

# 4355 SONOMA BOULEVARD

Marcus & Millichap

VALLEJO, CA 94589



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Marcus & Millichap





**BROKER OF RECORD:**

**TONY SOLOMON**

License # 01238010  
23975 Park Sorrento  
Suite 400  
Calabasas, CA 91302



# PROPERTY DETAILS

ADDRESS 4355 Sonoma Blvd,  
Vallejo, CA 94589

PRICE \$1,600,000

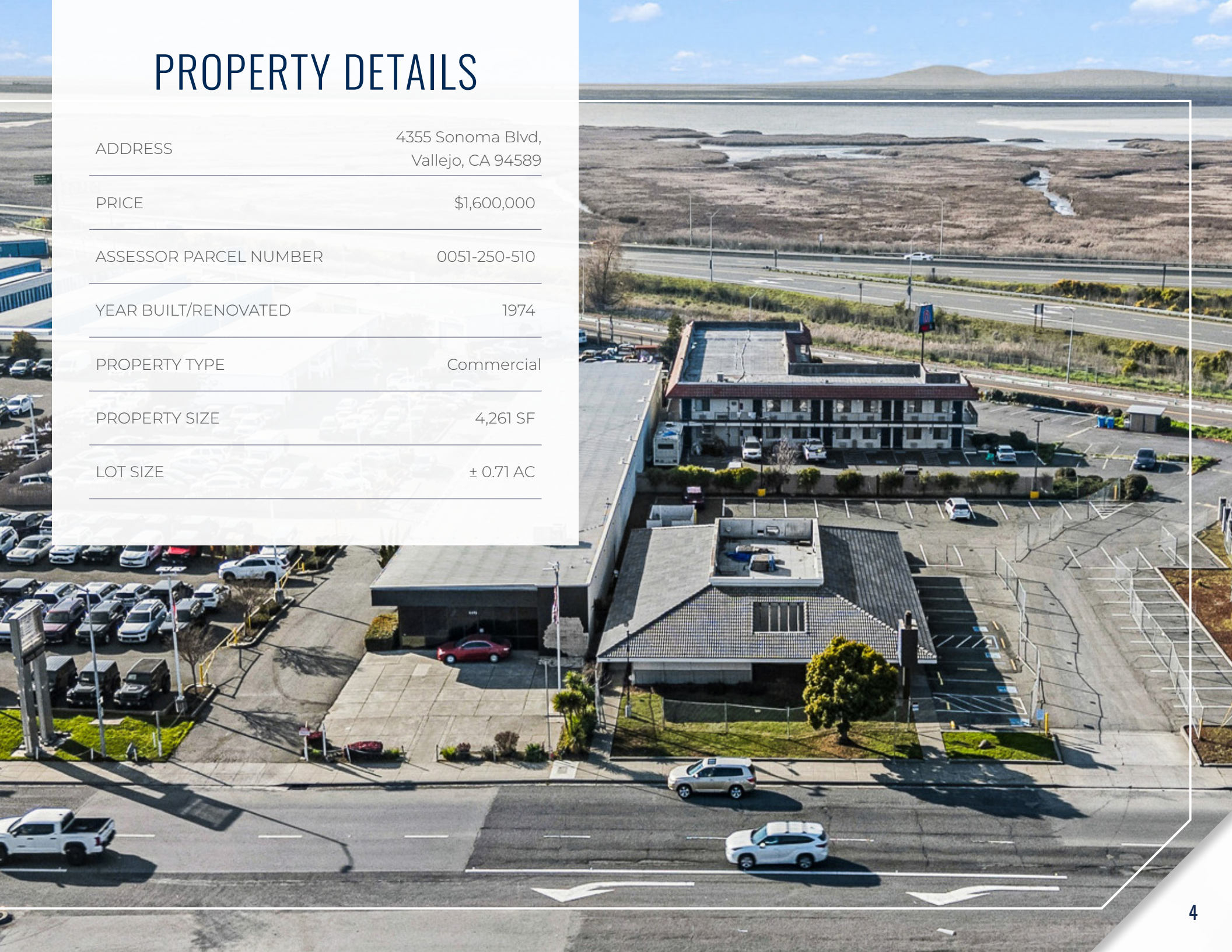
ASSESSOR PARCEL NUMBER 0051-250-510

YEAR BUILT/RENOVATED 1974

PROPERTY TYPE Commercial

PROPERTY SIZE 4,261 SF

LOT SIZE ± 0.71 AC





# EXECUTIVE SUMMARY

4355 Sonoma Blvd in Vallejo, CA 94589 offers a highly visible and convenient location along Sonoma Blvd. The property provides generous parking, featuring 40 spaces—equivalent to approximately 4.2 spaces per 1,000 SF. It sits within a busy retail corridor that sees an average daily traffic count of 30,416 vehicles. The surrounding area is anchored by numerous national retailers and service providers, including Starbucks, Walmart, Smart & Final Extra!, CVS, Bank of America, Big 5 Sporting Goods, Jiffy Lube, Arco/AMPM, Popeyes, and several others, making it an ideal spot for strong customer exposure and accessibility.

