

310 TENNESSEE ST

310 TENNESSEE ST, VALLEJO, CA 94590

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

This location is zoned Neighborhood Mixed Use and is intended to create and establish regulations for neighborhoods in which limited retail commercial goods and services are provided on small sites to meet the day-to-day needs of local residents. Uses include: food and beverage retail, live work unit, artisans manufacturing, art studio, media production, adult day care, community assembly, medical uses, and more.

Premises consist of large showroom area, private office, private bathroom, warehouse w/ roll up door.

LOCATION DESCRIPTION

Located minutes away from, Mare Island, Downtown Vallejo, the Waterfront, Ferry Building and Highway 37. Great middle connection to Highway 37 going towards Petaluma/San Rafael and Highway 37 to Interstate 80 (Sacramento or San Francisco).

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (MG)
Available SF:	4,400 SF
Lot Size:	226,904,040 SF
Building Size:	4,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	8,272	52,981	104,967
Total Population	18,293	148,632	289,146
Average HH Income	\$59,246	\$90,884	\$102,217



MICHAEL HOLCOMB

707.294.2944

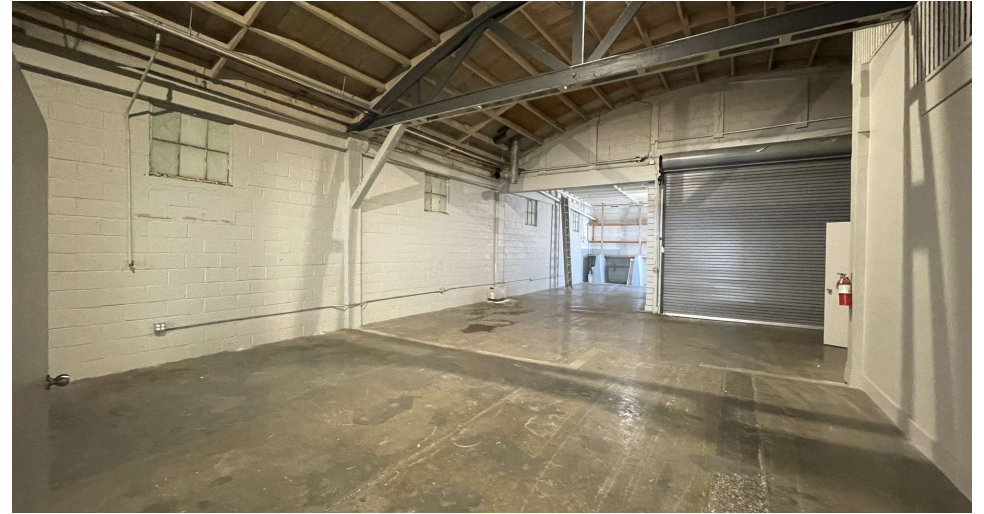
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CALDRE #01458995

