

FOR LEASE

RETAIL PAD WITH DRIVE-THRU

1178 ADMIRAL CALLAGHAN LN | VALLEJO, CA



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PROPERTY HIGHLIGHTS

- + \approx 4,198 SF building with drive-thru
- + \approx 0.62 AC parcel
- + Located in the heart of Vallejo's largest retail neighborhood
- + Proposed multi-tenant pylon and monument signage
- + Convenient access to I-80
- + Excellent tenant mix with ample parking
- + Large number and wide variety of retail and daily needs users in the vicinity including: Target, Best Buy, Costco, Kohl's, Home Depot, Ross, Michael's, Bed Bath & Beyond, Marshall's, DSW, Ulta, Dollar Tree, Office Depot, Century Theaters, Chase Bank, Umpqua Bank, Olive Garden, Black Bear Diner, Chick-fil-A, Pep Boys, McDonald's, Chipotle, CVS, IHOP, The Habit Grill, Panera Bread, Subway, Panda Express and many more.

VALLEJO, CA

Vallejo is a Bay Area city that combines a beautiful waterfront with an historic downtown core. Vallejo's rapidly growing community includes prime commercial and residential opportunities in four major areas: Downtown Vallejo, Mare Island, Northgate and the Waterfront.

Vallejo is strategically located midway between San Francisco and Sacramento, and the city's proximity to UC-Berkeley and UC-Davis is a major plus to locating in Vallejo. Vallejo is host to three of its own colleges – Touro University, the California Maritime Academy and two Solano Community College campuses – that provide great opportunities for higher education for students.

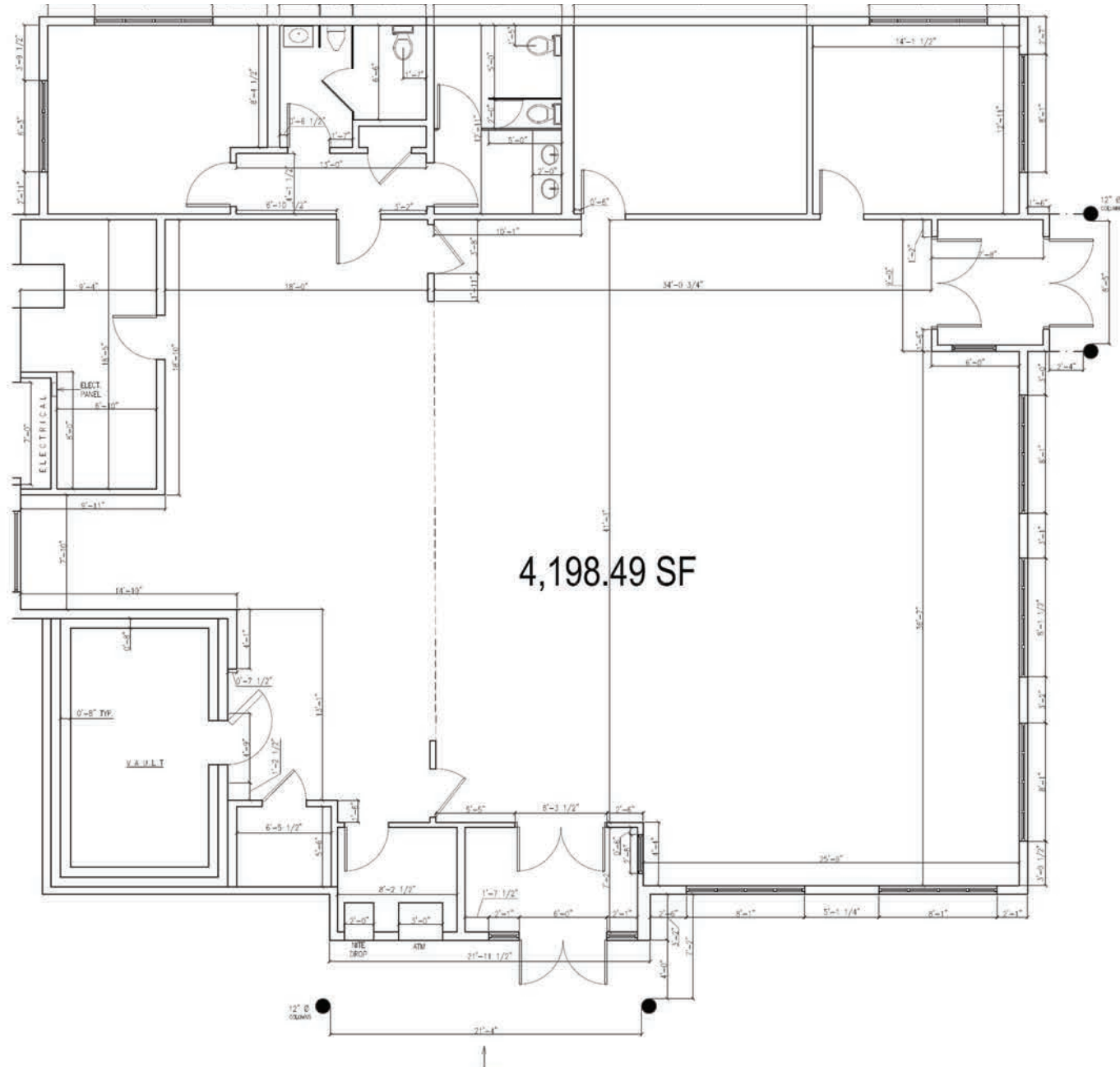
Interstate Highways 80, 780 and 680, as well as State Highways 29 and 37 provide convenient access for commuters and employees, as well as efficient distribution for commercial freight.

