



FOR LEASE

RETAIL PROPERTY

Vallejo Plaza

3325 Sonoma Blvd
Vallejo, CA 94590

**LEASE RATE: \$2.00 - 2.50
SF/MONTH (NNN)**

983 - 7,064 SF AVAILABLE



Jeffrey Helm

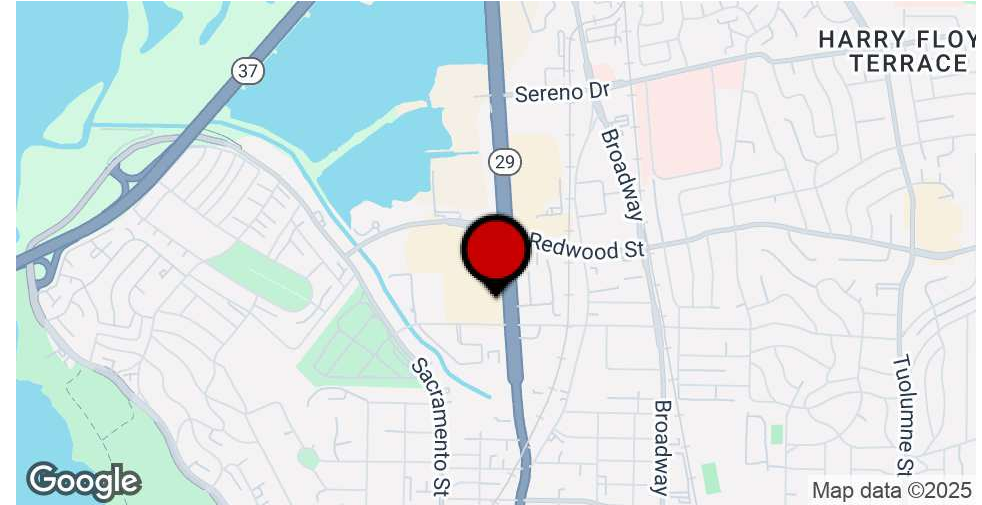
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Executive Summary

Vallejo Plaza

3325 Sonoma Blvd, Vallejo, CA 94590



OFFERING SUMMARY

Lease Rate:	\$2.00 - 2.50 SF/MO (NNN)
Building Size:	239,498 SF
Available SF:	983 - 7,064 SF
Lot Size:	19.12 Acres
Number of Units:	48
Year Built:	1961
Renovated:	1986
Zoning:	CP
Market:	Vallejo
Traffic Count:	15,275

PROPERTY OVERVIEW

Welcome qualified tenants! We have an amazing opportunity for you - potential free rent in an incredibly high-traffic area with 24/7 365 video monitoring service for your safety and security. Situated on Sonoma Blvd (31,833 ADT) & Redwood St (17,168 ADT) between two signalized intersections and anchored by Seafood City, Planet Fitness, DD's Discounts, and more, this is an offer you don't want to miss. Come take advantage of this friendly offer and secure yourself a spot in this amazing area.

PROPERTY HIGHLIGHTS

- Potential free rent for qualified tenants
- High Traffic on Sonoma Blvd (31,833 ADT) & Redwood St (17,168 ADT)
- Two Signalized Intersections
- Anchored by Seafood City, Planet Fitness, DD's Discounts, & Foot Locker
- 7 Ingress and egress points around the property.
- 24/7 365 Video Monitoring Service

