



FOR LEASE

RETAIL PROPERTY

Vallejo Plaza

3325 Sonoma Blvd
Vallejo, CA 94590

**LEASE RATE: \$2.00 - 2.50
SF/MONTH (NNN)**

983 - 7,064 SF AVAILABLE



Jeffrey Helm

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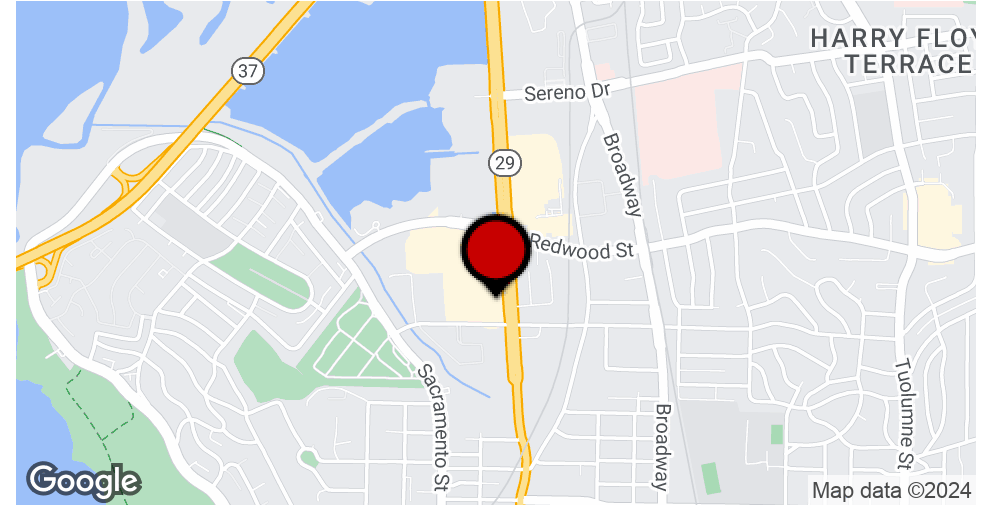
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Executive Summary

Vallejo Plaza

3325 Sonoma Blvd, Vallejo, CA 94590



OFFERING SUMMARY

Lease Rate:	\$2.00 - 2.50 SF/MO (NNN)
Building Size:	239,498 SF
Available SF:	983 - 7,064 SF
Lot Size:	19.12 Acres
Number of Units:	48
Year Built:	1961
Renovated:	1986
Zoning:	CP
Market:	Vallejo
Traffic Count:	15,275

PROPERTY OVERVIEW

Welcome qualified tenants! We have an amazing opportunity for you - potential free rent in an incredibly high-traffic area with 24/7 365 video monitoring service for your safety and security. Situated on Sonoma Blvd (31,833 ADT) & Redwood St (17,168 ADT) between two signalized intersections and anchored by Seafood City, Planet Fitness, DD's Discounts, and more, this is an offer you don't want to miss. Come take advantage of this friendly offer and secure yourself a spot in this amazing area.

PROPERTY HIGHLIGHTS

- Potential free rent for qualified tenants
- High Traffic on Sonoma Blvd (31,833 ADT) & Redwood St (17,168 ADT)
- Two Signalized Intersections
- Anchored by Seafood City, Planet Fitness, DD's Discounts, & Foot Locker
- 7 Ingress and egress points around the property.
- 24/7 365 Video Monitoring Service

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1	3325-10	AVAILABLE	\$2.50 sf/mo	2,430
2	3325-20	Acceptance Insurance		1,210
3	3325-20A	AVAILABLE	\$2.50 sf/mo	2,410
4	3325-60	AVAILABLE	\$2.50 sf/mo	1,200
5	3325-70	Magic Cleaners		1,200
6	3325-80	Modern Hair Salon		1,245
				9,695
BLDG 2				
7	3315-10	Glamour Beauty Supply		4,941
8	3315-40	Cigar & Tobacco Depot		1,131
9	3315-50	EC Dental Care		1,131
10	3315-60	Family Massage		1,800
11	3315-70	Metro PCS Wireless		1,318
				10,321
BLDG 3				
12	3335-10	Lee's Garden		1,260
13	3335-20	Moana Hawaiian BBQ		1,260
14	3355-10	DD's Discounts		28,958
15	3355-20	Tammy's Nails & Hair		1,100
16	3355-30	AVAILABLE		1,100
17/18	3375-10	First 5 Sonoma County		8,956
				42,634
BLDG 4				
19	3435-10	Black Friday		17,680
20	3435-30	AVAILABLE	Negotiable	1,600
21	3455-10	Togo's		1,586
22	3455-20	Salon		1,568
23	3475-10	Hibachi Grill		15,200
24	3475-20	Goodwill		4,000
				41,634
BLDG 5				
25	3505-10	Eyebrow Threading		1,105
26	3505-20	The UPS store		1,416
27	3505-30	Dr. Darlene Okura		1,280
28	3505-40	Planet Fitness		19,490
29	3555-10	Demare's Jewelers		1,160
				24,451
BLDG 6				
30	3495	Seafood City		58,743
31	485-10	AVAILABLE	\$2.00 sf/mo	1,800
32	485-20	Fitness/Martial Arts		1,800
33	485-30	Laundromat		2,400
34	485-40	AVAILABLE	\$2.00 sf/mo	983
35	485-5-70	AVAILABLE	\$2.00 sf/mo	2,617

