

MIXED USE COMMERCIAL SPACE FOR LEASE

2000 Columbus Pkwy | Benicia, CA 94510

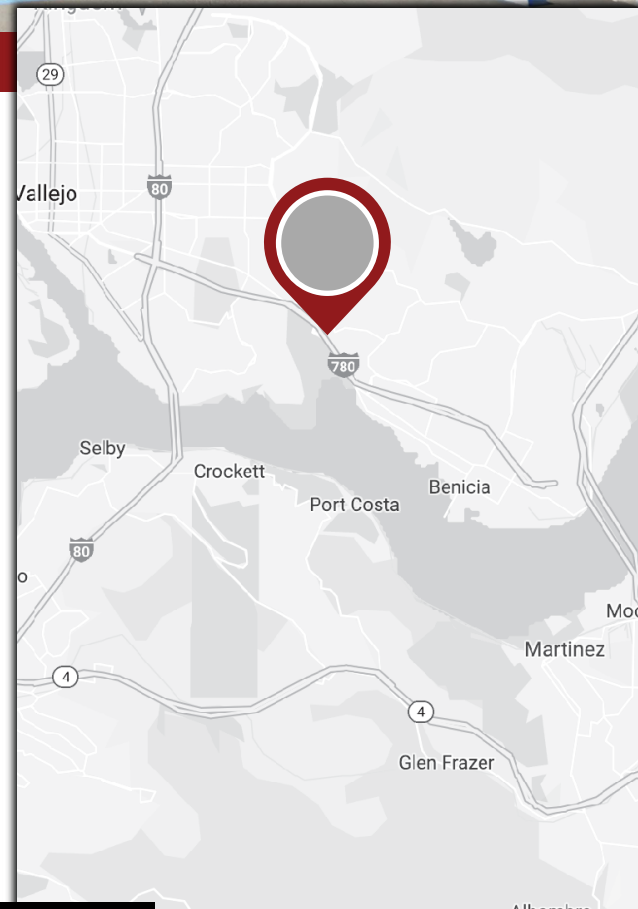


PROPERTY DESCRIPTION

Prime high-traffic mixed-use property for lease – ideal for retail, office, or restaurant use! Unlock endless potential with this premium mixed-use space in a high-traffic, high-visibility location! Perfectly suited for retail, office, or restaurant ventures, this property offers maximum exposure and a steady flow of foot and vehicle traffic.

PROPERTY HIGHLIGHTS

- **Prime Location** – Situated in a bustling commercial district with excellent accessibility.
- **Spacious & Versatile** – Open-concept space ready for customization.
- **High Visibility** – Large storefront windows and prominent signage opportunities.
- **Ample Parking** – On-site and nearby parking for customers and employees.
- **Modern Amenities** – Updated interiors, high ceilings, and flexible layout options.
- **Surrounded by Top Businesses** – Benefit from strong neighboring tenants and a thriving community.



