

RETAIL SPACE FOR LEASE

± 13,000 SF COMMERCIAL RETAIL END CAP SPACE

1 Rancho Square, Vallejo, CA. 94589



Highlights:

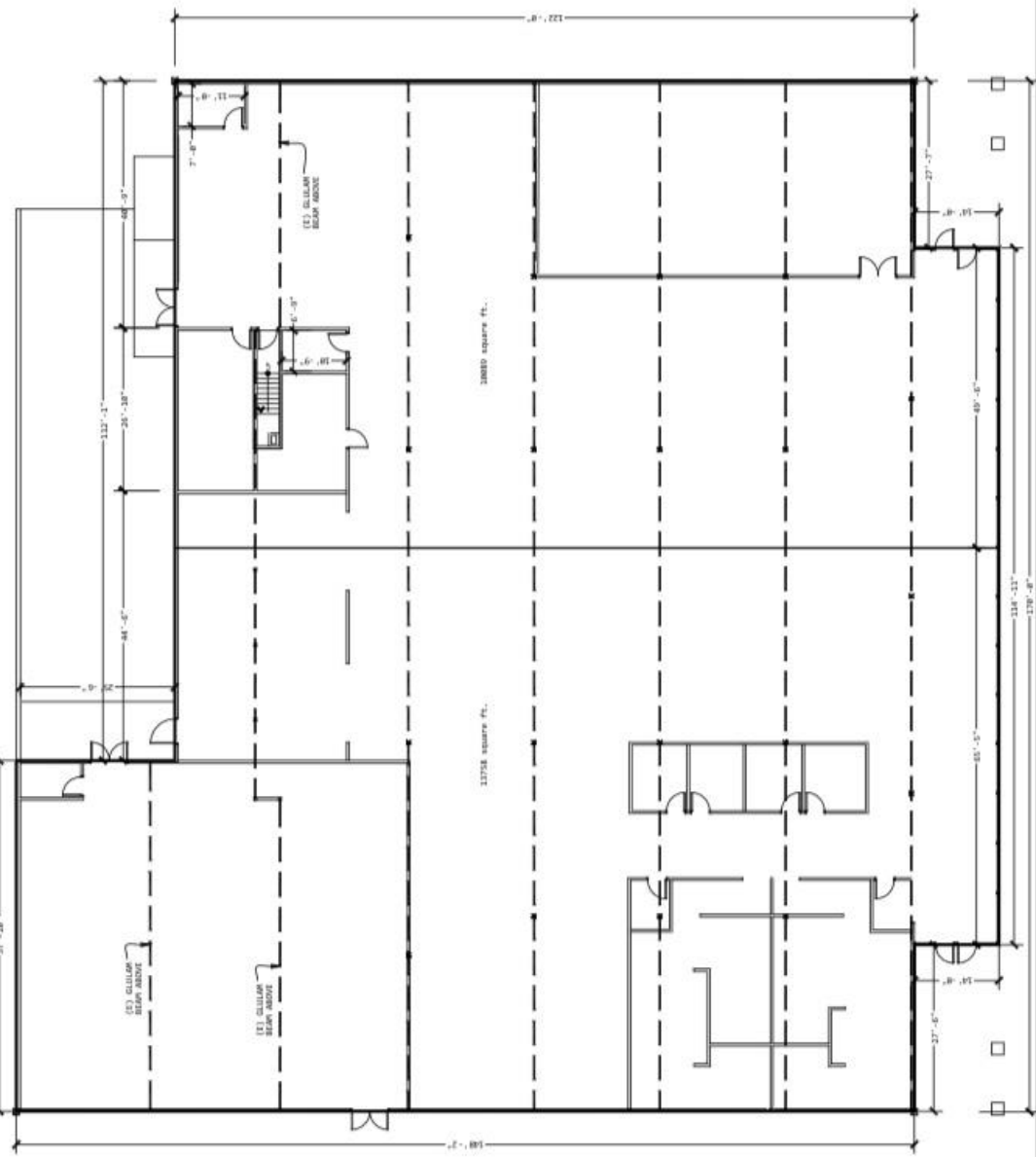
- APN: 0067-140-130
- Available Retail End Cap Space: ± 13,000sf
- Demised Anchor Building, new adjacent tenant is Dollar Tree
- Onsite Parking Lot: ± 125 spaces
- Commercial Zoning
- Improved/Upgraded building
- HVAC: 8 Rooftop Units, 8 tons, 2 stage, 208-230 volts, 3 phase
- Electric: 1200 amps
- Rear loading
- 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 LEASE:

End Cap Space (± 13,000 sf): \$1.50/sf NNN (NNN = ± \$0.20/sf)

Contact:

Sean Heffran
Mobile: (650)270-7369
sheffran@yahoo.com



APPROXIMATELY :
21807.28 SQFT

1 WALL PLAN

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

