

FOR SALE: +/- 23,500sf COMMERCIAL RETAIL CENTER WITH UPSIDE
1 Rancho Square, Vallejo, CA. 94589

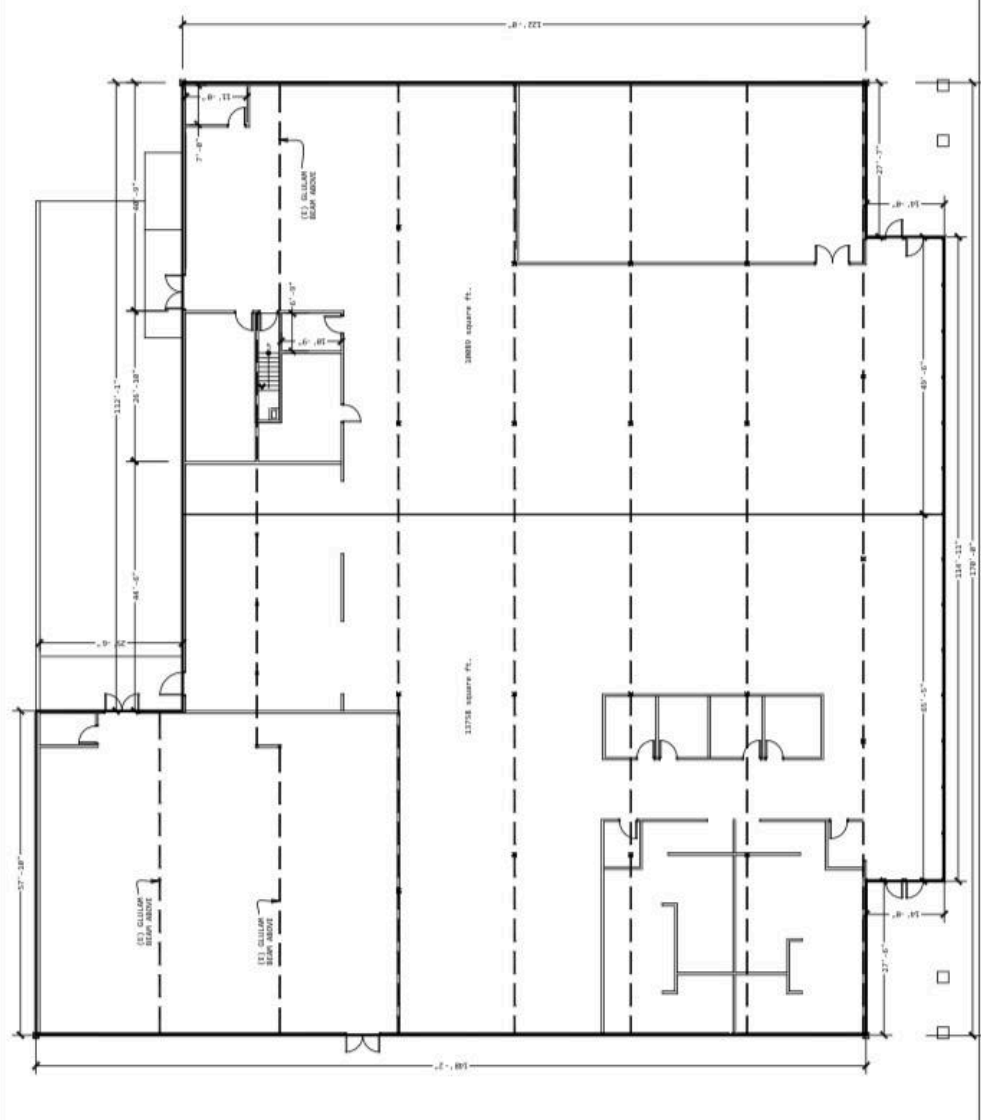


HIGHLIGHTS:

- APN: 0067-140-130
- +/- 23,500 SF GLA
- 3 Tenants: Dollar Tree and Cost Rite Furniture occupy Anchor Building, and Taco Truck in parking lot
- NNN
- Upside includes an EV Car Charging station LOI for \$6,000/month, and the opportunity to build an additional pad up to +/- 5,000sf
- Onsite Parking Lot: ± 125 spaces
- Commercial Zoning
- Improved/Upgraded building
- HVAC: 8 Rooftop Units, 8 tons, 2 stage, 208-230 volts, 3 phase
- Electric: 1200 amps
- Rear loading
- Monument signage
- Located at the signalized intersection of Highway 29/Sonoma Blvd and Mini Drive, along the American Canyon/Napa Valley corridor (Average Daily Traffic = ± 41,000 cars)
- Surrounding tenants in the area include: WalMart, Safeway, Walgreens, 7Eleven, Autozone, Hilton Doubletree Hotel, Marriott Fairfield Inn & Suites

FOR SALE: \$5,495,000
NOI: \$375,156
CAP: 6.8%

Contact: Sean Heffran
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APPROXIMATELY :
21800 ± sq. ft.

1 WALL PLAN

Scale: 1/8" = 1'-0"

SITE PLAN

