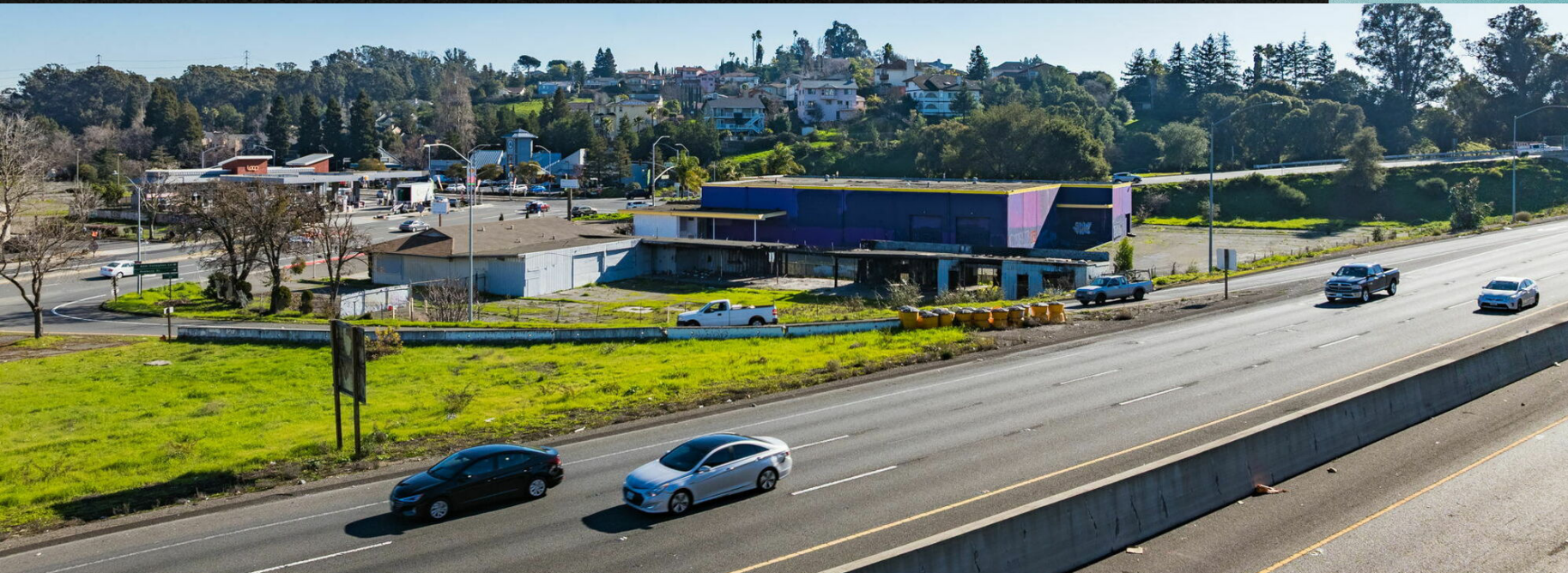


709 & 711 Admiral Callaghan Ln

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



FOR SALE

Amit Urban

650.382.0777

a.urban@bellstreet.com

Jeff Harrison

916.710.3099

j.harrison@bellstreet.com

Jake Janosky

650.888.5899

j.janosky@bellstreet.com


BellStreet

For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



Confidentiality & Disclaimer

All materials and information received or derived from BellStreet its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither BellStreet its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. BellStreet will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. BellStreet makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. BellStreet does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BellStreet in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
ADDITIONAL PHOTOS	5
AERIAL MAP	6
TRAFFIC COUNTS	7
ZONING	8
DEVELOPMENT SPOTLIGHT	9
DEVELOPMENT SPOTLIGHT – FAIRVIEW AT NORTHGATE	10
DEMOGRAPHICS MAP & REPORT	11

For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



Property Description

Introducing an exceptional development or tenant opportunity. This prime retail property that is highly visible along I-80 with over 160,000 cars per day in Vallejo. The property boasts excellent accessibility and exposure for businesses to thrive.

Property Highlights

- Excellent visibility
- Strategic high-traffic location
- Proximity to major transportation routes

Offering Summary

Sale Price:	Subject to Offer
Lot Size:	83,802 SF
Building Size:	22,239 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	817	2,018	6,652
Total Population	2,189	5,416	18,605
Average HH Income	\$125,190	\$124,845	\$124,162