BLDG 6				
SEAFOOD CITY				
#30				
planet fitness				
#28				
#27				
#26				
#25				
BLDG 7				
#38				
#37				
#36				
BLDG 7				
36	3467-20	Furniture Storage		2,936
37	3467-10	AVAILABLE	Negotiable	7,064
38	3467-30	Signal Of North Bay		3,220
				13,220
BLDG 8				
39	475-1-20	AVAILABLE	\$2.00 sf/mo	2,500
40	475-30	AVAILABLE	\$2.00 sf/mo	1,500
41	475-50	AVAILABLE OCT 1st	\$2.00 sf/mo	1,000
42	475-60	Hall of Fame Barbershop		1,000
43	475-70	AVAILABLE	\$2.00 sf/mo	1,000
				7,000
BLDG 9				
44	3595-10	Best Collateral		6,500
45	3595-20	Laydee's 1st Boutique		3,500
				10,000
BLDG 10				
46	3587-B	T-mobile		1,700
47	3587-A	Western Dental		4,500
				6,200
BLDG 11				
48	3585	Footlocker		6,000

BLDG 1				
#6				
#5				
#4				
#3				
#2				
#1				
BLDG 2				
#11				
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#8				
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BLDG 9				
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BLDG 10				
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#47				
#48				



Lease Spaces

Vallejo Plaza

3325 Sonoma Blvd, Vallejo, CA 94590



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	983 - 7,064 SF	Lease Rate:	\$2.00 - \$2.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#1	Available	2,430 SF	NNN	Negotiable
#3	Available	2,410 SF	NNN	\$2.50 SF/month
#4	Available	1,200 SF	NNN	\$2.50 SF/month
#16	Available	1,100 SF	NNN	Negotiable
#20	Available	1,600 SF	NNN	Negotiable
#31	Available	1,800 - 3,600 SF	NNN	\$2.00 SF/month
#34	Available	983 - 3,600 SF	NNN	\$2.00 SF/month
#35	Available	2,617 - 3,600 SF	NNN	\$2.00 SF/month
#37	Available	7,064 SF	NNN	Negotiable
#39	Available	2,500 SF	NNN	\$2.00 SF/month
#40	Available	1,500 SF	NNN	\$2.00 SF/month
#41	Available	1,000 SF	NNN	\$2.00 SF/month
#43	Available	1,000 SF	NNN	\$2.00 SF/month

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Advanced Security Technologies

Vanguard specializes in custom design and implementation of Live Remote Monitoring Systems and Strategies in an effort to eliminate the need for costly, on-site, uniformed guard services.

In Northern California, we use our own trained and licensed technicians. When we secure facilities outside of our travel territory, we use authorized dealers. Wherever we serve, we continually offer world class service and equipment to ensure our clients' security systems are fully operational every day.

Our Advanced Video Monitoring Systems:

- Fulfills the Roll of On-Site Security Guards
- Provides Increased Security While Decreasing Costs
- Immediate, Real Time Response Capabilities
 - Video Triggered Alarms
 - "Voice Down" Technology



