

RARE BIG-BOX AVAILABILITY

in a High-Traffic North Bay
Trade Area

5184
SONOMA BLVD.

MEADOWS PLAZA
VALLEJO, CA

±54,266 SF

AVAILABLE FOR LEASE



SITE OVERVIEW



Big box space



±294 Parking spaces



Highly visible from the street



Easy freeway access



±54,266 SF anchor opportunity



Signalized intersection with ±42,000 vehicles per day



Strategically located between Napa, Solano, and Contra Costa Counties



Immediate access to I-80 and Highway 37



Future 400+ apartment units planned adjacent to the center



Significant regional draw from Vallejo, American Canyon, and surrounding communities



Abundant parking and excellent visibility



- Rare opportunity to lease large retail space
- Position your business ahead of future residential growth
- Limited anchor opportunities available in the North Bay

SITE PLAN

ANCHOR SPACE AVAILABLE $\pm 54,266$ SF

PARKING COUNT

- Surface parking spaces available
- Ratio of 4.68/1,000 SF

UNIT	TENANTS	SF
300	Available	$\pm 54,266$
310	Available	$\pm 1,988$
320	Available (Barbershop)	$\pm 1,027$
330	Vallejo Glass	$\pm 2,709$
340	Available	$\pm 1,201$

ACCESSIBLE PATH OF TRAVEL

PROPERTY LINE

SUITE 300
 $\pm 54,266$ SF

310

320

330

340

ACCESSIBLE PATH OF TRAVEL

(N) POSTED SIGNAGE, SEE SHEET A0.6 DETAIL 2

L I N C O L N
H W Y

PUBLIC WAY



LOCATION

Strategically located at the intersection of Solano, Napa and Contra Costa Counties providing convenient access to more than one million consumers through the North Bay and East Bay

Demographics	1-mile	3-mile
Population	19,897	86,059
Average Household Income	\$120,438	\$115,698
Average Daily Traffic Count:	42,035	

5184
SONOMA BLVD.
Meadows Plaza

Russell Square

12.6 Acres
Approved 11-building
±400 unit apartment
development

Chick-fil-A
(Coming soon)

Davita
Kidney Care

42,000+ VPD

Trade Area Highlights

Population within 5 miles	139,188	Consumer spending	\$165,180,316
Daytime employment	33,673	Median home value	\$657,826
Number of households	46,712	Growth projections	139,701

5184

SONOMA BLVD.

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