For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



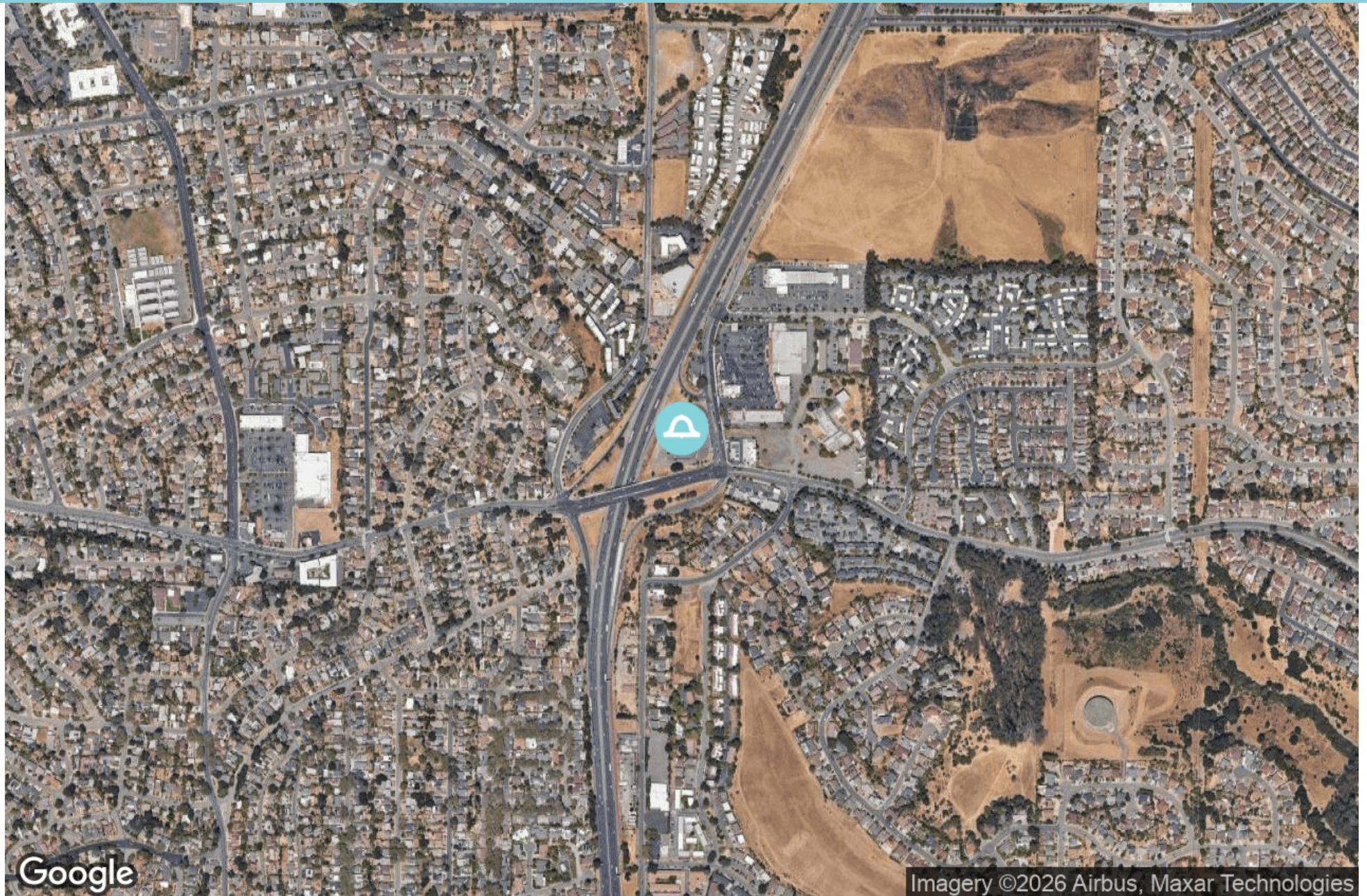
For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591

