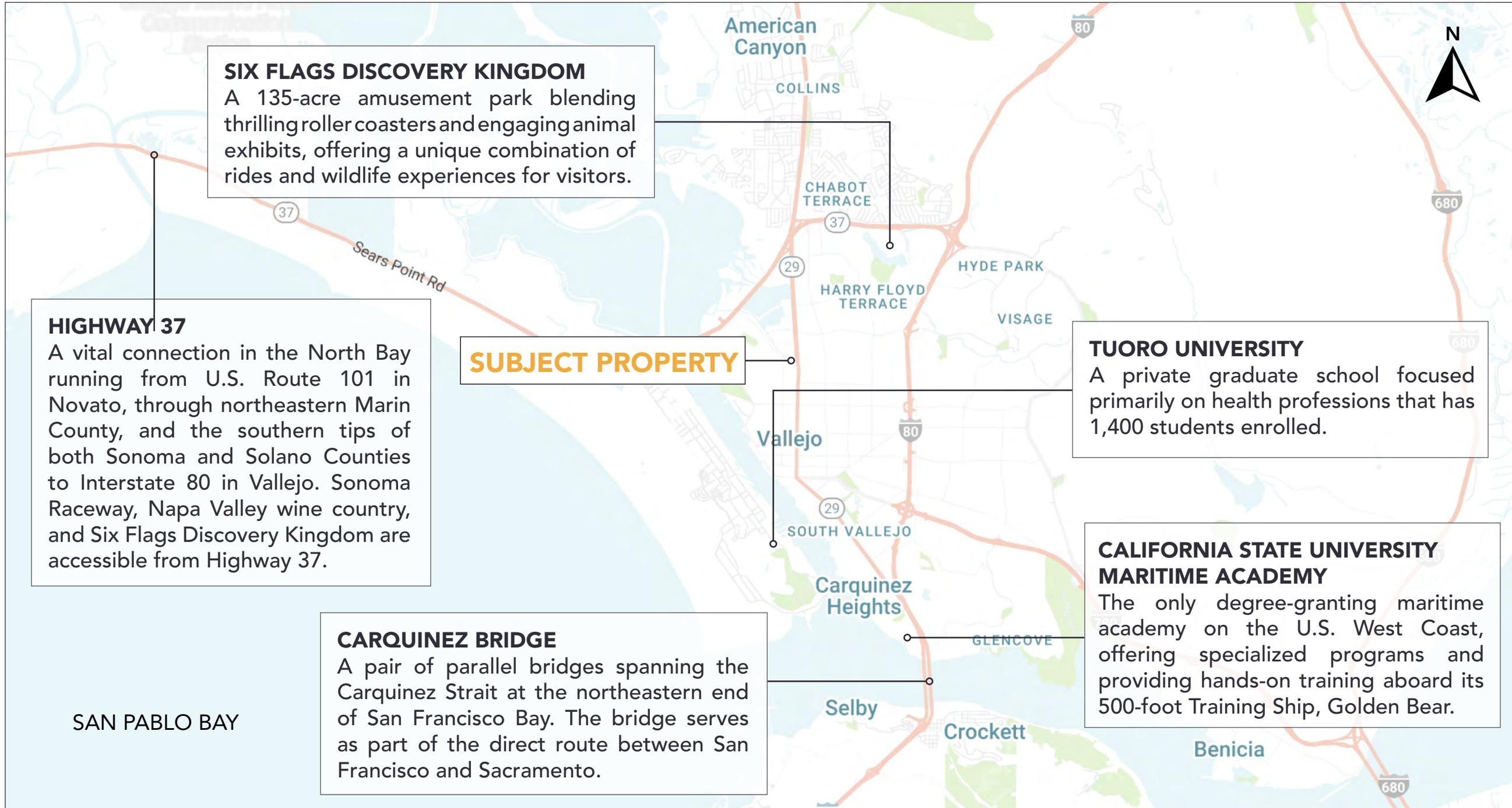
AVERAGE HOUSEHOLD INCOME IN A 5-MILE RADIUS

147K

POPULATION WITHIN A 5-MILE RADIUS







SIX FLAGS DISCOVERY KINGDOM
A 135-acre amusement park blending thrilling roller coasters and engaging animal exhibits, offering a unique combination of rides and wildlife experiences for visitors.

HIGHWAY 37
A vital connection in the North Bay running from U.S. Route 101 in Novato, through northeastern Marin County, and the southern tips of both Sonoma and Solano Counties to Interstate 80 in Vallejo. Sonoma Raceway, Napa Valley wine country, and Six Flags Discovery Kingdom are accessible from Highway 37.

