

4301

SONOMA BLVD.
VALLEJO, CA



47,140 ADT

Sonoma Blvd. - 23,856 ADT

SITE



LOCKEHOUSE

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ABOUT VALLEJO

Vallejo is a Bay Area city that combines their beautiful waterfront with a historic downtown core. Vallejo's growing community includes prime commercial and residential opportunities in Downtown Vallejo, Mare Island, Northgate and the Waterfront. Vallejo is strategically located midway between San Francisco and Sacramento. 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.

SUMMARY

ADDRESS	4301 Sonoma Blvd., Vallejo, CA 94589
COUNTY	Solano County
AVAILABLE	±5,150
RENT	Call to Inquire

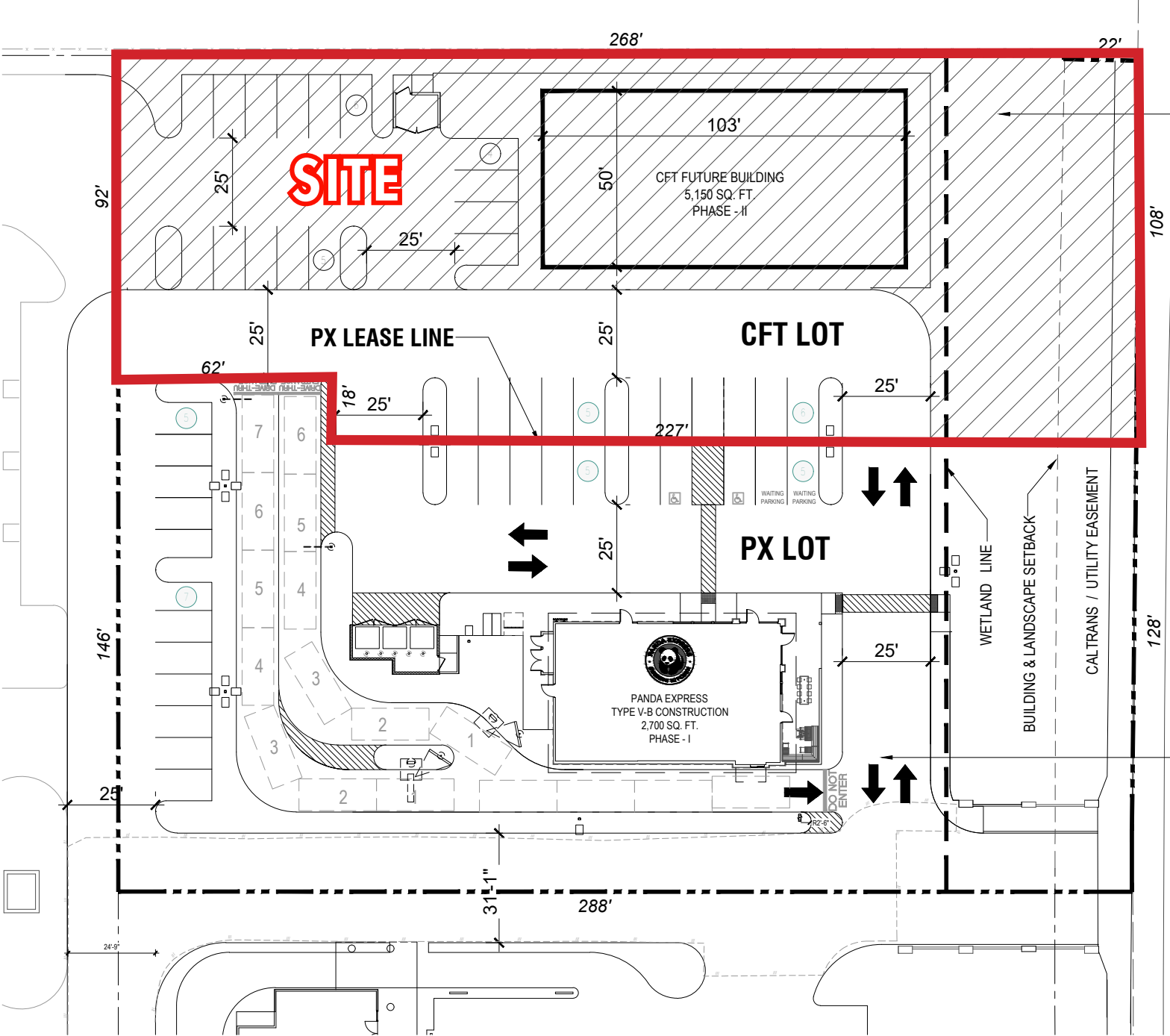
HIGHLIGHTS

- ±5,150 SF Space | Co-tenancy with Panda Express.
- 94 Parking Spaces.
- Adjacent to an Arco/ ampm and a future El Pollo and proposed office development.
- Other tenants in the vicinity are: Walmart, Smart & Final, CVS, Aaron's, Bank of the West, Jiffy Lube, Starbucks, Mountain Mike's Pizza, Popeyes, and Denny's just to name a few.







Yolanda Dr. - 1,494 ADT

Sonoma Blvd. - 23,856 ADT



MARKET AERIAL






















REDWOOD SQUARE SHOPPING CENTER






VALLEJO PLAZA



FLEMINGTOWNE SHOPPING CENTER





REDWOOD PLAZA









GATEWAY PLAZA

*Google Map Source: 4/28/25



POPULATION

1 MILE	3 MILES	5 MILES
13,983	99,591	145,601



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,942	33,786	49,907



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$105,561	\$119,472	\$124,941



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$948,376	\$1.13 M	\$1.26 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
21.5%	26.8%	28.5%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$241.52 M	\$1.81 B	\$2.76 B