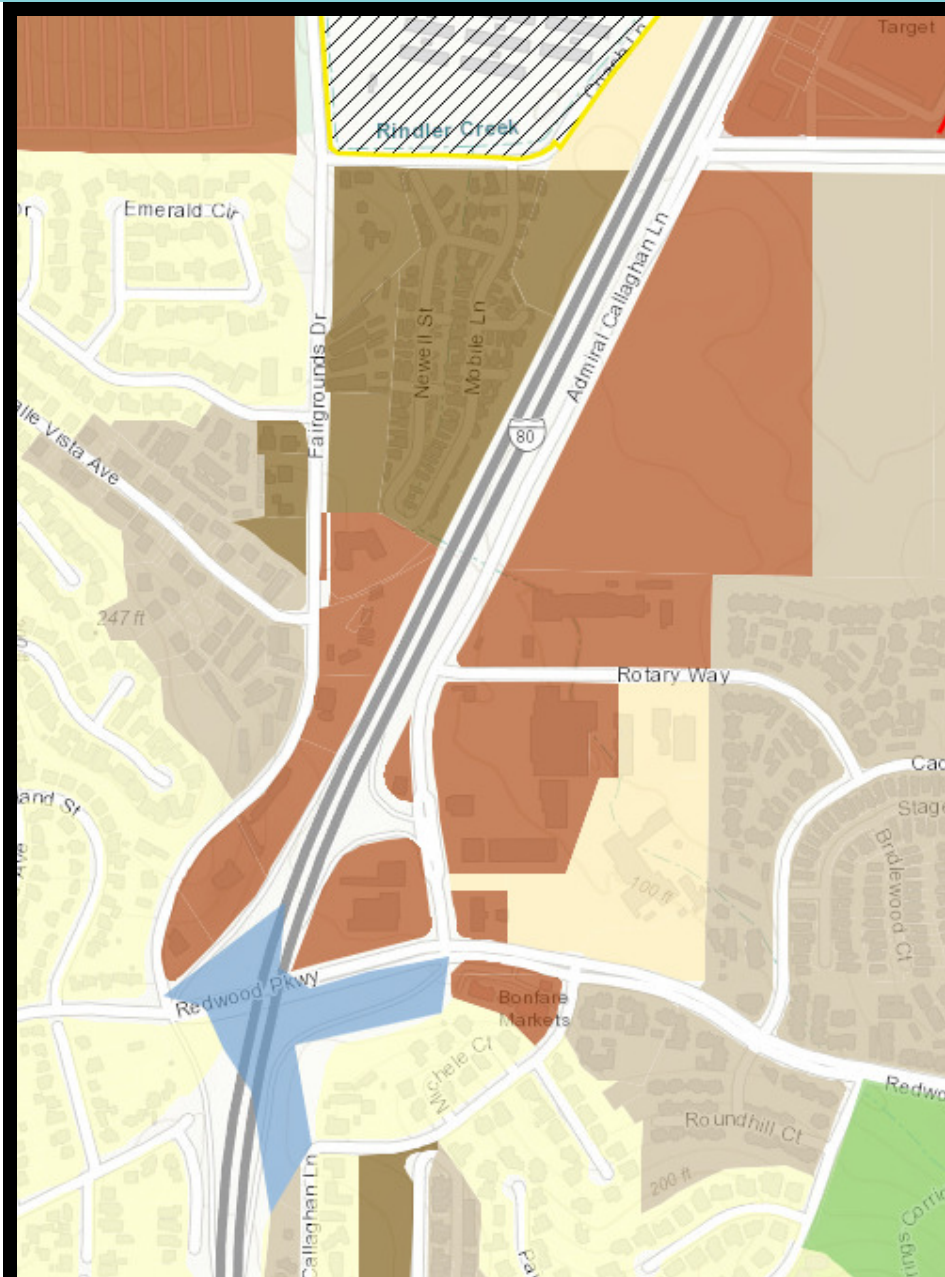


Traffic Counts – Made With TrafficMetrix® Products (2025)

Collection Street	Cross Street	Traffic Volume (VPD)	Distance From Property
Redwood Pkwy	Admiral Callaghan Ln E	27,153	0.04 mi
Admiral Callaghan Ln	Redwood Pkwy S	24,418	0.05 mi
Redwood Pkwy	Admiral Callaghan Ln NE	6,645	0.06 mi
Redwood Pkwy	Admiral Callaghan Ln W	16,754	0.07 mi
Admiral Callaghan Ln	Rotary Way N	15,825	0.08 mi
Redwood Parkway	Redwood St NW	12,9058	0.08 mi
Hwy 80	-	162,323	0.08 mi
Redwood St	Redwood St	24,428	0.11 mi
Redwood Pkwy	Kathy Ellen Dr SE	18,226	0.12 mi

For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591



RC Regional Commercial:

The RC Zoning District is intended to create and establish regulations for sites that provide general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Design and development standards will accommodate auto-oriented uses and require buffering and transitions to adjacent residential neighborhoods.

For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591

Fairview At Northgate

The proposed project is a mixed use development on a vacant 51.3-acre site. The main components of the project include:

- A 152,138-square-foot Costco store on the southwest portion of the site, with a tire center, gasoline sales, and 774 surface parking spaces;
- Closure of the existing Costco store and gas station at 198 Plaza Drive upon completion of the new store;-
- A commercial center on the northwest portion of the site, with four buildings totaling 27,500 square feet (including a drive-through restaurant) and 188 surface parking spaces;
- 178 two-story single-family dwellings on the east portion of the site;
- A central open space buffer, including protected wetlands, between the commercial and residential portions of the project;
- Widening of Admiral Callaghan Lane from two to four lanes, with a new traffic signal at the main Costco driveway





REFER TO PAGE 9 FOR LEGEND

For Sale

709 & 711 Admiral Callaghan Ln Vallejo, CA 94591

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,189	5,416	18,605
Average Age	40	40	42
Average Age (Male)	39	39	41
Average Age (Female)	41	42	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	817	2,018	6,652
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$125,190	\$124,845	\$124,162
Average House Value	\$627,950	\$637,847	\$647,727

2020 American Community Survey (ACS)

