



Investment Opportunity | Offering Memorandum

For Sale - UNPRICED

***Opportunity Zone**

MOTEL 6 VALLEJO, CA - SIX FLAGS WEST

1455 Enterprise Street,
Vallejo, CA, 94589





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INVESTMENT SUMMARY



MOTEL 6 VALLEJO
SIX FLAGS WEST





Investment Highlights

Strategic Positioning of the Property at 1455 Enterprise Street, Vallejo, CA, 94589

CONVENIENT ACCESS to the vibrant Napa Valley wine region, renowned for its world-class wineries and dining experiences, making it an attractive destination for wine enthusiasts and leisure travelers.

SWIFT PROXIMITY to major transportation routes such as I-80, offering seamless travel to San Francisco, Sacramento, and popular destinations in Northern California, including Lake Tahoe and the California coastline.

CLOSE TO NEIGHBORHOODS and local attractions, with a diverse range of dining, shopping, and entertainment options nearby, including Vallejo's historic downtown, Six Flags Discovery Kingdom, and the Vallejo Ferry Terminal for easy access to San Francisco.

IDEALLY SITUATED near outdoor recreational areas such as Blue Rock Springs Park and Golf Course, and Mare Island Shoreline Heritage Preserve, offering opportunities for hiking, golfing, and enjoying stunning views of the San Pablo Bay.

