

Kinetic Real Estate proudly presents:



Located in the Redwood Square Shopping Center on Tuolumne and Redwood Street

1792 Tuolumne Street Vallejo, CA 94589



Luis Velasco

Broker, Accredited Commercial Manager®

CALBRE# 01491441

Direct: 925.577.6038

Luis@kineticrealestate.net

Kinetic Real Estate, a CA Corp.

CALBRE# 01931986

1255 Treat Blvd., Suite 300

Walnut Creek, CA 94597

Office: 925.849.4955

www.kineticrealestate.net

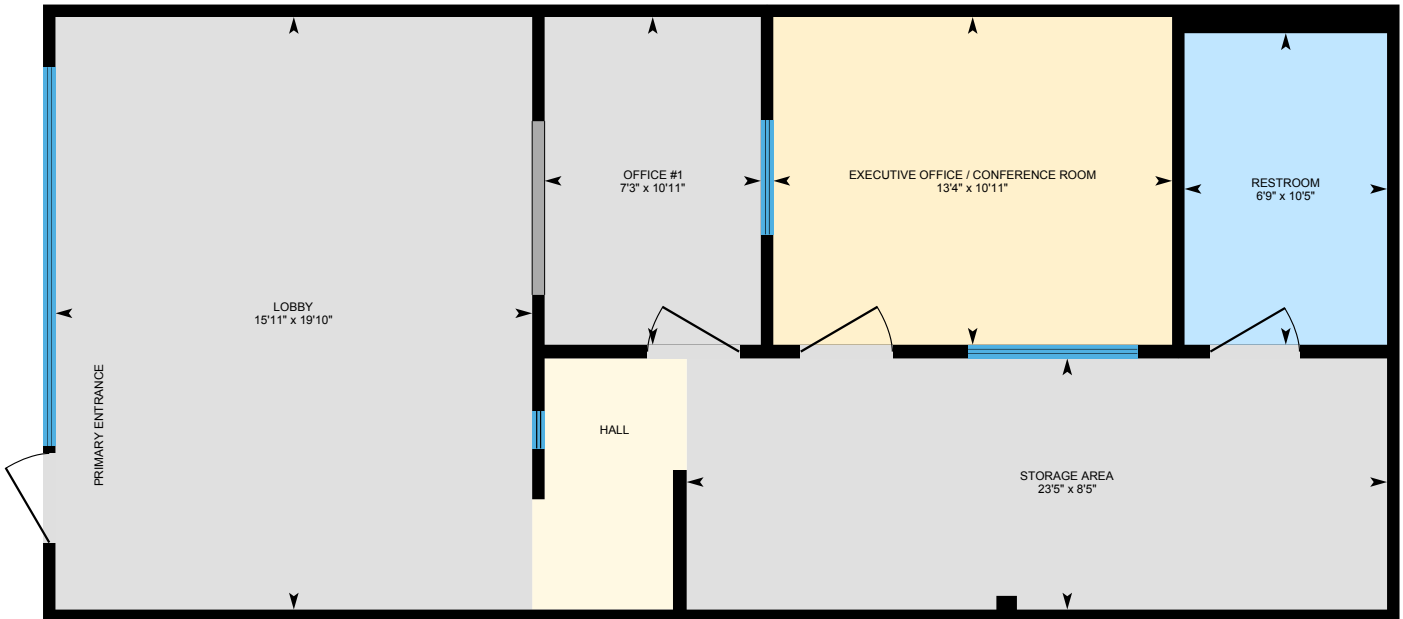
Visit the
property website



KINETIC

Residential | Property Management | Commercial

Main Floor Plan



Features

1792 Tuolumne Street, Vallejo, CA

Fully built out professional office located in a high traffic retail park

| | | |
|--------------|-------------|--------------------|
| Lot: | 87,850 | |
| Useable SF | 939 | * please verify |
| Gross SF | 900 | |
| Base Rate: | \$ 1.55 | |
| Base Rent: | \$ 1,395.00 | |
| Mo. CAMs: | \$ 415.41 | |
| Total Mo. Pr | \$ 1,810.41 | *subject to change |

Lease Type: Net Lease

Term: 5+ years

Key unit features:

High traffic area in Vallejo, main street between highway 80 and Highway 29

Fully built out professional office

1 private office, 1 executive office or can be used as a conference room

In unit restroom

Exterior signage opportunity

fire suppression system

Office Layout

Suite 1792 is a 900 sf full build out professional office unit previously occupied by State Farm Insurance. An aluminum store front door presents the opportunity for exterior signage. As you walk in, you are greeted by a large reception area to accommodate a reception desk and seating for your clients. There are two private offices—one can be used as an office and the other could be used as an executive office or conference room. The unit also includes its own private restroom.

Located in the Tuolumne & Redwood St. Shopping Center with a great mix of restaurants, medical, and service businesses, it is a great functional layout for your professional business. We welcome retail users. The unit has 900 useable sf of open sales floor with its own restroom.

Come and see if this office is right for you and your business.



Shopping Center Map

Located on a major transit street between the 80 and Highway 29. High traffic count area and a route to get to Napa from the Bay Area.

