

Located in the Redwood Square Shopping Center on Tuolumne and Redwood Street

1760 Tuolumne Street Vallejo, CA 94589



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Main Floor Plan



1760 Tuolumne S	treet,	Vallejo, CA					
Fully built out me	edical	office locate	d in a hig	sh traffic re	tail park		
Lot:		87,850					
Useable SF		2,320					
Gross SF		2,567					
Base Rate:	\$	2.05					
Base Rent:	\$	5,262.35					
Mo. CAMs:	\$	1,190.78					
Total Mo. Pmt.:	\$ 6,453.13		*subject to change				
Lease Type:	Net L	ease					
Term:	5+ years						
Key unit features	s:						
High traffic area		ejo, main str	eet betw	een highw	ay 80 and H	ighway 29	
Fully built out me	edical	office, can b	e leased	with equip	ment		
7 exam rooms wi	ith sink	s and cabine	etry				
large reception a	rea an	d client wait	ing area				
4 private offices,	IT Clos	set, Nurses s	tation, la	ab & a brea	k room		
2 unisex interior	restro	oms					
fire suppression system							

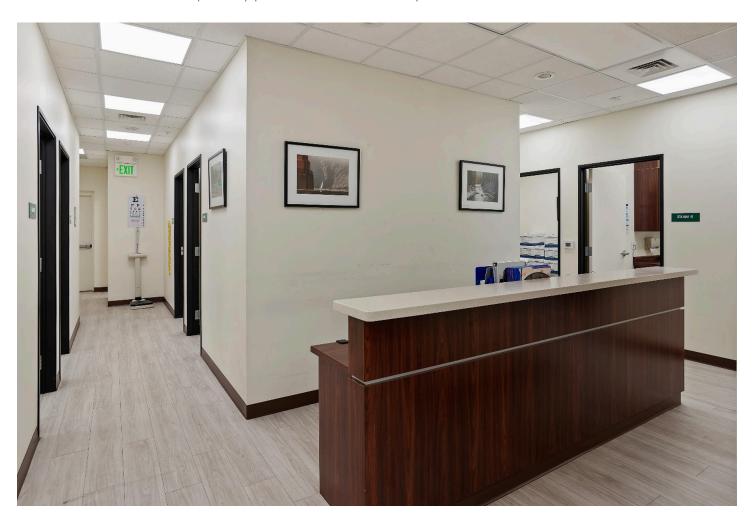


Office Layout

Suite 1760 is a full build out medical office and turnkey unit with a total of 2,567 gross sf, and 2,320 useable sf. Improvements include a large reception area and waiting room, seven exam rooms, each with a sink and cabinetry, and two unisex bathrooms—one in the main hallway and the other located near the employee break room. Additional amenities include a wet bar and a full size refrigerator in the employee breakroom, a nurse's station, lab, IT closet, janitor's closet, two front entrances, and one back entrance.

Located in a mixed use retail center with business tenants in medical, retail, service, and anchored by a FoodMaxx supermarket. Also located in a great area of Vallejo at the corner of Redwood Street and Tuolumne, and within 1 mile distance from Sutter Solano Medical Center, Kaiser Permanente, and Adventist Health.

Take a virtual tour or set up an appointment to view it in person.



Shopping Center Map

Located on a major transit street between the 80 and Highway 29. High traffic count area and a route to get to Napa from the Bay Area.

