

RARE BIG-BOX AVAILABILITY

in a High-Traffic North Bay
Trade Area

5184
SONOMA BLVD.

MEADOWS PLAZA
VALLEJO, CA

±54,266 SF

AVAILABLE FOR LEASE



SITE OVERVIEW



Big box space



±294 Parking spaces



Highly visible from the street



Easy freeway access



±54,266 SF anchor opportunity



Signalized intersection with ±42,000 vehicles per day



Strategically located between Napa, Solano, and Contra Costa Counties



Immediate access to I-80 and Highway 37



Future 400+ apartment units planned adjacent to the center



Significant regional draw from Vallejo, American Canyon, and surrounding communities



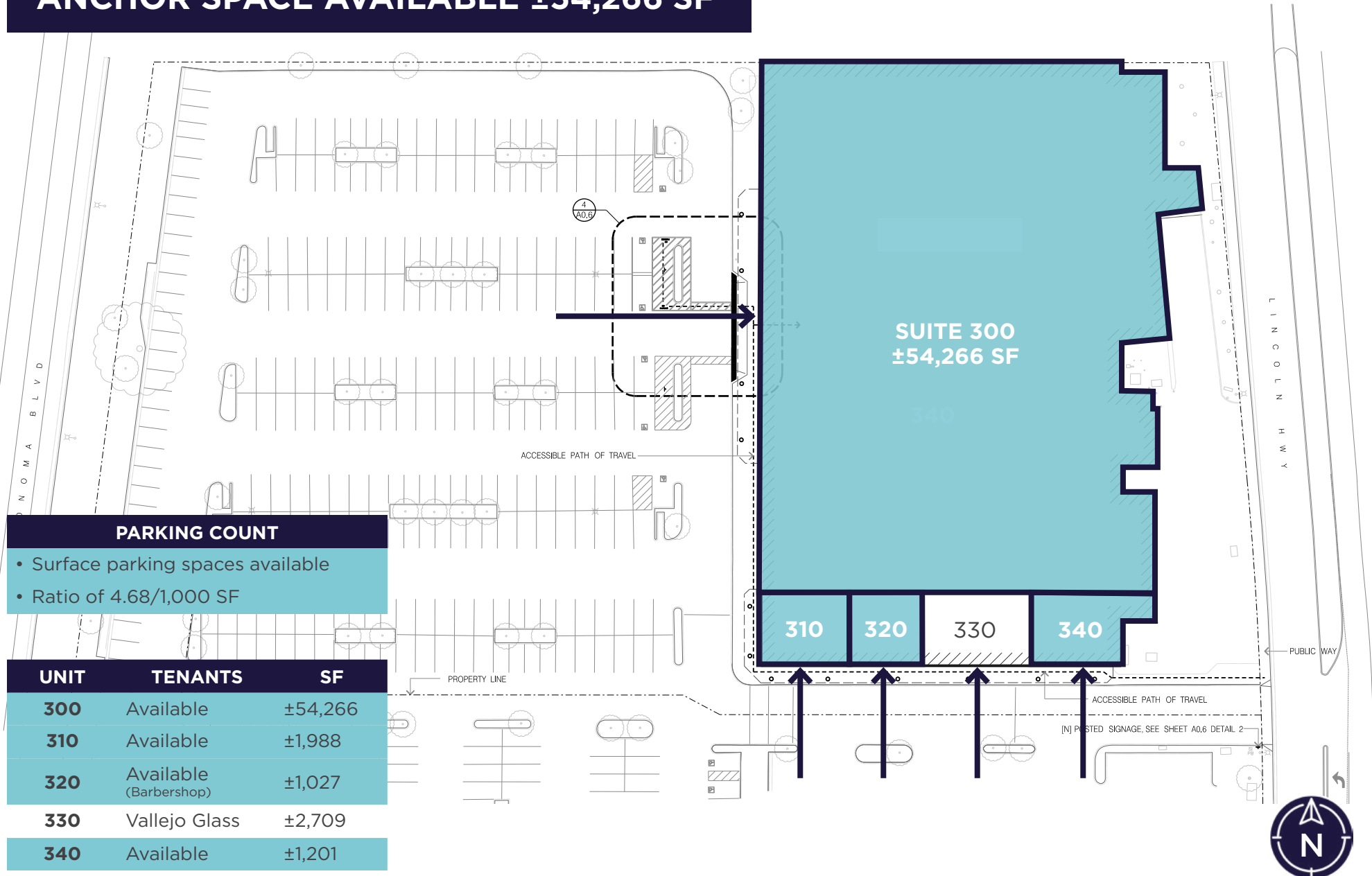
Abundant parking and excellent visibility



- Rare opportunity to lease large retail space
- Position your business ahead of future residential growth
- Limited anchor opportunities available in the North Bay

SITE PLAN

ANCHOR SPACE AVAILABLE $\pm 54,266$ SF



LOCATION

Strategically located at the intersection of Solano, Napa and Contra Costa Counties providing convenient access to more than one million consumers through the North Bay and East Bay

Demographics	1-mile	3-mile
Population	19,897	86,059
Average Household Income	\$120,438	\$115,698
Average Daily Traffic Count:	42,035	

5184
SONOMA BLVD.
Meadows Plaza

Russell Square

12.6 Acres
Approved 11-building
±400 unit apartment
development

Chick-fil-A
(Coming soon)

Davita
Kidney Care

42,000+ VPD

Trade Area Highlights

Population within 5 miles	139,188	Consumer spending	\$165,180,316
Daytime employment	33,673	Median home value	\$657,826
Number of households	46,712	Growth projections	139,701

5184

SONOMA BLVD.

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