- **High-Growth Area:** Surrounded by new and planned development, including a 429-unit residential project (1.4 mi), adjacent car wash, nearby retail with Panda Express (0.3 mi), Costco (3.8 mi), a casino (3.6 mi), and multiple new housing communities.
- **Prime Visibility:** Located on Sonoma Blvd (Hwy 29) with excellent exposure and immediate access to Hwy 37.
- **Strong Traffic Drivers:** Adjacent to Motel 6 and the future car wash, and in close proximity to major medical facilities including Kaiser Permanente (248 beds) and Sutter Medical Center (102 beds).





# PROPERTY PHOTOS





# AERIAL MAP





# RETAIL MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: NearMap 2026



# MARKET OVERVIEW

## SOLANO COUNTY, CA

Located between San Francisco, Oakland and Sacramento, Solano County sits within the Napa and Suisun Valley wine regions and is known for its wineries and diverse agriculture, including tomatoes, prunes and walnuts. Interstate 80 and port access in Benicia support industrial parks that benefit from lower costs than nearby metro areas. The county is home to Travis Air Force Base, a key military hub for airlift and logistics, which also provides local jobs. While many residents commute out for work, the area attracts homebuyers with more affordable housing. Vallejo and Fairfield are the largest cities, each around 120,000 residents.

### ECONOMY

- Advanced Manufacturing & Materials employers in Solano County include Dunlop Manufacturing, M&G DuraVent and Petrochem Insulation — all key players in industrial products and services.
- Biotech & Pharmaceuticals in the county feature companies like Genentech and Janssen Pharmaceuticals, along with other biotech firms such as Novici Biotech and Hemostat Laboratories.
- The food and beverage sector is supported by firms like Jelly Belly Candy, Guittard Chocolate Co., Mariani Packing Co., Superior Farms and Valley Fine Foods.
- Among the health care employers here are Kaiser Permanente, NorthBay Health and Sutter Health, providing vital medical services and employment in the region.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### QUICK FACTS



#### POPULATION

**449K**

Growth 2024-2029\*  
**1.5%**



#### HOUSEHOLDS

**160K**

Growth 2024-2029\*  
**1.7%**



#### MEDIAN AGE

**39.0**

U.S. Median:  
**39.0**

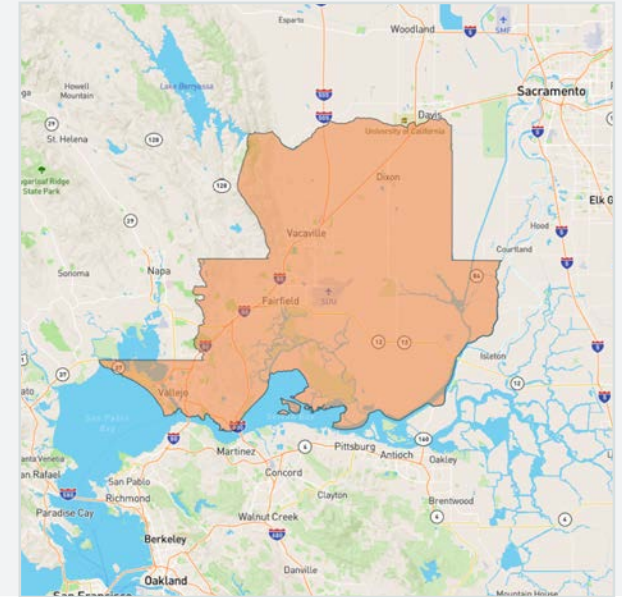


#### MEDIAN HOUSEHOLD INCOME

**\$100,500**

U.S. Median:  
**\$76,100**

\* Forecast



### METRO HIGHLIGHTS



#### DIVERSE ECONOMIC BASE

In addition to Travis Air Force Base, other economic drivers include advanced materials, logistics, and food and beverage, as well as life sciences companies.



#### LOWER COST-OF-LIVING

More affordable home and land prices than in nearby San Francisco, San Jose and Oakland attract companies and residents.



#### SKILLED LABOR POOL

Cal Maritime, Touro University and Solano Community College are a few of the many institutions of higher learning within the county that help provide an educated workforce. While not in the county, UC Davis and UC Berkeley are located nearby.





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