

FOR LEASE > PRIME FREESTANDING RETAIL/RESTAURANT BUILDING

SWC Highway 29 & Highway 37

4375 SONOMA BOULEVARD (HIGHWAY 29), VALLEJO, CALIFORNIA



Highlights

- > ±3,600 Sq. Ft. freestanding building (divisible to ±1,200 Sq. Ft.)
- > High-identity, highway-oriented site in a prime retail trade area
- > Heavily-trafficked intersection with 68,500 cars per day
- > Signalized, hard corner location
- > Flexible site plan, potential for drive-thru
- > New construction, estimated delivery Q3 2017

Traffic Volume (Source: Caltrans, 2014)

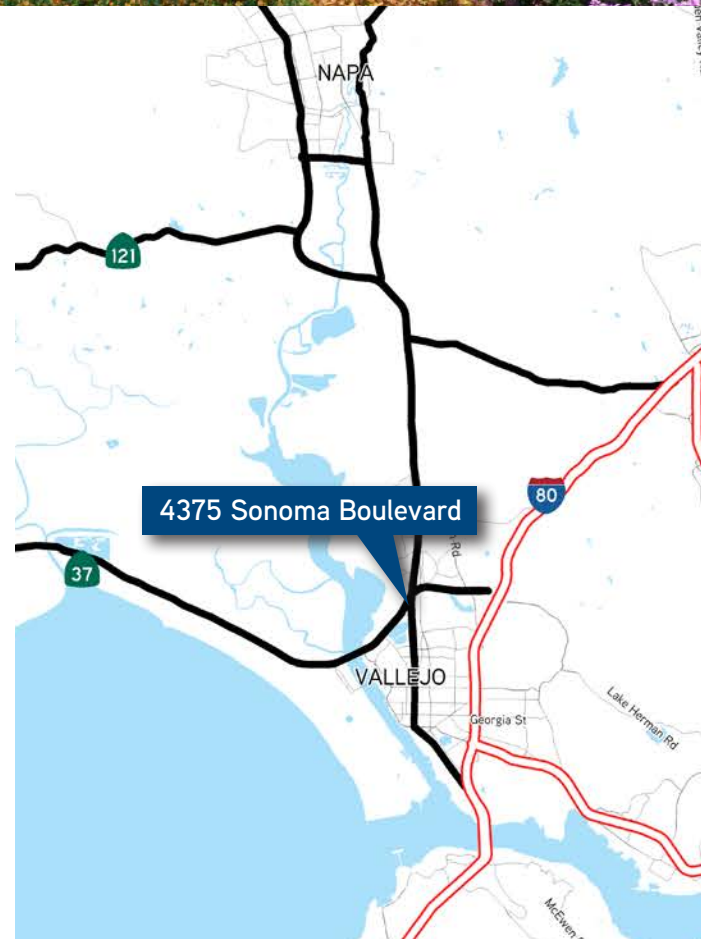
- > Highway 29 at Highway 37: 27,500 AADT
- > Highway 37 at Highway 29: 41,000 AADT
- > Total at Intersection: 68,500 AADT

Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	13,812	96,307	142,934
Daytime Population	13,880	84,285	129,234
Households	4,916	32,595	49,036
Average Income	\$56,120	\$71,642	\$76,687

Lease Rate

- > \$36.00/SF NNN (Estimated Operating Expenses: ±\$9.00/SF)



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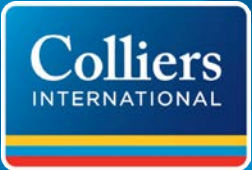
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Park Place

Kaiser Permanente Vallejo Medical Center

Vallejo Plaza

FoodMaxx Center

Solano-80 Plaza

Gateway Plaza

Redwood Plaza



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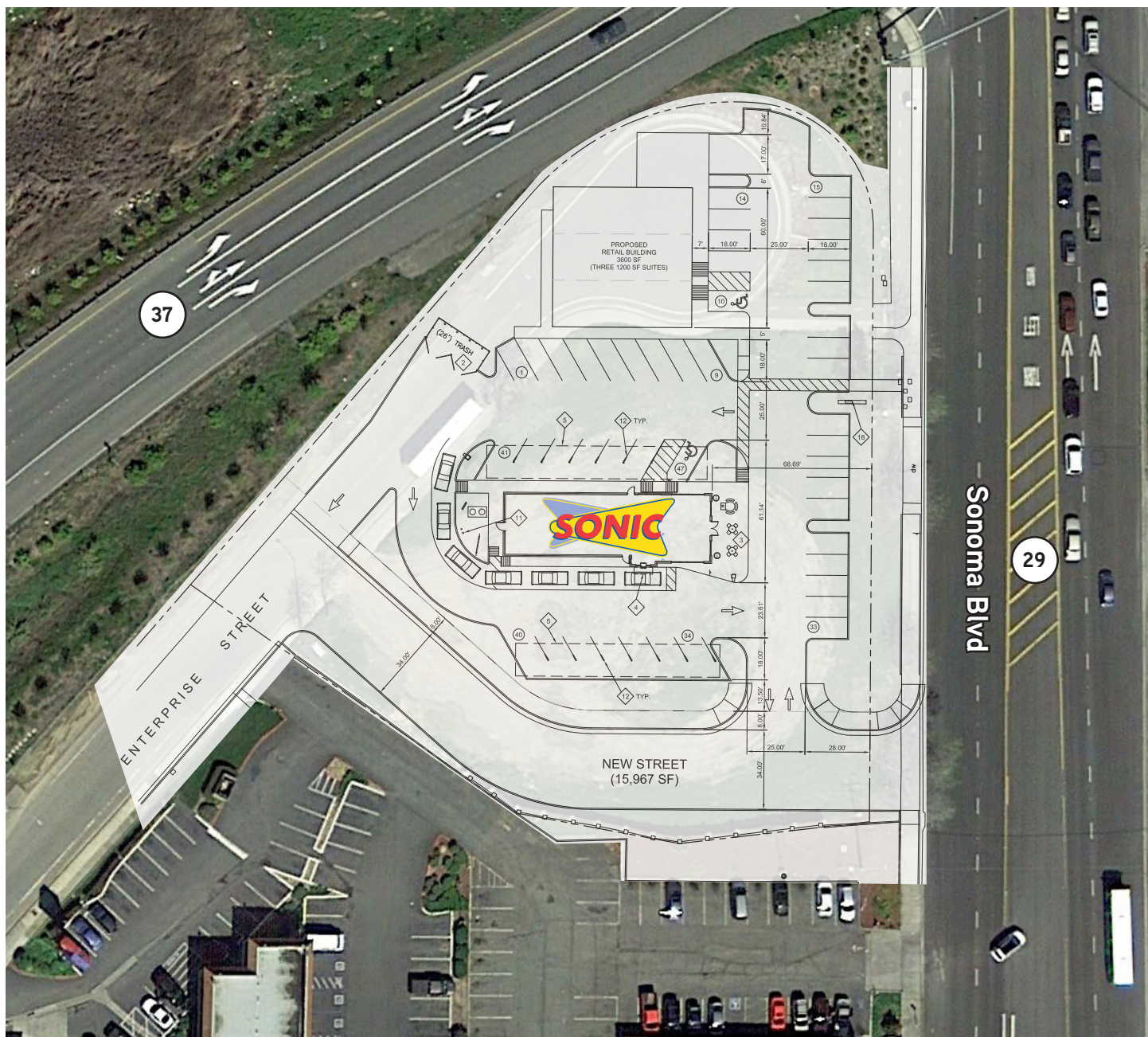
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Site Plan



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