source: vallejochamber.com



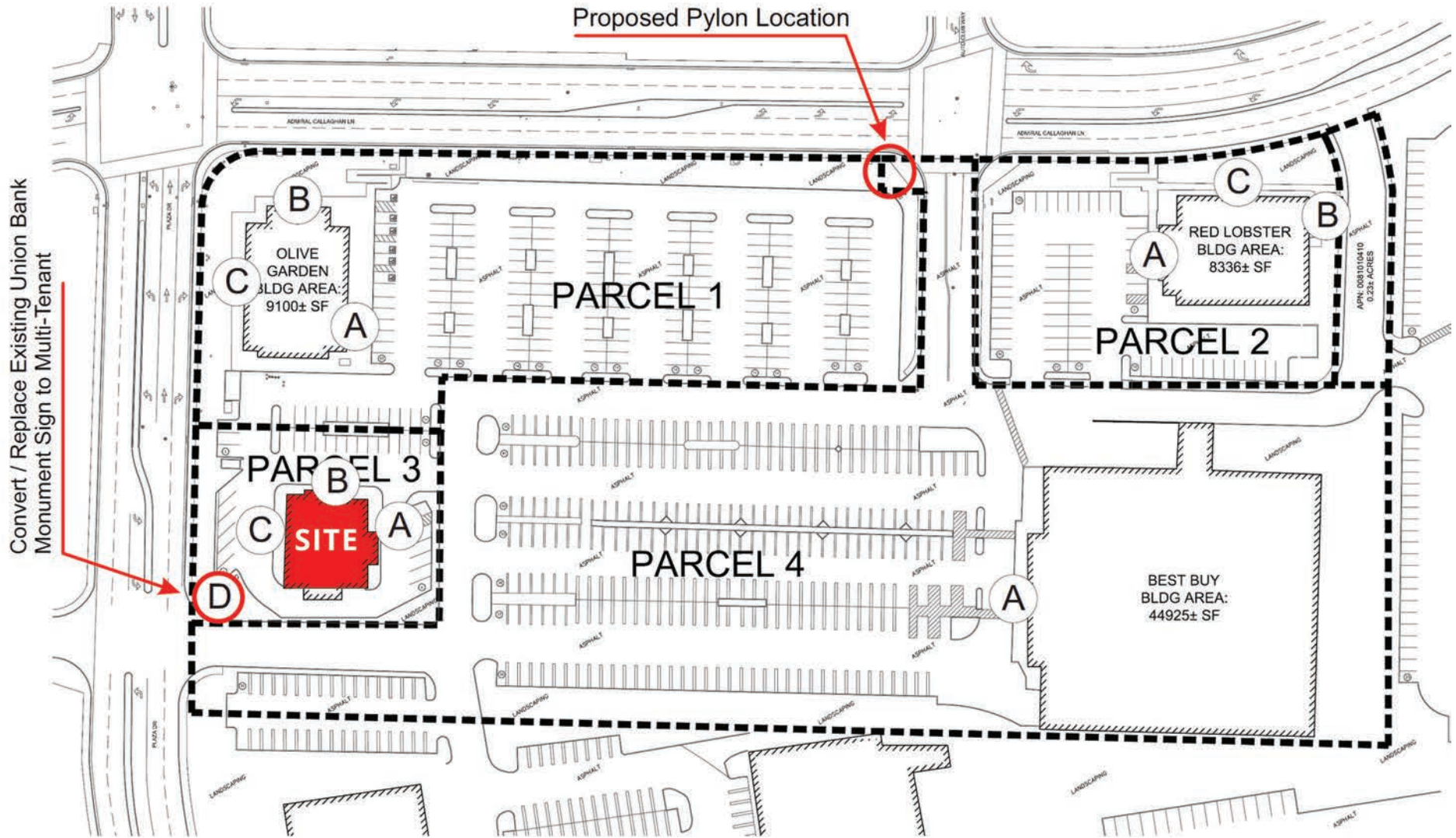
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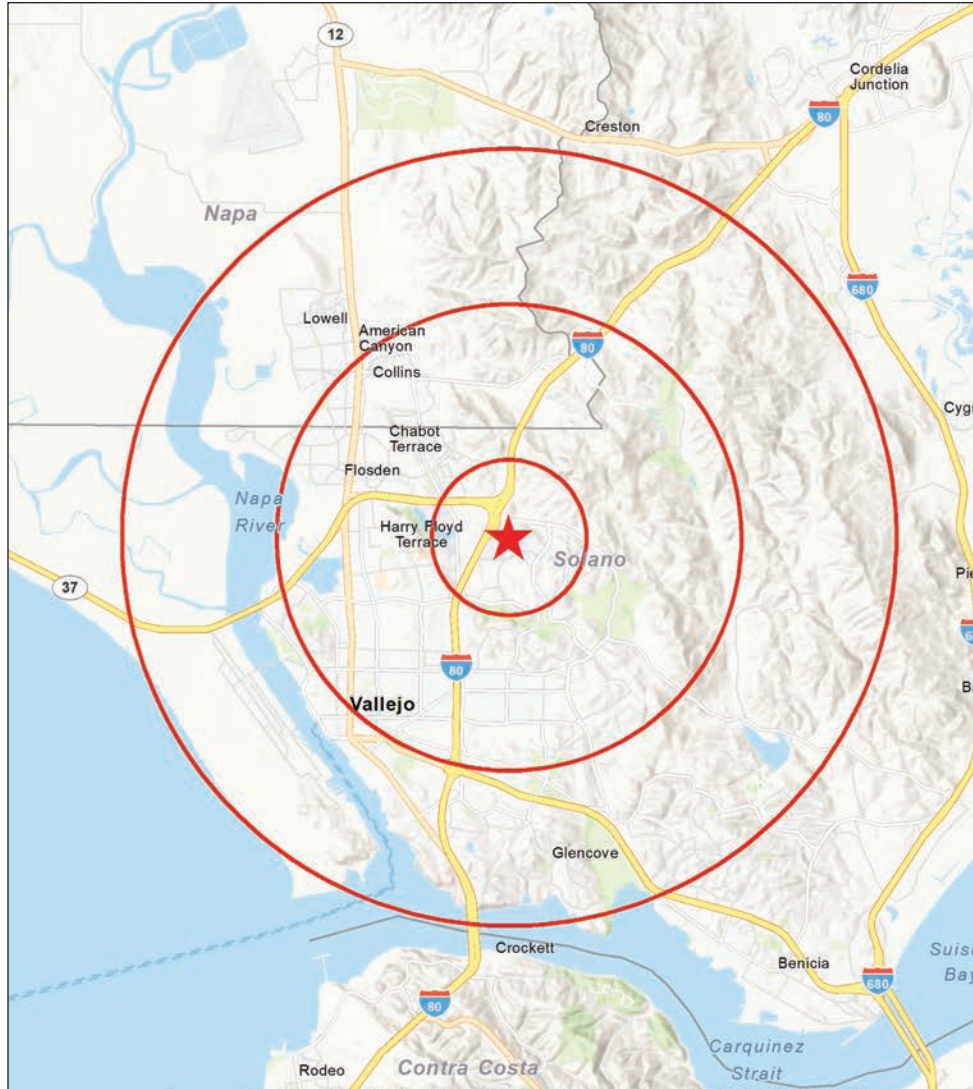
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DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	11,530	101,865	155,715
2027 Population Projection	11,634	102,549	156,807
Annual Growth 2022-2027	0.2%	0.1%	0.1%
Median Age	39.3	39.5	39.6
Daytime Population	10,963	90,479	137,324

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	3,711	34,776	53,317
2027 Household Projection	3,741	35,018	53,715
Annual Growth 2022-2027	0.2%	0.1%	0.2%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$112,793	\$95,594	\$102,487
Median Household Income	\$93,616	\$74,303	\$79,765
Total Specified Consumer Spending (\$)	\$150.1M	\$1.2B	\$2B

Source: COSTAR