## FOR LEASE PRIME FREESTANDING RETAIL/RESTAURANT BUILDING SWC Highway 29 & Highway 37





- > ±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

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
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)

#### MARK ENGEMANN

mark.engemann@colliers.com +1 916 563 3007 CA License No. 00865424 MICHAEL DRAEGER michael.draeger@colliers.com +1 650 486 2221 CA License No. 01766822



4375 Sonoma Boulevard

VALLEJO

Colliers

#### FOR LEASE> PRIME FREESTANDING RETAIL/RESTAURANT BUILDING

# SWC Highway 29 & Highway 37

4375 SONOMA BOULEVARD (HIGHWAY 29), VALLEJO, CALIFORNIA



MARK ENGEMANN mark.engemann@colliers.com +1 916 563 3007 CA License No. 00865424

**MICHAEL DRAEGER** michael.draeger@colliers.com +1 650 486 2221 CA License No. 01766822







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## Site Plan



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MARK ENGEMANN mark.engemann@colliers.com +1 916 563 3007 CA License No. 00865424 MICHAEL DRAEGER michael.draeger@colliers.com +1 650 486 2221 CA License No. 01766822



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