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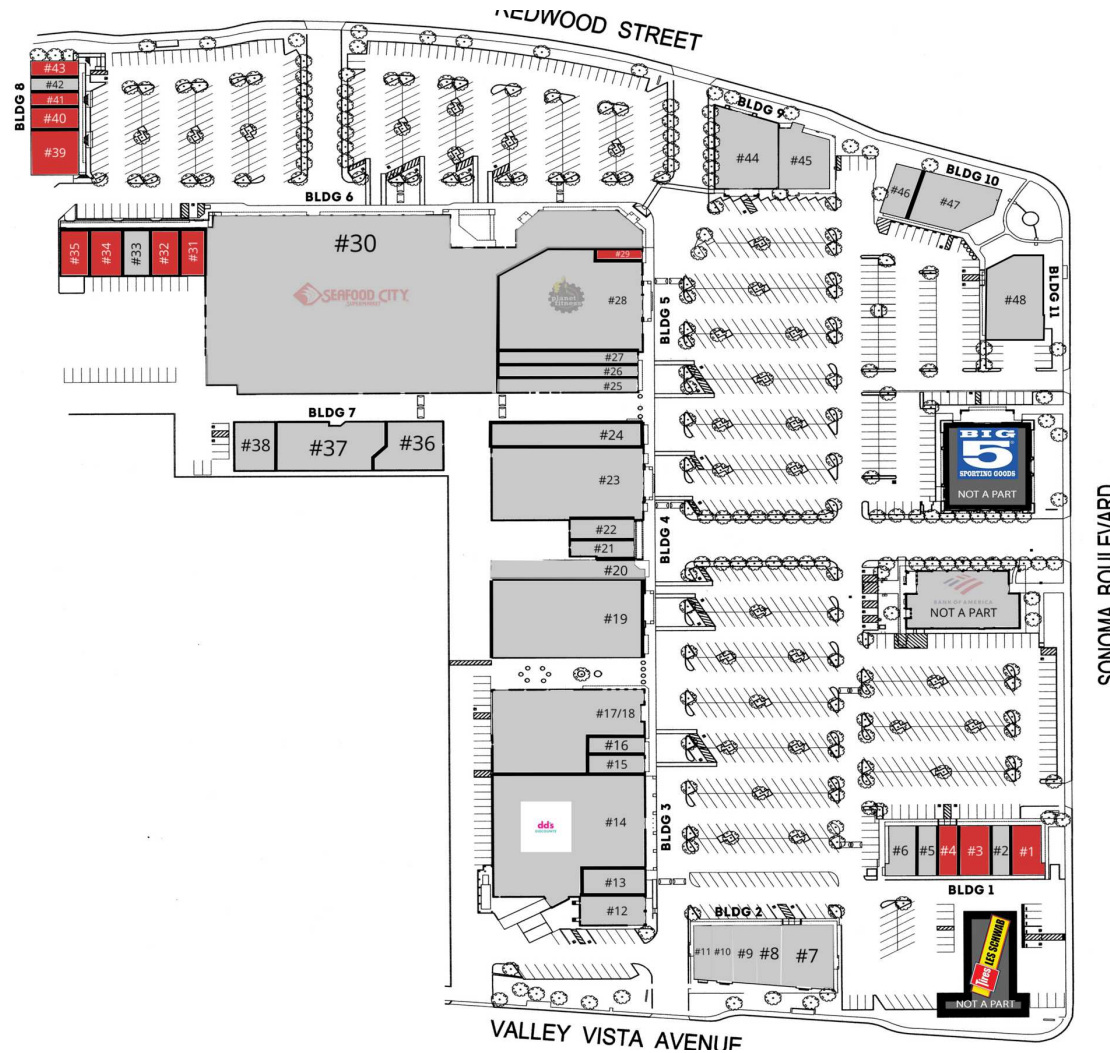
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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	983 - 3,600 SF	Lease Rate:	\$2.00 - \$2.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
#1 - 3325-10	Available	2,430 SF	NNN	Negotiable
#3 - 3325-20A	Available	2,410 SF	NNN	\$2.50 SF/month
#4 - 3325-60	Available	1,200 SF	NNN	\$2.50 SF/month
#29 - 3555-10	Available	1,160 SF	NNN	Negotiable
#31 - 485-10	Available	1,800 - 3,600 SF	NNN	\$2.00 SF/month
#32 - 485-20	Available	1,800 SF	NNN	\$2.00 SF/month
#34 - 485-40	Available	983 - 3,600 SF	NNN	\$2.00 SF/month
#35 - 485-70	Available	2,617 - 3,600 SF	NNN	\$2.00 SF/month
#39 - 475-1-20	Available	2,500 SF	NNN	\$2.00 SF/month
#40 - 475-30	Available	1,500 SF	NNN	\$2.00 SF/month
#41 - 475-50	Available	1,000 SF	NNN	\$2.00 SF/month
#43 - 475-70	Available	1,000 SF	NNN	\$2.00 SF/month

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Advanced Security Technologies

Vanguard specializes in custom design and implementation of Live Remote Monitoring Systems and Strategies in an effort to eliminate the need for costly, on-site, uniformed guard services.

In Northern California, we use our own trained and licensed technicians. When we secure facilities outside of our travel territory, we use authorized dealers. Wherever we serve, we continually offer world class service and equipment to ensure our clients' security systems are fully operational every day.

Our Advanced Video Monitoring Systems:

- Fulfills the Roll of On-Site Security Guards
- Provides Increased Security While Decreasing Costs
- Immediate, Real Time Response Capabilities
 - Video Triggered Alarms
 - "Voice Down" Technology



