

# MEADOWS PLAZA

5182 SONOMA BLVD  
NORTH VALLEJO / AMERICAN CANYON 94589



1,883 SF RETAIL SPACE AVAILABLE FOR LEASE CALL PREET AT (916) 778-8942



## Property Highlights:

- Prime high-visibility hard-corner location at fully signalized Hwy 29 (Sonoma Blvd)
- 44,000+ vehicles per day along Hwy 29
- Significant frontage along Hwy 29 - gateway to Napa County
- Prominent monument signage available for tenant branding
- First retail stop off Hwy 37 en route to Napa Valley
- Dedicated ingress/egress lanes for easy access
- Adjacent to new 3-lane Chick-fil-A & national express car wash
- 429 new multifamily units approved on neighboring property
- Strategically located between Vallejo & American Canyon
- Full 2025 renovation - new roof, paint, landscaping, trash enclosure & parking lot restriping



Suite	Tenant	SF	Lease Rate
200	Meadows Wine & Cigar	2,800 SF	Leased
<u>210</u>	<u>Vacant</u>	<u>1,883 SF</u>	<u>\$2.50/SF/mo. + NNN</u>
220	Little Caesars	1,392 SF	Leased

Property Total

6,075 SF

Information deemed reliable but not guaranteed. Tenant to verify all details.

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