SUBJECT PROPERTY

TUORO UNIVERSITY
A private graduate school focused primarily on health professions that has 1,400 students enrolled.

CALIFORNIA STATE UNIVERSITY MARITIME ACADEMY
The only degree-granting maritime academy on the U.S. West Coast, offering specialized programs and providing hands-on training aboard its 500-foot Training Ship, Golden Bear.

CARQUINEZ BRIDGE
A pair of parallel bridges spanning the Carquinez Strait at the northeastern end of San Francisco Bay. The bridge serves as part of the direct route between San Francisco and Sacramento.

SAN PABLO BAY





VALLEJO, CA, IN FOCUS

A CITY IN SOLANO COUNTY, A PART OF
THE LARGER SAN FRANCISCO BAY AREA



DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi | 10 mi |
|-------------------|-----------|-----------|-----------|-----------|
| Population | 14,787 | 102,013 | 147,948 | 254,271 |
| Average HH Income | \$104,128 | \$118,472 | \$125,091 | \$142,410 |
| Median HH Income | \$77,815 | \$92,816 | \$99,586 | \$114,644 |

A HISTORIC WATERFRONT CITY WITH AN EVOLVING ECONOMY

Vallejo is a vibrant city in the North Bay region of the SF Bay Area. With a **population of 124,637 residents**, it stands as the second-largest city in the North Bay. Vallejo is renowned for its rich history, having served as California's state capital in the early 1850s and housing the Mare Island Naval Shipyard, which was a significant ship construction facility during World War II.

Vallejo's economy has transitioned to a more diversified base, including healthcare, education, manufacturing, and tourism. **Major employers in the area include Kaiser Permanente, Sutter Health, and Six Flags Discovery Kingdom.** The city is also fostering growth in advanced manufacturing sectors, such as clean technology and maritime industries.

The city is home to two prominent higher education institutions that contribute significantly to the city's educational and professional landscape. **California State University Maritime Academy** is the only degree-granting maritime academy on the U.S. West Coast. **Touro University California**, is a private graduate institution focusing on health sciences, public health, and education.

Vallejo's **strategic location** along the San Pablo Bay offers residents and visitors scenic waterfront views and recreational opportunities. The city's **commitment to revitalizing its downtown** and waterfront areas aims to **enhance economic development** and community engagement. With its unique blend of historical significance, cultural diversity, and economic potential, Vallejo continues to evolve as a **dynamic community** within the Bay Area.



MARE ISLAND



RENDERING OF MARE ISLAND'S NEW MIXED-USE WATERFRONT DISTRICT

VALLEJO'S NEXT CHAPTER INCLUDES MAJOR INVESTMENTS & MEANINGFUL CHANGE

Vallejo is riding a wave of revitalization, anchored by transformative redevelopment and strategic investments. **Mare Island**, once a naval shipyard, is being reinvented as a vibrant, mixed-use waterfront district: over 100 businesses are now operational in 3.6 million ft² of commercial and industrial space, alongside 300+ residences, with a master plan envisioning up to 14,000 new homes and ~15,000 jobs across nine walkable neighborhoods. **The Vallejo Transit Center** and ferry terminal have received \$11 million in upgrades, and secured federal funding to reconfigure the terminal—enhancing ferry service, boosting resilience, and saving \$21 million in dredging costs over two decades. Broadband connectivity is expanding via a \$3.8 million CPUC grant reaching Mare Island and North Sonoma Boulevard.

Downtown and the **waterfront continue to attract cultural energy**, from the Empress Theatre and art walks to new retail and a Wintun Nation-led waterfront center. **Opportunity Zone incentives** are fueling adaptive reuse projects: historic shipyard buildings have become artist studios and advanced manufacturing hubs, led by Factory OS and Mare Island Brewing. With its rich diversity, growing transit options, economic diversity, and major developments underway, Vallejo is shaking off its stigma and **positioning itself as a compelling, emerging Bay Area community.**



THE SAN FRANCISCO BAY AREA

7.7M

SAN FRANCISCO MSA
POPULATION

\$654B

SAN FRANCISCO MSA
GDP FOR 2022

11.6%

BAY AREA EMPLOYMENT
ATTRIBUTED TO THE
TECH INDUSTRY

\$7.7B

TOURISM ECONOMIC
IMPACT IN 2022

A HUB FOR INNOVATION, TECHNOLOGY, AND LIFESTYLE

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world's finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf in San Francisco draw tourists year round. In 2022, total tourism spending in the Bay Area exceeded \$7.7 billion.

The Bay Area is a global hub for technology and innovation, boasting four of the world's ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary's College, and University of California, San Francisco.

San Francisco International airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed 47.1 million passengers in 2023.



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