• IP Camera Systems

• Access Control

• Exterior Security Lighting

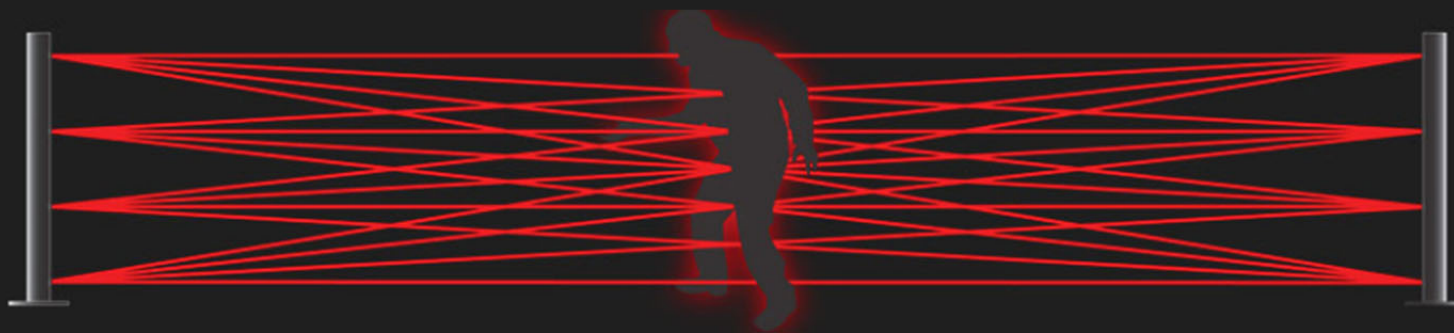
• Sirens / Speakers / Strobes

• Free Consultive Security Evaluations

• Scheduled Virtual Guard Tours

• Voice Down Technology

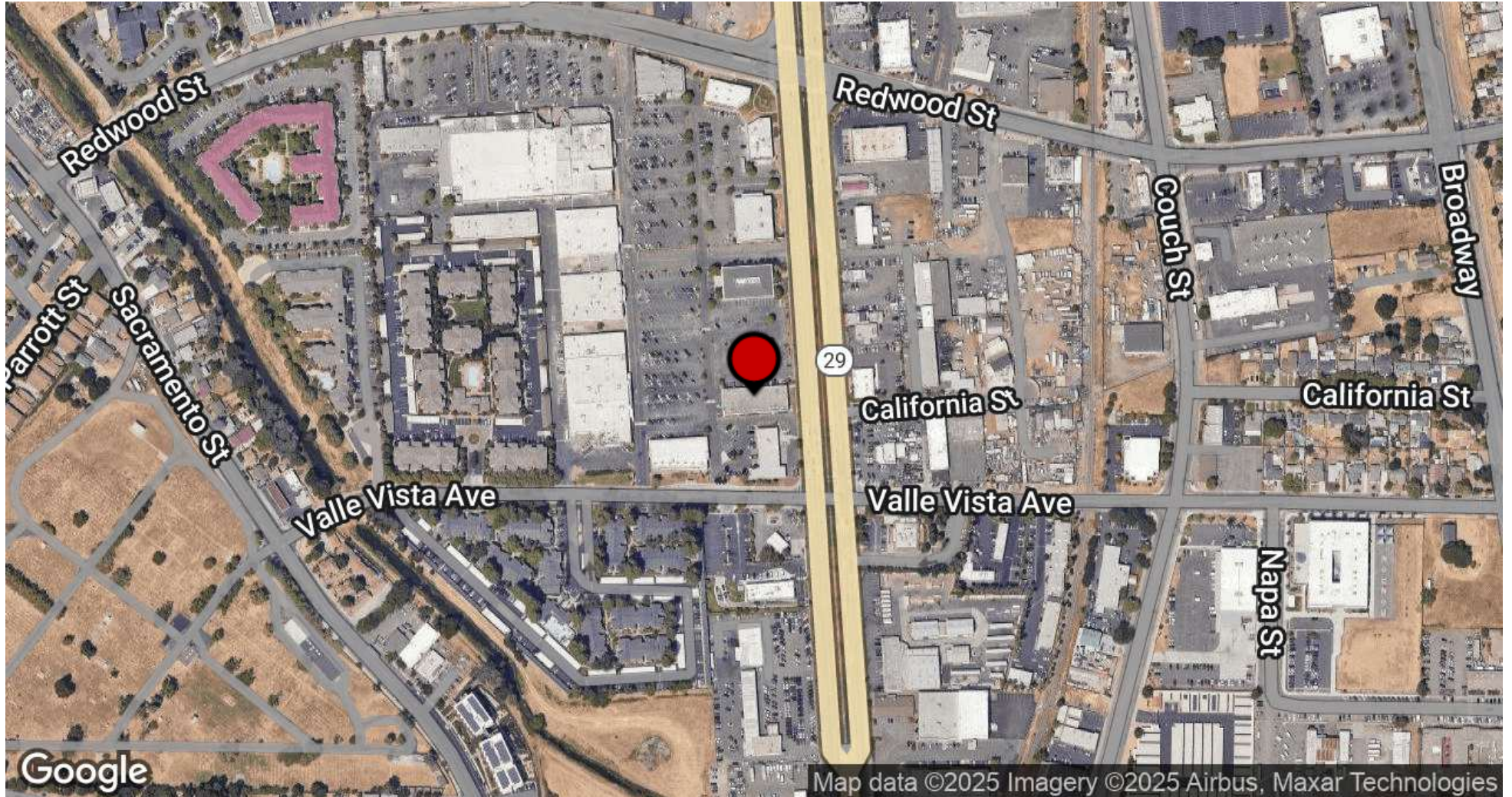
- Video Monitoring 24/7 365
 - Industrial
 - Commercial
 - Residential



