

FOR SALE

Vallejo Plaza

Grocery Anchored Shopping Center – Value Add Opportunity

3325 Sonoma Blvd., Vallejo, CA 94590



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Executive Summary

Investment Overview

Helm Properties proudly presents Vallejo Plaza, offering an exclusive opportunity for investors. Situated at the bustling intersection of Sonoma Blvd and Redwood St in the heart of Vallejo, this property serves as a prominent commercial hub. With a total Gross Leasable Area (GLA) of 239,498 square feet, Vallejo Plaza is a vibrant destination for both locals and visitors.

Anchored by renowned tenants such as Seafood City, Planet Fitness, and DD's Discounts, the plaza provides a diverse range of shopping, dining, and fitness experiences. Its strategic location at a signalized intersection ensures maximum visibility and accessibility. Vallejo Plaza's dynamic tenant mix and prime location make it an enticing investment opportunity within Vallejo's bustling cityscape.



The Offering

239,498 SF
GLA

19.12 AC
Lot Size

T-12 (Mar-2024) NOI	\$1,521,358
Year 1 NOI	\$2,197,448
Occupancy (SF)	91.1%
Year Built/Renovated	1961/1986
Zoning	CP (Central Corridor Commercial)
APN	0051010600

Investment Highlights



Strategic Location



Vallejo Plaza enjoys a strategic position at the intersection of Sonoma Blvd and Redwood St, ensuring high visibility and traffic flow.

Prime Anchors



Anchored by Seafood City, Planet Fitness, and DD's Discounts, the plaza attracts a consistent customer base, enhancing its appeal to potential investors.

Enhanced Security



24/7 video monitoring and security patrols provide a safe and secure environment for all occupants.

Increased Recoveries



Significant increase in expense recoveries from new tenants demonstrates value-add potential.

Convenient Access



With seven ingress and egress points, the plaza offers convenient access for both customers and tenants.

Lease Renegotiation Opportunity



A new owner could explore renegotiating Seafood City's lease in 2028 to potentially increase recovered CAM.

Immediate Upside Potential



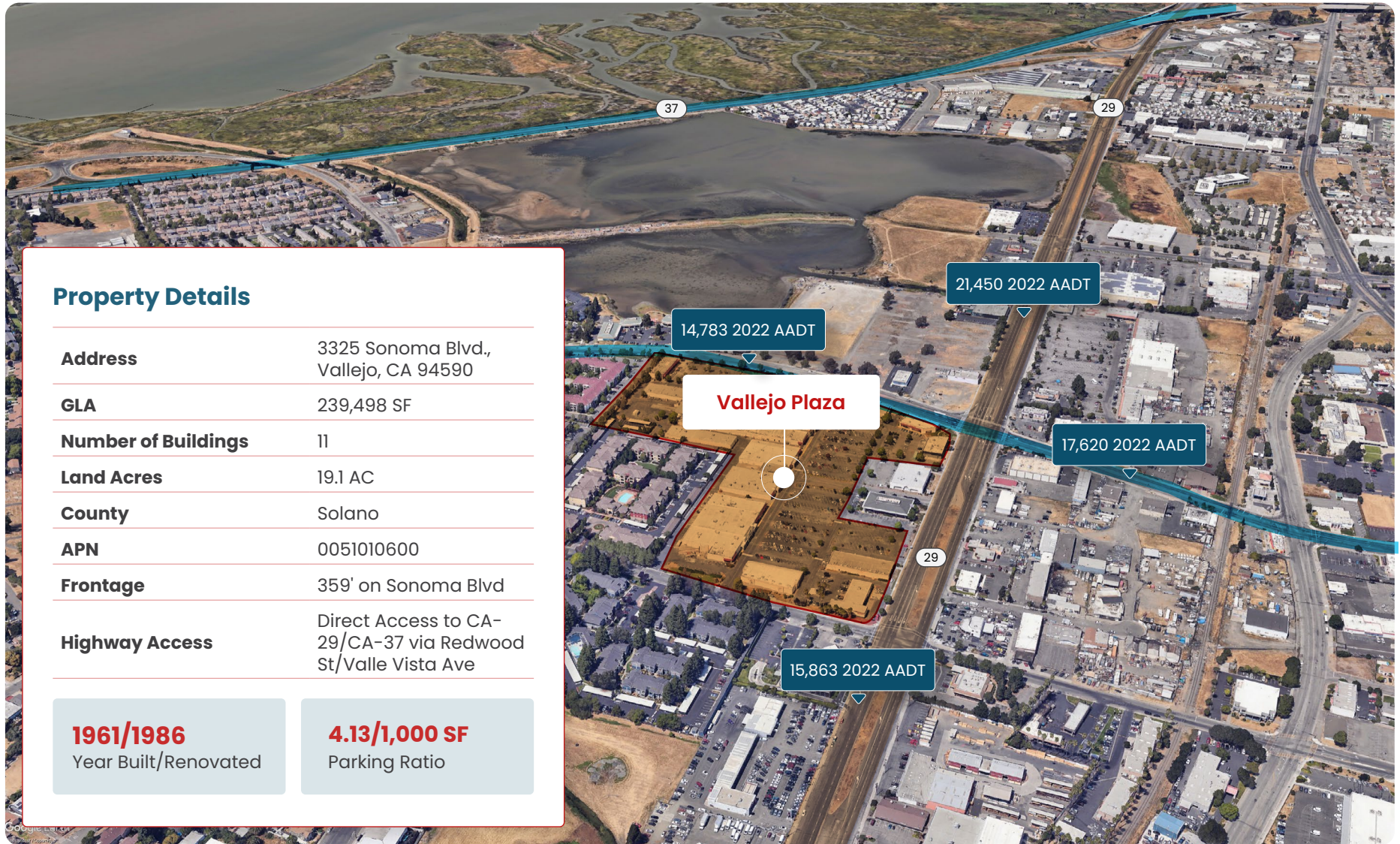
With 8.9% vacancy, there are immediate opportunities for leasing, providing potential for increased revenue and value growth.