PROPERTY SUMMARY



MOTEL 6 VALLEJO
SIX FLAGS WEST

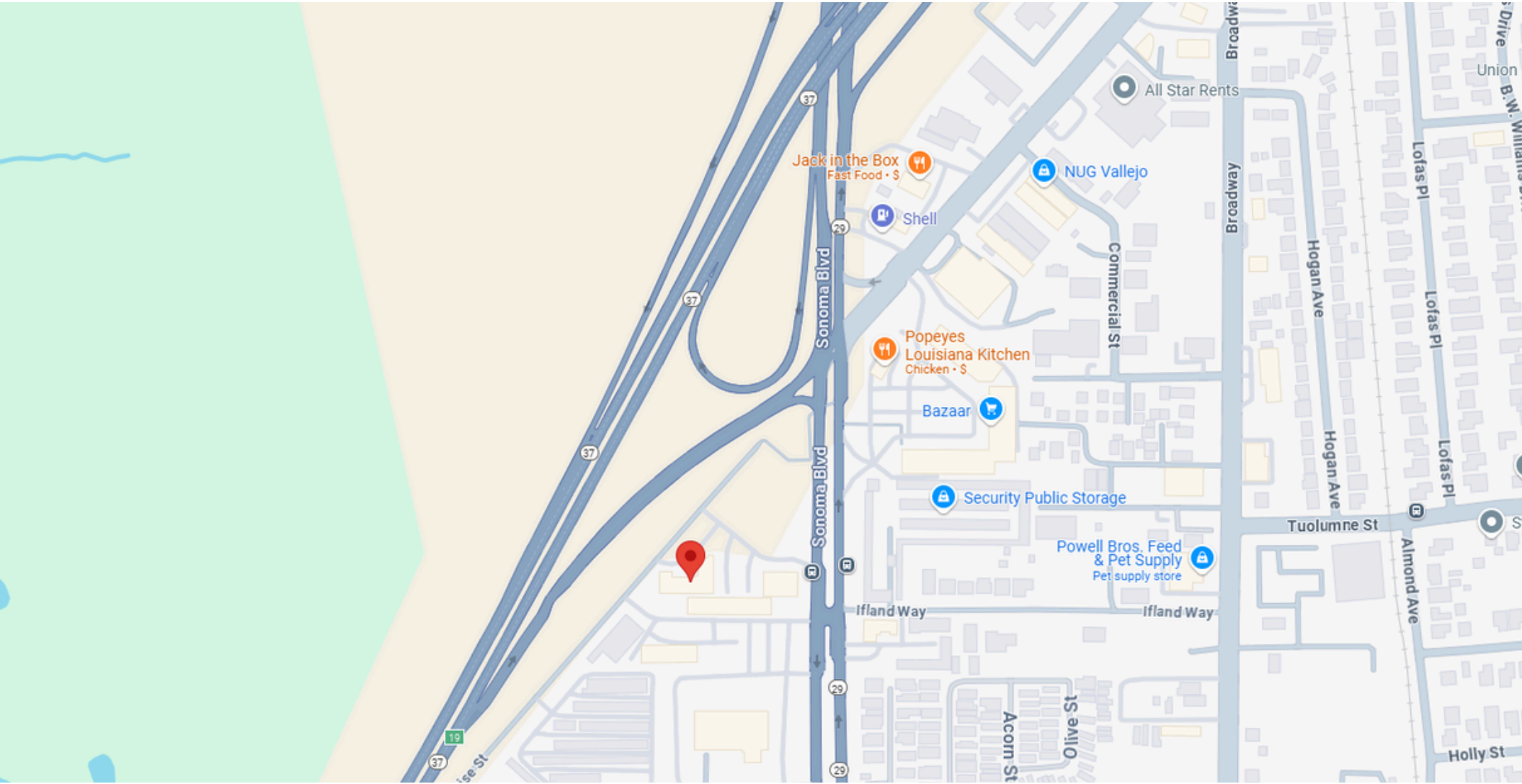


Executive Summary

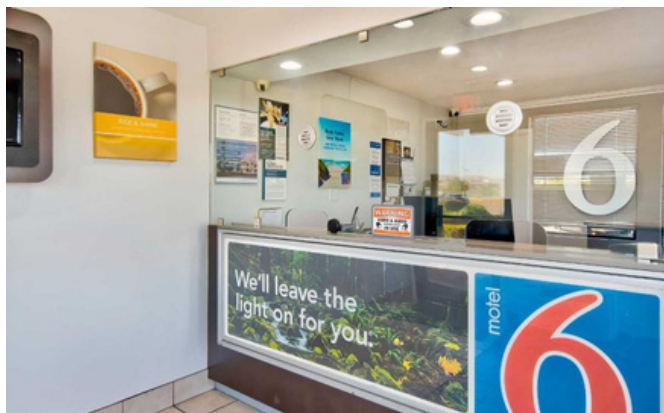


Price	UNPRICED
Site Size	34,064 SF (0.78 ACRES)
Building stories	2
Number of Rooms	55
Parking Spaces	50
Year Built	1976
<i>IN THE OPPORTUNITY ZONE</i>	