Location Map

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Additional Photos

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Demographics Map & Report

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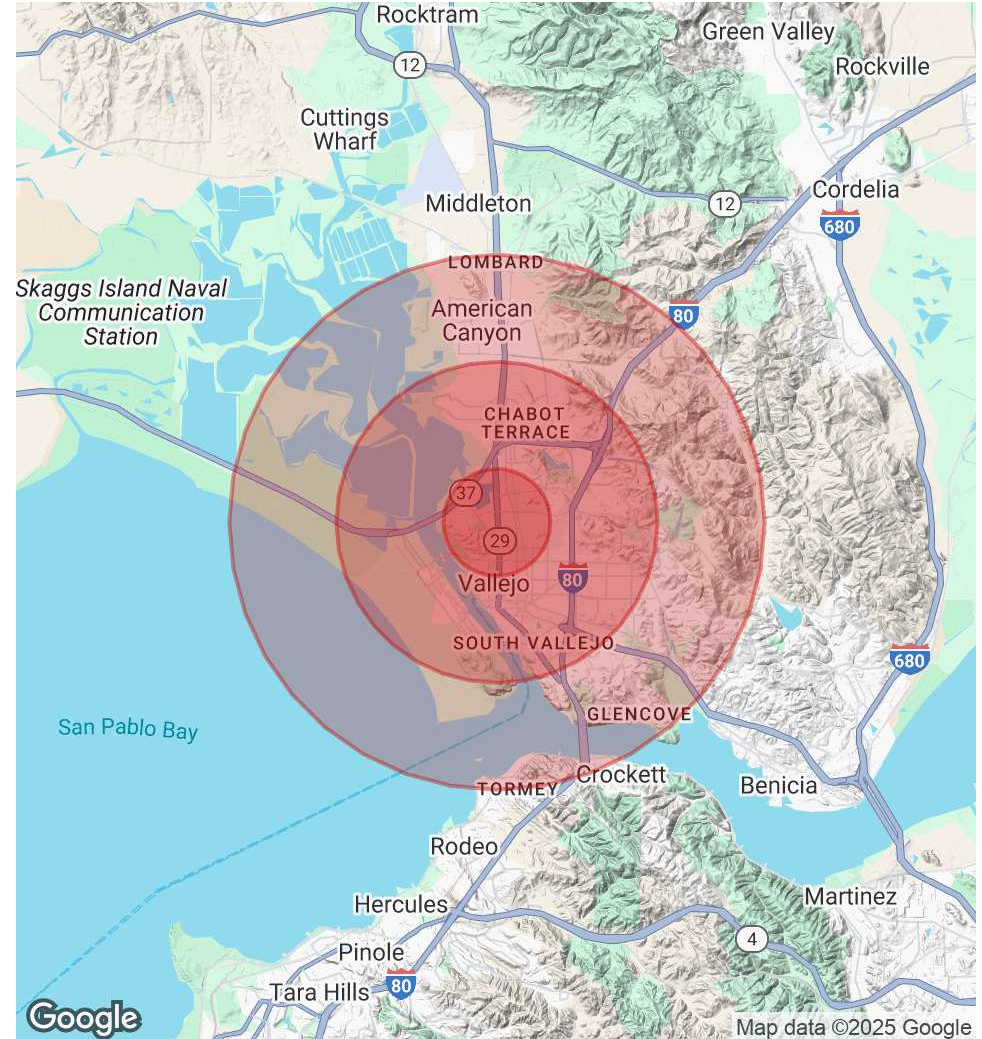


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,483	104,154	160,933
Average Age	36.9	36.3	36.8
Average Age (Male)	34.8	34.2	34.9
Average Age (Female)	39.2	38.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,153	36,204	55,189
# of Persons per HH	2.5	2.9	2.9
Average HH Income	\$58,583	\$66,693	\$73,351
Average House Value	\$330,259	\$359,114	\$388,561

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,418	38,739	61,274
Total Population - Black	3,318	22,370	32,080
Total Population - Asian	2,419	21,708	37,794
Total Population - Hawaiian	188	1,085	1,595
Total Population - American Indian	120	670	1,055
Total Population - Other	2,074	12,377	16,316

* Demographic data derived from 2020 ACS - US Census



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