• IP Camera Systems

• Access Control

• Exterior Security Lighting

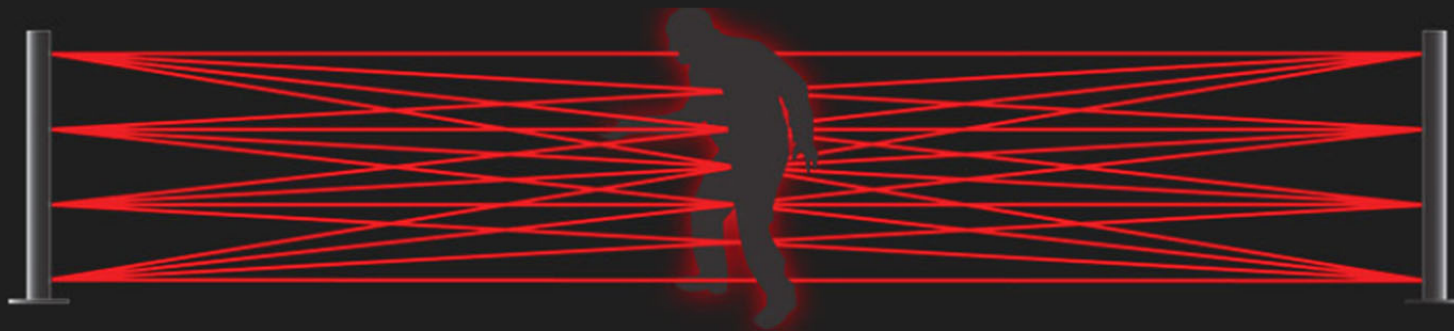
• Sirens / Speakers / Strobes

• Free Consultive Security Evaluations

• Scheduled Virtual Guard Tours

• Voice Down Technology

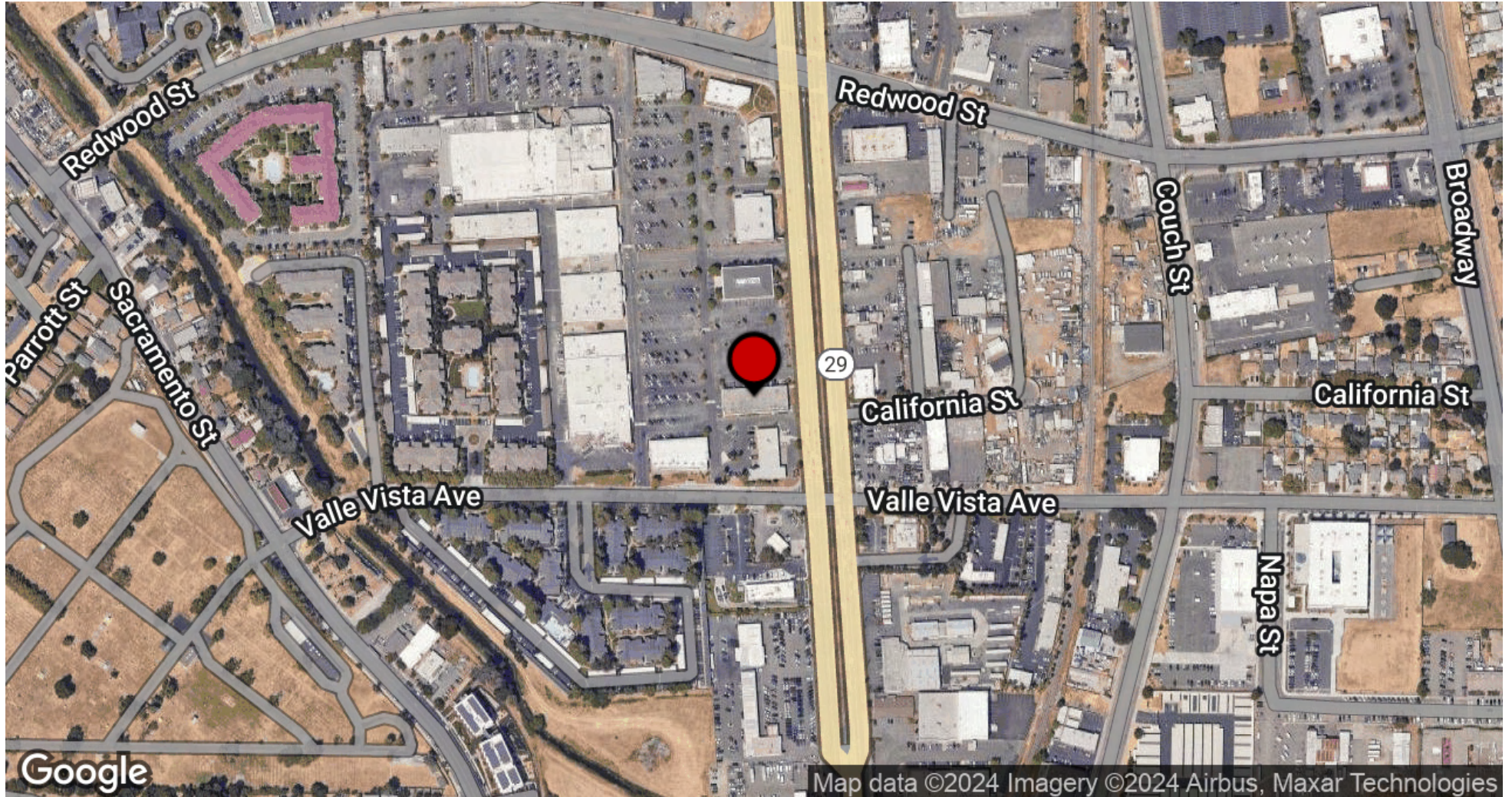
- Video Monitoring 24/7 365
 - Industrial
 - Commercial
 - Residential