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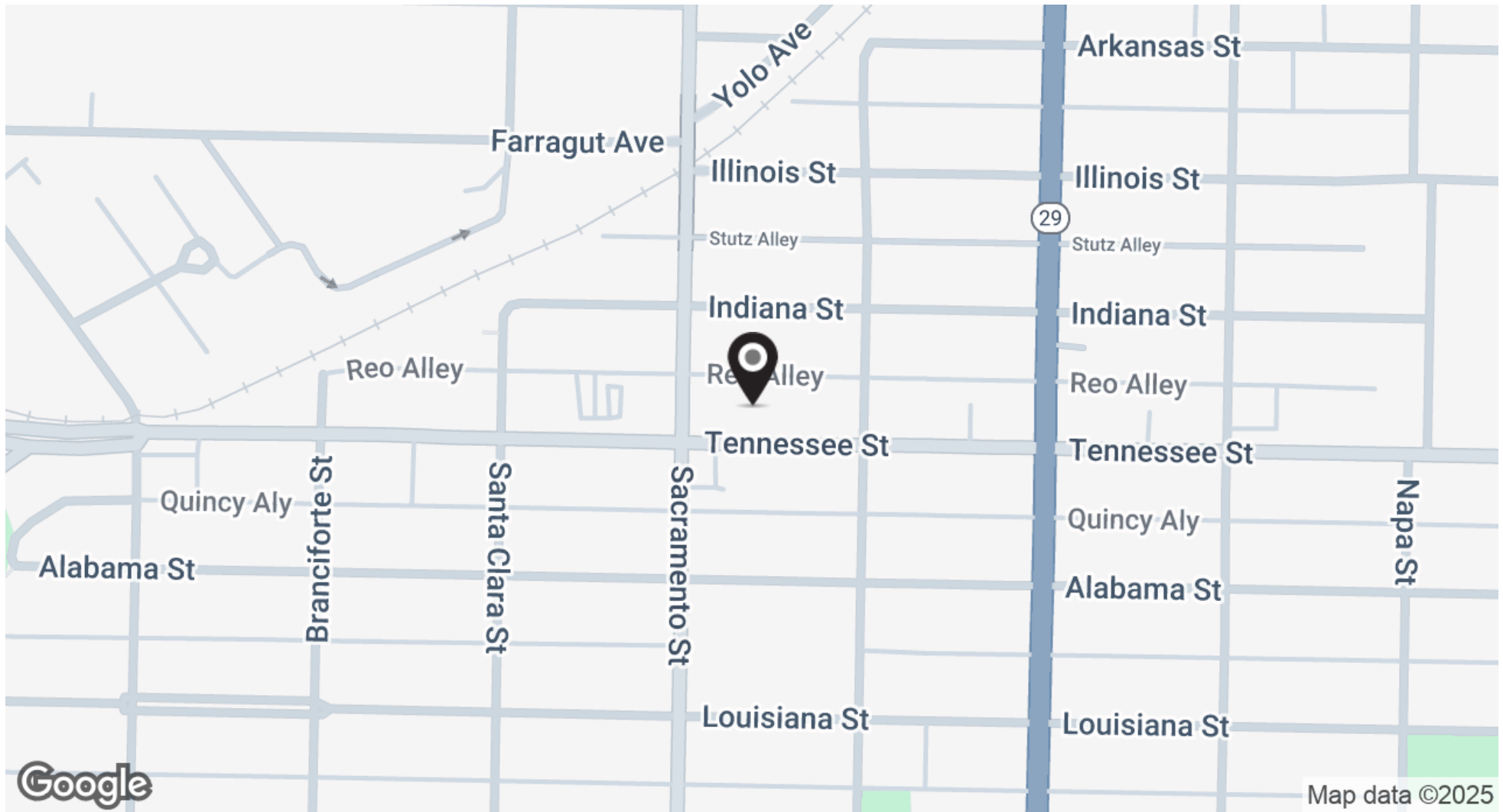
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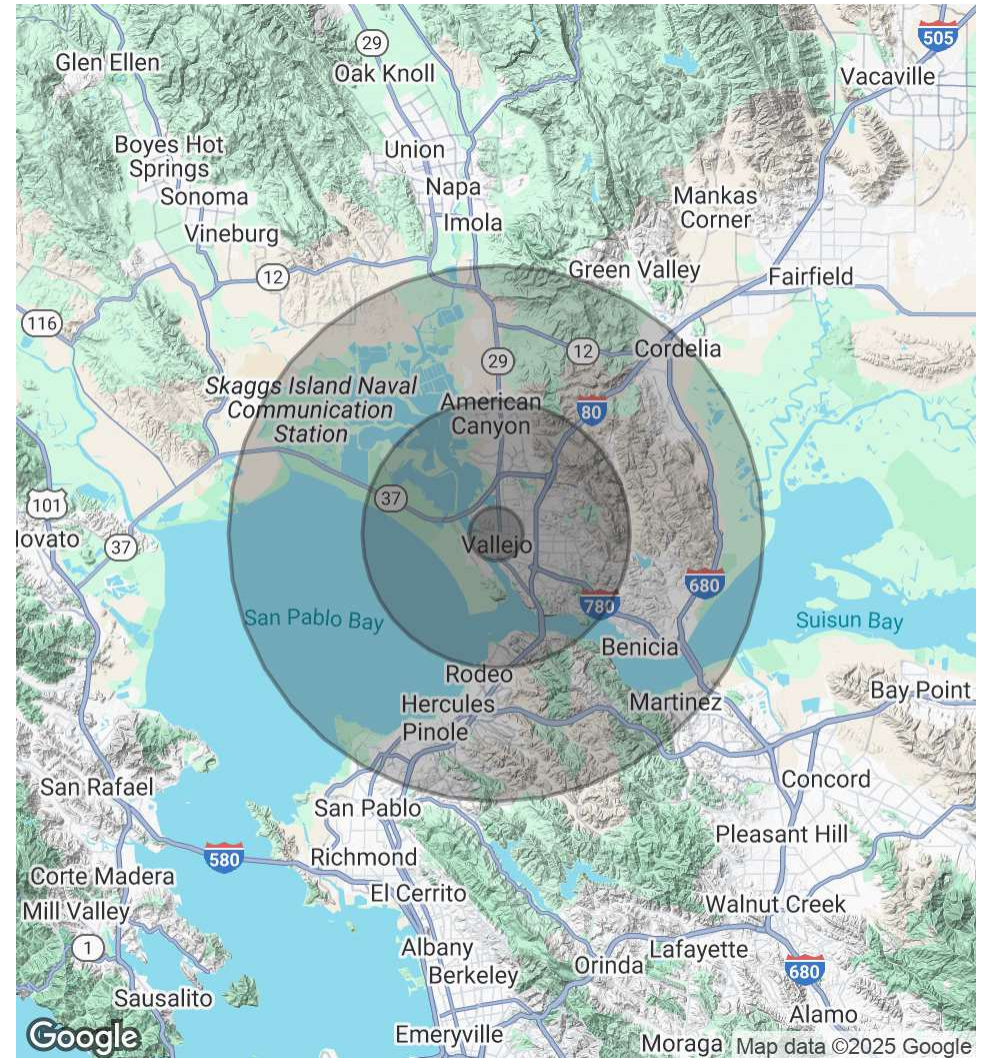
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,293	148,632	289,146
Average Age	37.2	39.5	40.7
Average Age (Male)	35.2	37.7	39.1
Average Age (Female)	40.0	41.5	42.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,272	52,981	104,967
# of Persons per HH	2.2	2.8	2.8
Average HH Income	\$59,246	\$90,884	\$102,217
Average House Value	\$309,052	\$389,022	\$462,662

2020 American Community Survey (ACS)



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