



# Retail Pad With Drive-Thru

1178 Admiral Callaghan Ln | Vallejo, CA



## Property Highlights:

- ±4,198 SF building with drive-thru
- ±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.

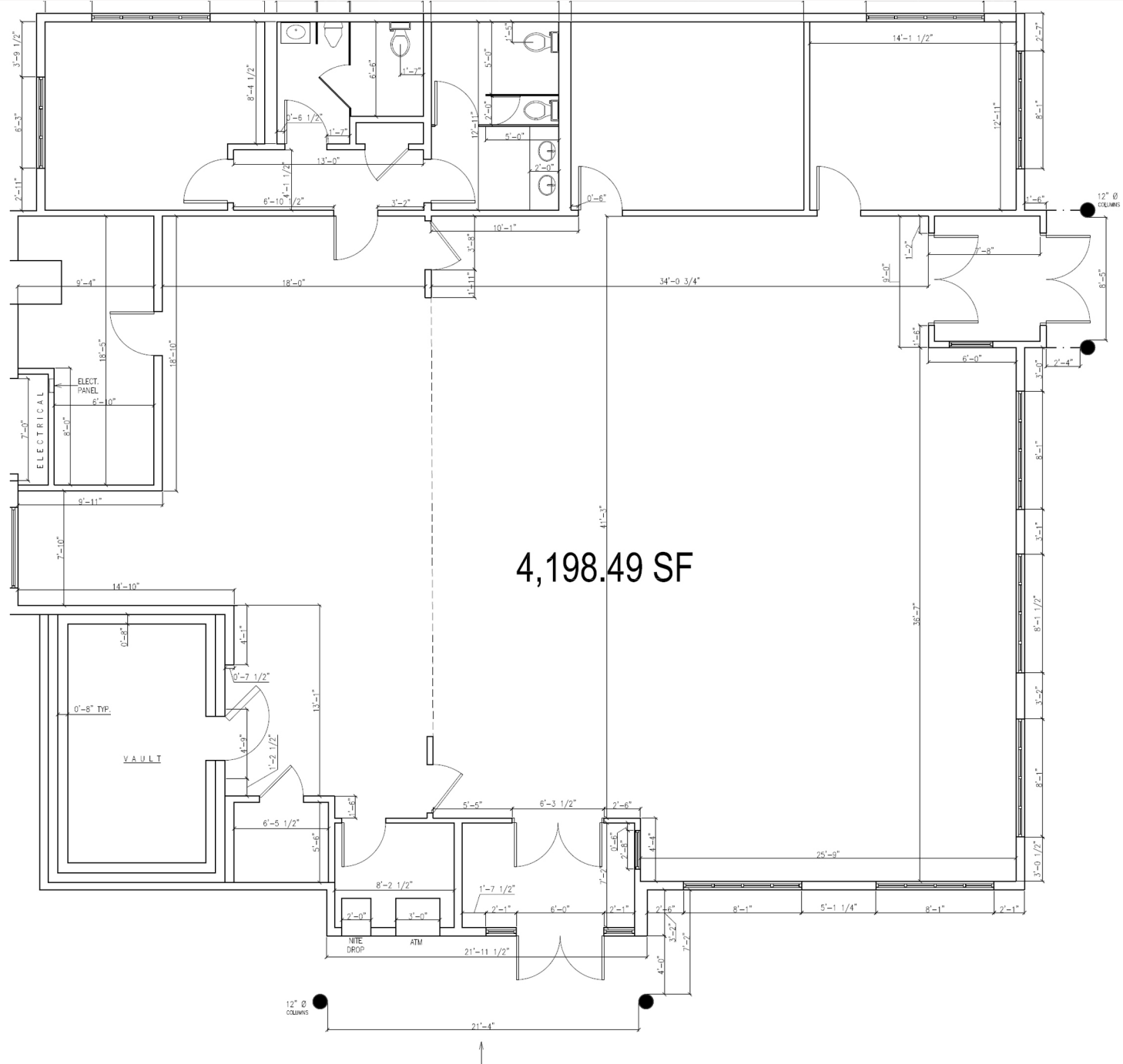
Interstate Highways 80, 780 and 680, as well as State Highways 29 and 37 provide convenient access for commuters and employees, as well as efficient distribution for commercial freight.

*source: vallejochamber.com*



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Solano County Fairgrounds

880

Columbus Pkwy

N Ascot Pkwy

Admiral Callaghan Ln

Turner Pkwy

SITE

Plaza Dr

Vallejo Corners

Vallejo Corners

Planned Costco & 178 Single Family Units

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Demographic Summary			
	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2020 Population	11,324	103,127	157,463
2025 Population	11,831	105,709	161,798
2020-2025 Annual Rate	0.88%	0.50%	0.54%
2020 Median Age	38.6	38.6	38.6
Daytime Population	10,963	90,479	137,324
<b>HOUSEHOLDS</b>			
2020 Total Households	5,115	16,910	22,211
2025 Total Households	5,150	17,044	22,365
2020 - 2025 Annual Rate	0.14%	0.16%	0.14%
<b>MEDIAN HH INCOME</b>			
2020 Median HH Income	\$95,775	\$75,632	\$79,844
2025 Median HH Income	\$102,945	\$79,736	\$85,263
2020-2025 Annual Rate	1.45%	1.06%	1.32%
<b>AVERAGE HH INCOME</b>			
2020 Average HH Income	\$114,108	\$93,882	\$101,527
2025 Average HH Income	\$129,826	\$103,646	\$113,011
2020-2025 Annual Rate	3.00%	2.00%	2.00%