Location Map

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Additional Photos

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Demographics Map & Report

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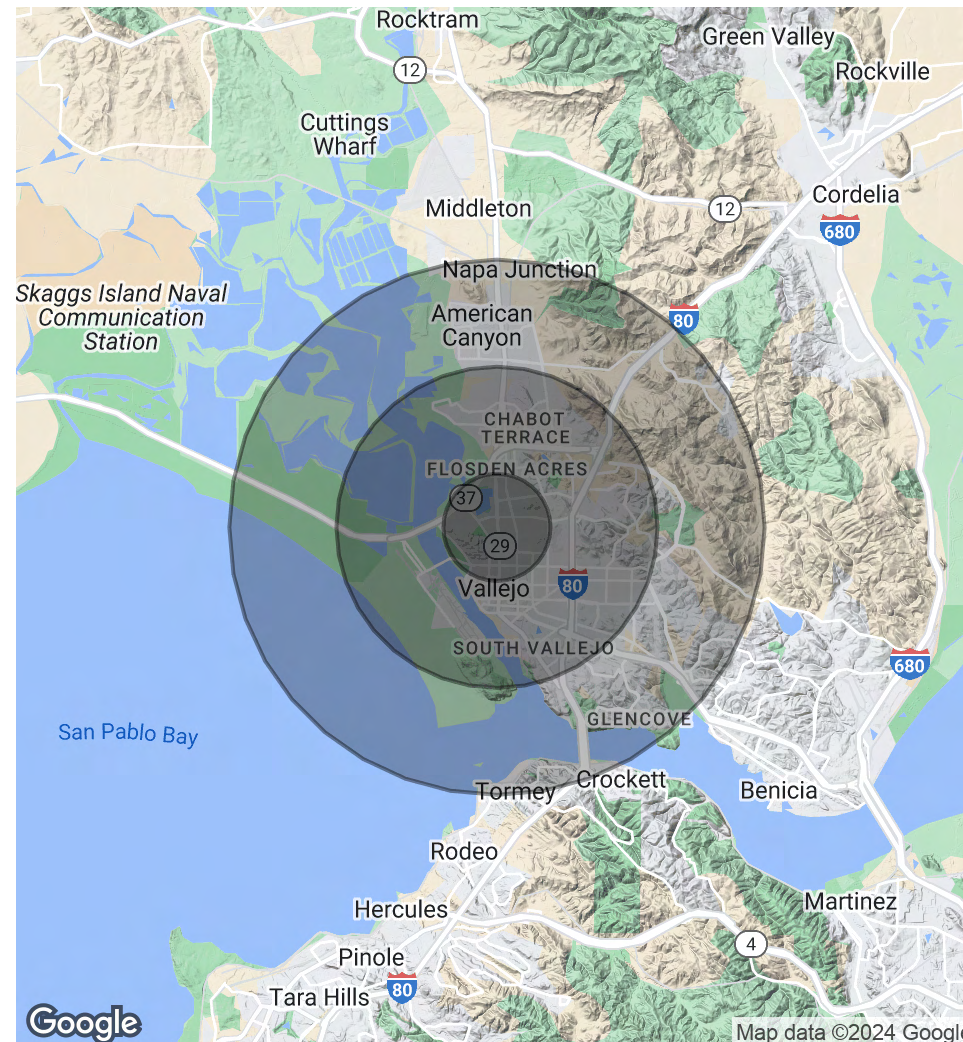


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,483	104,154	160,933
Average Age	36.9	36.3	36.8
Average Age (Male)	34.8	34.2	34.9
Average Age (Female)	39.2	38.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,153	36,204	55,189
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$58,583	\$66,693	\$73,351
Average House Value	\$330,259	\$359,114	\$388,561

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,418	38,739	61,274
Total Population - Black	3,318	22,370	32,080
Total Population - Asian	2,419	21,708	37,794
Total Population - Hawaiian	188	1,085	1,595
Total Population - American Indian	120	670	1,055
Total Population - Other	2,074	12,377	16,316

* Demographic data derived from 2020 ACS - US Census



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