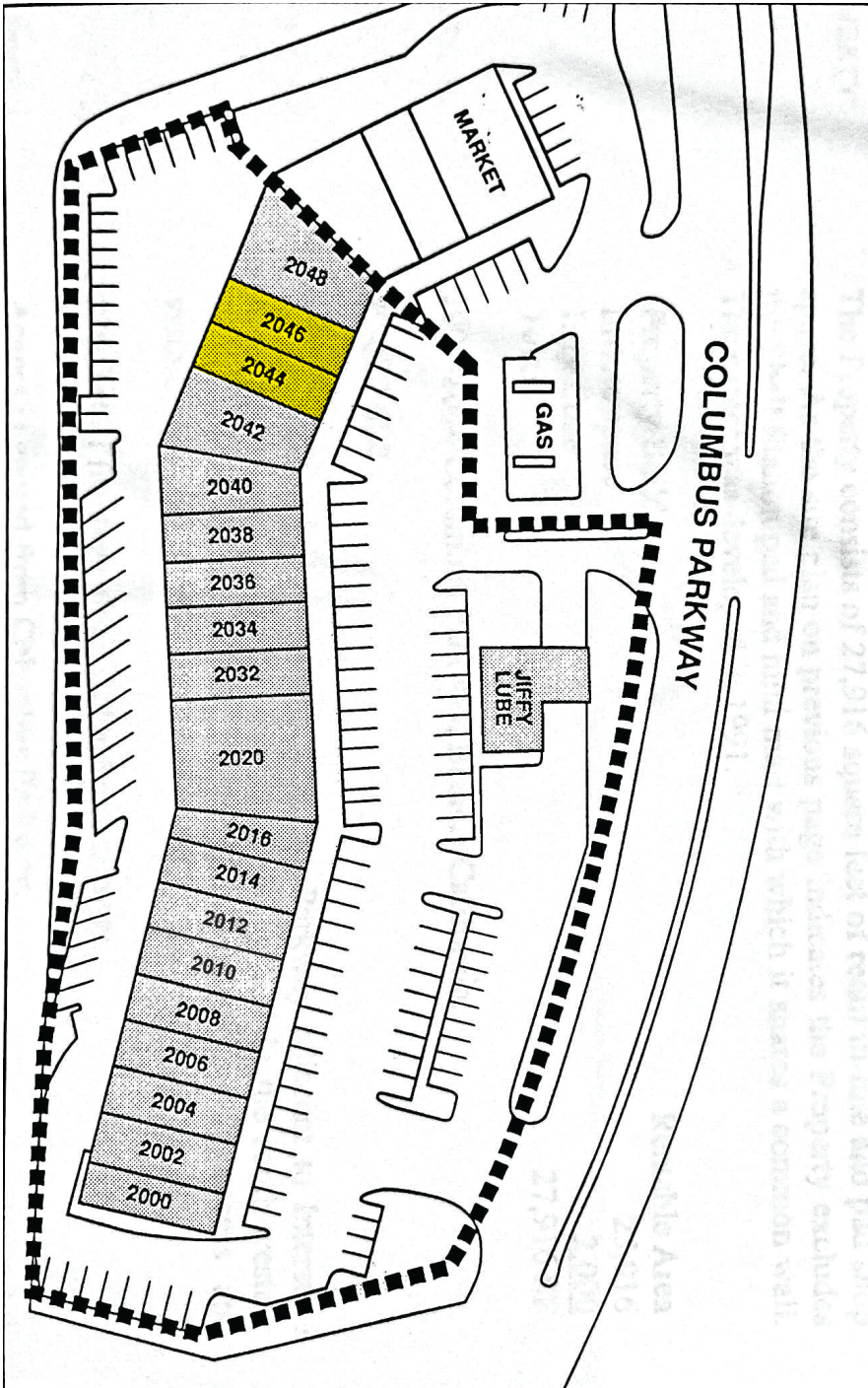
FOR MORE INFORMATION CONTACT

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Matt Hagar, SIOR, MSRE, CCIM
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Site Plan



 AVAILABLE UNIT

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Aerial & Amenities Map



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Location Overview



2024 Summary	1 MILE	3 MILES	5 MILES
Population	7,338	78,631	134,899
Households	2,776	28,765	49,462
Families	2,007	19,363	32,267
Average Household Size	2.64	2.70	2.69
Owner Occupied Housing Units	2,214	18,378	28,545
Renter Occupied Housing Units	562	10,387	20,917
Median Age	47.9	42.2	41.6
Median Household Income	\$129,659	\$102,301	\$92,637
Average Household Income	\$163,578	\$135,354	\$123,931

2029 Summary	1 MILE	3 MILES	5 MILES
Population	7,346	78,985	135,307
Households	2,769	28,804	49,440
Families	2,001	19,354	32,203
Average Household Size	2.65	2.71	2.70
Owner Occupied Housing Units	2,229	18,646	29,041
Renter Occupied Housing Units	541	10,159	20,399
Median Age	48.5	43.2	42.7
Median Household Income	\$150,088	\$116,128	\$106,523
Average Household Income	\$185,884	\$155,607	\$143,128



Benicia is a city located in the North Bay region of the San Francisco Bay Area in Solano County, California. The city is located along the north bank of the Carquinez Strait. Benicia is just east of Vallejo (accessible via I-780) and across the strait from Martinez (accessible via I-680).

The main retail area in Benicia is First Street, which attracts out-of-town antique and boutique shoppers and those seeking small-town, historic charm. In 1987 Benicia was selected to participate in the California Main Street Program. There is also a farmers' market along First Street on Thursday evenings during the summer months April through October.

Two blocks from the main downtown district, the Benicia Marina is a full-service marina, offering a fuel dock, pump-out station, launch ramp, general store, laundry, restrooms and showers.

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DISCLAIMER

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