

728

MARINE WORLD

VALLEJO | CA

For Sale ±4.02 Acres

Commercial development
opportunity in Vallejo, CA

- Opportunity for future commercial or mixed-use development, subject to approvals.
- Convenient access to Interstate 80 and regional transportation corridors.
- Located near Six Flags Discovery Kingdom, downtown Vallejo, and ferry service.
- Positioned within an established waterfront corridor with nearby retail and services.

±4.02 ACRES

Wilson Ave

Sacramento St

37

Cunningham St

Halsey St

Selfridge St

37

NIMA MORIDI

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

728 Marine World Pkwy, Vallejo, CA consists of ± 4.02 acres of raw land offering a flexible opportunity for future commercial or mixed-use development, subject to applicable zoning and municipal approvals. The site provides a largely undeveloped canvas for investors, developers, or owner-users seeking land in an established waterfront corridor. Its size and configuration allow for a variety of potential development concepts while benefiting from proximity to existing commercial and recreational destinations.

Located along Marine World Parkway adjacent to the Napa River, the property offers convenient access to Interstate 80 and major regional transportation routes connecting Vallejo with the greater Bay Area and Sacramento region. The site is near Six Flags Discovery Kingdom, the Vallejo Ferry Terminal, downtown Vallejo, and a variety of retail, dining, and service amenities. The waterfront setting and accessibility position the property within an active commercial corridor while providing convenient connections to surrounding residential neighborhoods and employment centers.

OFFERING SUMMARY

Availability: ± 4.02 acres

Price: \$900,000



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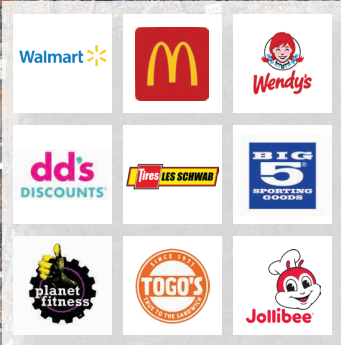
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NEARBY AMENITIES

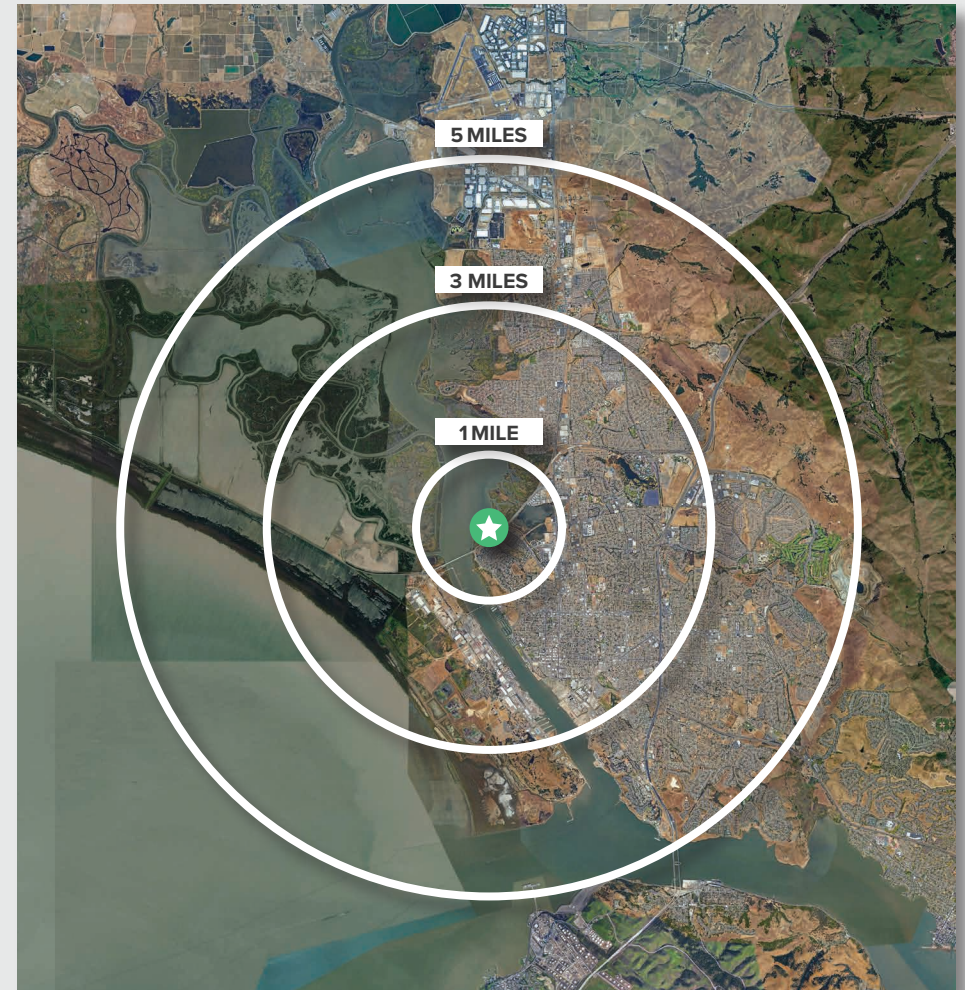


REGIONAL DEMOGRAPHICS

728
MARINE WORLD
VALLEJO | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	7,458	80,252	141,644
2020 Census Population	7,022	81,025	145,093
2010 Census Population	6,492	75,203	133,194
2026 Median Age	38.6	38.1	38.8
HOUSEHOLDS			
2026 Estimated Households	2,952	27,978	48,708
2020 Census Households	2,840	27,820	48,701
2010 Census Households	2,628	26,073	45,415
INCOME			
2026 Estimated Average Household Income	\$96,741	\$113,178	\$126,982
2026 Estimated Median Household Income	\$82,219	\$89,184	\$100,812
BUSINESS			
2026 Estimated Total Businesses	222	2,589	3,762
2026 Estimated Total Employees	1,639	23,182	33,513

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS



CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

Creating a great experience is what we are all about.

Here at Capital Rivers we are dedicated to our core values helping make our real estate transactions and your brokerage experience more successful. We'll approach your project with loyalty, forward thinking, hard work, and passion. These are the values that drive everything we, as commercial real estate professionals do.

When you contact Capital Rivers, expect a response.

As commercial brokers and agents we believe in building strong partnerships with each other and our clients through creativity, collaboration, and gratitude. Our combined experience lets us build long lasting relationships with our team as well as everyone who comes through our front door. Capital Rivers' commercial brokerage team caters to clients not only in Northern California, including Sacramento, Chico, and Redding, but also across the United States.

Learn more at capitalrivers.com



PROPERTY MANAGEMENT

We understand that every property is unique requiring a comprehensive strategy to optimize performance.

[Learn more about Property Management](#)



COMMERCIAL BROKERAGE

Our goal is to deliver a complete real estate solution designed specifically to meet your needs.

[Learn more about Commercial Brokerage](#)



DEVELOPMENT

With a wealth of unique ideas and industry experience, we're well equipped to bring your projects to life.

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