Significant Rental Upside



With in-place rents currently 11.4% below market rates, there is considerable potential to increase rental income and enhance property value through strategic lease renewals or new tenant agreements.

Property Overview



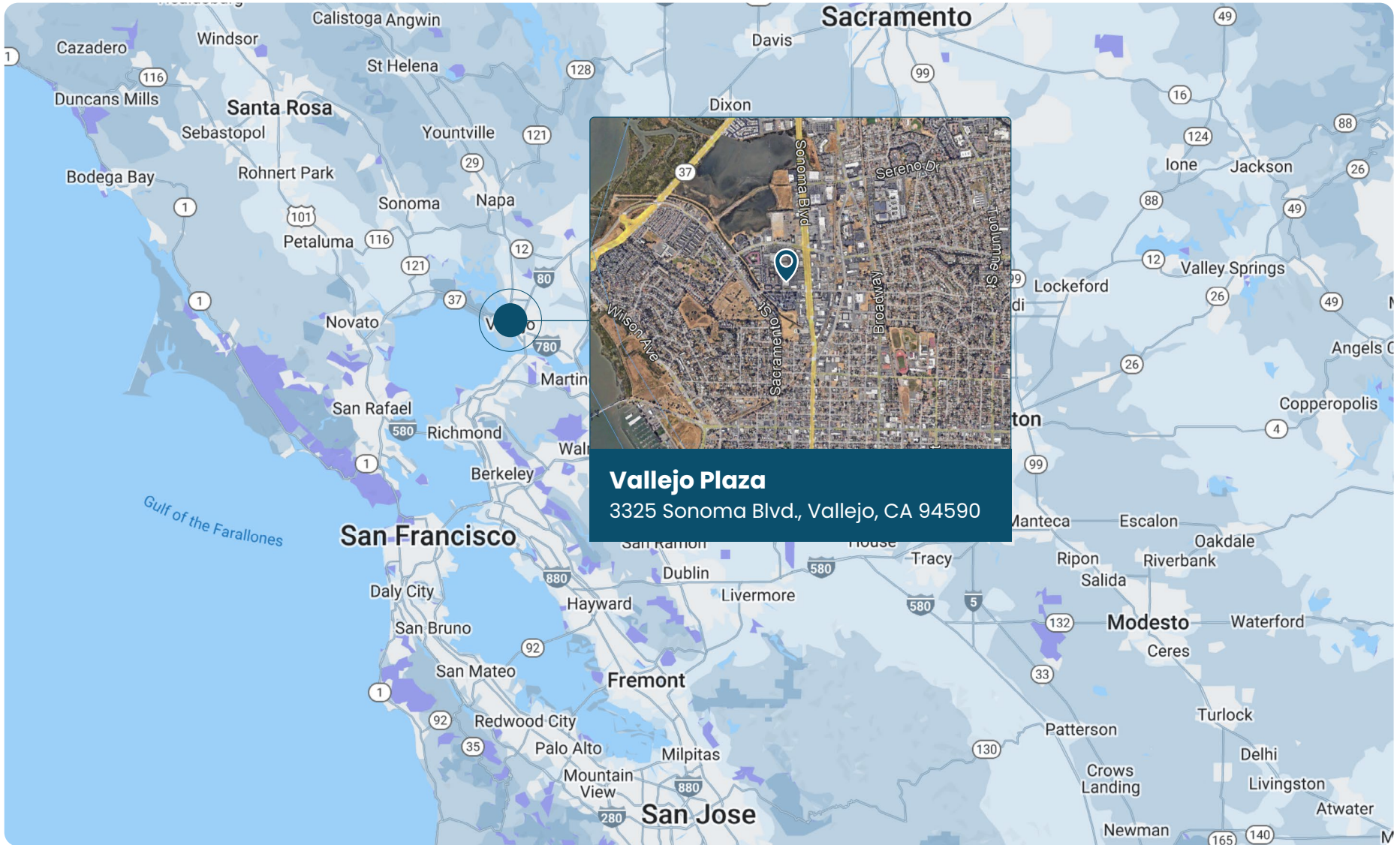
Property Details

Address	3325 Sonoma Blvd., Vallejo, CA 94590
GLA	239,498 SF
Number of Buildings	11
Land Acres	19.1 AC
County	Solano
APN	0051010600
Frontage	359' on Sonoma Blvd
Highway Access	Direct Access to CA- 29/CA-37 via Redwood St/Valle Vista Ave

1961/1986
Year Built/Renovated

4.13/1,000 SF
Parking Ratio

Regional Map



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