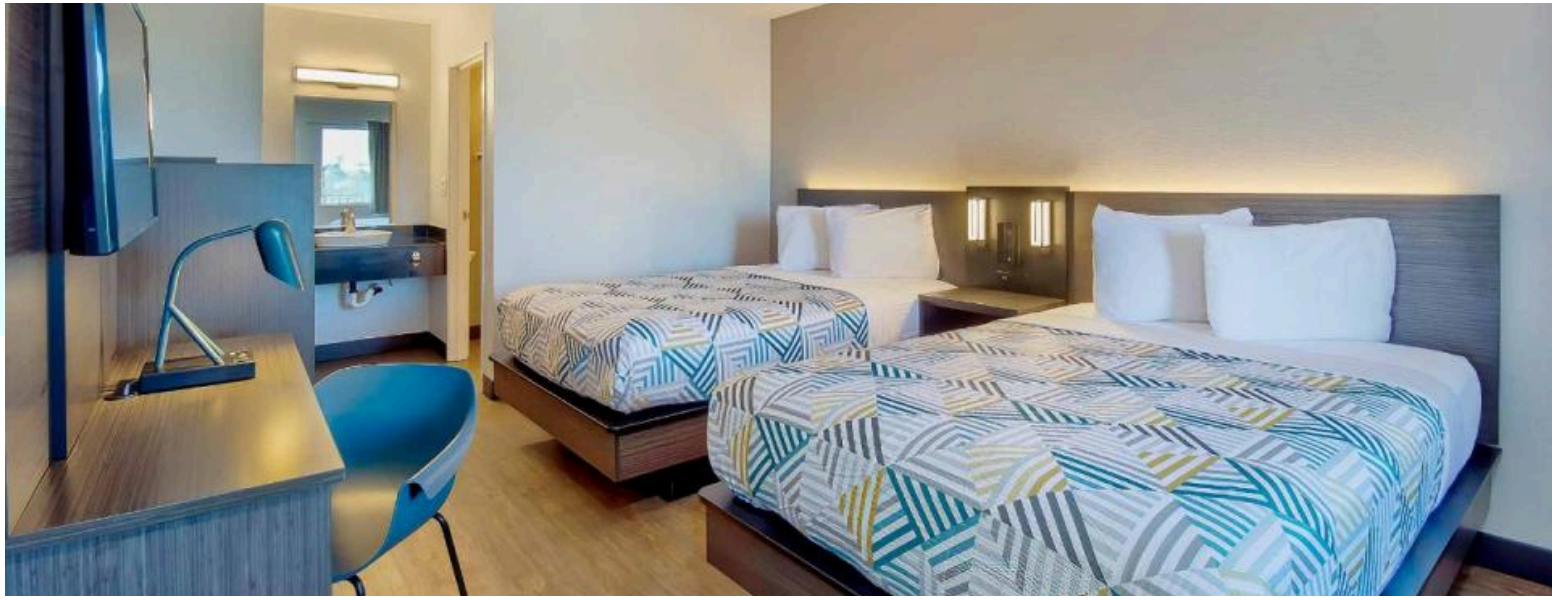
Aerial Map



Property Photos



Property Photos




MARKET OVERVIEW



MOTEL 6 VALLEJO
SIX FLAGS WEST





Top Area Attractions

- **Six Flags Discovery Kingdom (2 miles)** – A popular amusement park featuring thrilling rides, animal encounters, and family entertainment.
- **Napa Valley Wine Country (20 miles)** – Renowned for its world-class wineries, vineyards, and wine-tasting tours.
- **Vallejo Ferry Terminal (4 miles)** – Offering scenic ferry rides to San Francisco.
- **Mare Island Shoreline Heritage Preserve (5 miles)** – Ideal for hiking, wildlife viewing, and enjoying bay views.
- **Blue Rock Springs Golf Course (5 miles)** – A local favorite for golf enthusiasts.
- **Empress Theatre (4 miles)** – A historic venue hosting live performances and events in downtown Vallejo.
- **San Pablo Bay National Wildlife Refuge (8 miles)** – Perfect for bird watching and nature exploration.
- **Solano County Fairgrounds (2 miles)** – Home to various events, including fairs, expos, and concerts.
- **Downtown Vallejo (4 miles)** – Offering shopping, dining, and cultural attractions.
- **Benicia State Recreation Area (8 miles)** – A serene park for walking, cycling, and picnicking by the waterfront.

Market Overview - Vallejo, California

Located in Solano County at the crossroads of Northern California, Vallejo combines historical charm, cultural diversity, and accessibility, making it a vibrant and strategic city for both residents and visitors. Situated near the San Francisco Bay, Vallejo offers easy access to regional hubs like San Francisco, Napa Valley, and Sacramento, making it an attractive destination.

Population and Demographics

As of the 2020 census, Vallejo had a population of approximately **126,000** residents across **46,000** households. The city boasts a culturally diverse community with a strong sense of local pride. With an average household size of about **2.7 people**, Vallejo is home to professionals, families, and retirees who value its affordability and proximity to the Bay Area.

Economy and Key Industries

Vallejo's economy is diverse, with key sectors including:

- **Tourism and Entertainment:** Vallejo is home to Six Flags Discovery Kingdom, a top Northern California attraction that drives tourism and supports local businesses.
- **Wine and Hospitality:** Situated near Napa Valley, Vallejo benefits from its proximity to the world-renowned wine region, attracting wine enthusiasts and visitors seeking convenient lodging options.
- **Maritime and Trade:** The city's historic Mare Island Naval Shipyard has been repurposed into a hub for industrial, commercial, and residential uses, fostering economic growth.
- **Commuter Economy:** With the Vallejo Ferry Terminal providing direct access to San Francisco, the city supports a thriving commuter community.

Culture and Recreation

Vallejo offers a variety of cultural and recreational attractions:

- **Six Flags Discovery Kingdom:** A family-friendly amusement park featuring thrilling rides, animal exhibits, and live entertainment.
- **Mare Island:** A historic area with museums, walking tours, and waterfront views, showcasing Vallejo's naval heritage.
- **Vallejo Waterfront:** A scenic destination for walking, dining, and community events, including farmer's markets and festivals.
- **Blue Rock Springs Park:** A recreational area featuring hiking trails, picnic spots, and a popular golf course.

Neighborhoods and Housing

Vallejo's neighborhoods offer a range of options to suit diverse lifestyles:

- **Glen Cove:** A picturesque neighborhood with waterfront views and easy access to outdoor recreation.
- **Mare Island:** A unique mix of industrial lofts, historic homes, and new developments with a sense of history.
- **Hiddenbrooke:** A master-planned community featuring upscale homes, a golf course, and a serene suburban setting.



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