



150 Admiral Callaghan Ln

BEST USE IS MEDICAL OFFICE BUILDING

150 ADMIRAL CALLAGHAN LN | VALLEJO, CA 94591

DENNIS HAVRILLA | LLC NO #02130140 | RE/MAX ACCORD | HAVRILLA COMMERCIAL INVESTMENT GROUP



PROPERTY SUMMARY

150 ADMIRAL CALLAGHAN LN VALLEJO, CA 94591

Located in the bustling city of Vallejo, 150 Admiral Callaghan Lane offers a prime location for healthcare providers seeking a modern, accessible, and strategically situated medical facility. With a strategic location at the crossroads of Interstate 80 and Highway 37, Vallejo provides easy access to both the East Bay and North Bay regions. This beautiful property is perfectly tailored for medical practices, providing a unique opportunity to establish or expand your services in a thriving community. With the land spanning .72 acres, this location is ideal for medical business. With a variety of healthcare services located within a one-mile radius, this area attracts a steady stream of patients, establishing it as a hub for medical care. The high concentration of healthcare providers creates a natural draw for individuals seeking comprehensive medical services, making this location an ideal choice for any medical practice looking to thrive in a well-established healthcare area.



Suite: B
Size: 1,800 SF
Annual Increase: 3%

Rent: \$3.00 PSF/MO.
NNN: \$2.85 PSF/Mo.(2025 Estimate)



INVESTMENT HIGHLIGHTS



HIGH DEMAND AREA

Located in a growing community with increasing demand for quality healthcare services, offering significant growth potential for medical practices.



PRIME LOCATION

Strategically situated near the intersection of Interstate 80 and Highway 37, offering excellent visibility and accessibility for patients across the East Bay and North Bay regions.



THRIVING HEALTHCARE CORRIDOR LOCATION

Surrounded by a variety of medical services within a one-mile radius, drawing consistent foot traffic from patients seeking comprehensive care.



CLOSE PROXIMITY TO SCHOOLS AND RESIDENTIAL AREAS:

Situated near several schools and densely populated neighborhoods, providing a built-in patient base of families and individuals seeking nearby healthcare services.

SURROUNDING RETAIL



PHOTOS



DEMOGRAPHICS



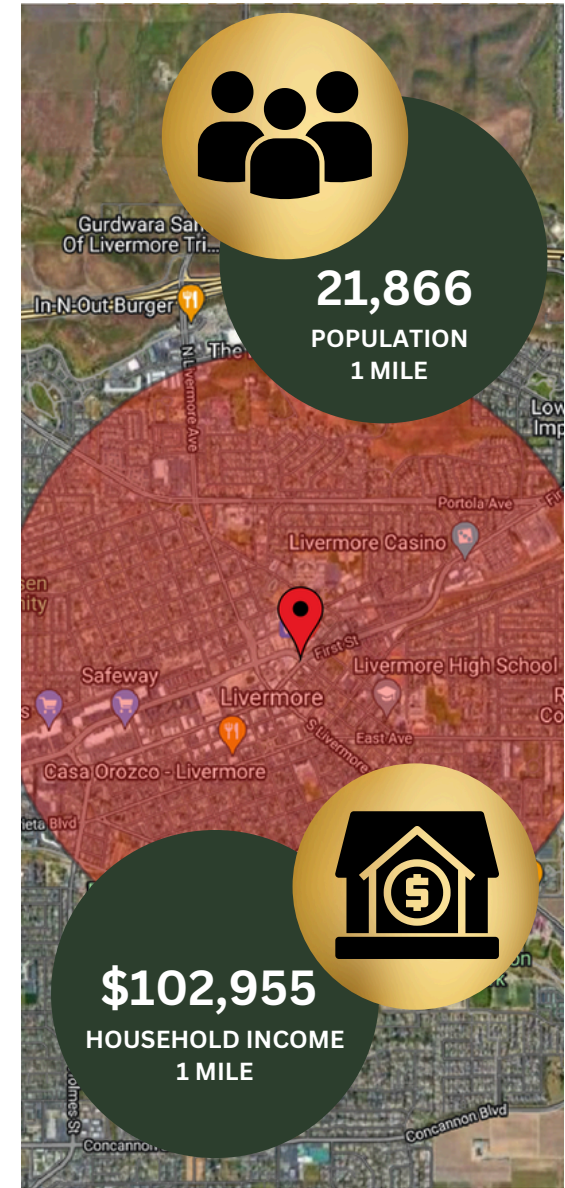
POPULATION	1 MILE	3 MILES	5 MILES
2024 POPULATION	21,866	115,449	166,309
2029 PROJECTION	21,628	114,129	163,811



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 HOUSEHOLDS	7,685	40,126	57,182
2029 PROJECTION	7,600	39,682	56,358



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 HOUSEHOLD INCOME	\$102,955	\$95,128	\$108,579





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OFFERED EXCLUSIVELY BY:

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