

REPRESENTATIVE IMAGE



BROADWAY & SONOMA: A RETAIL REDEVELOPMENT CORRIDOR

1801 BROADWAY | VALLEJO, CA 94589

OFFERING MEMORANDUM



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EXECUTIVE SUMMARY



GLA

150,766 SF

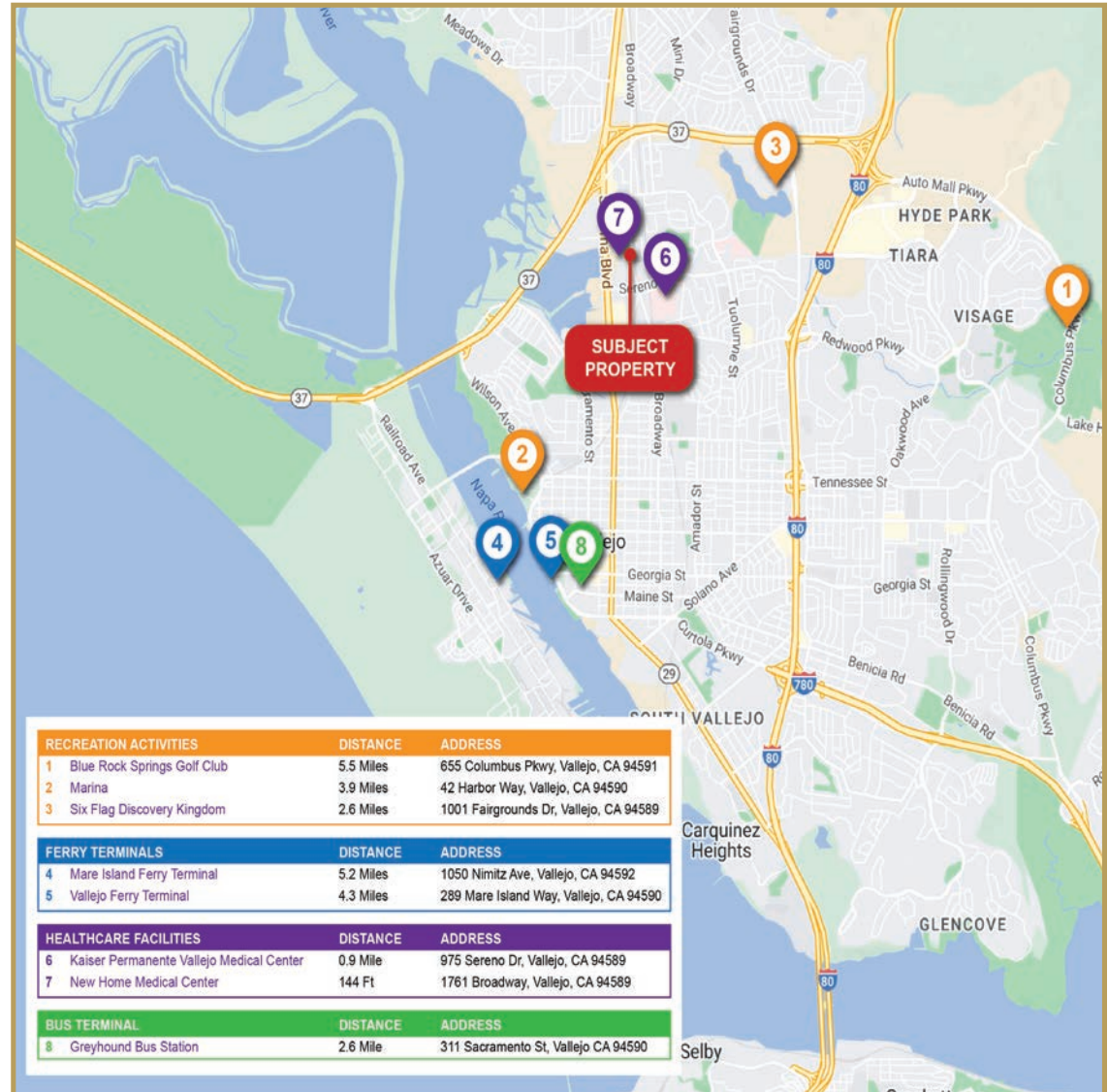


LOT SIZE

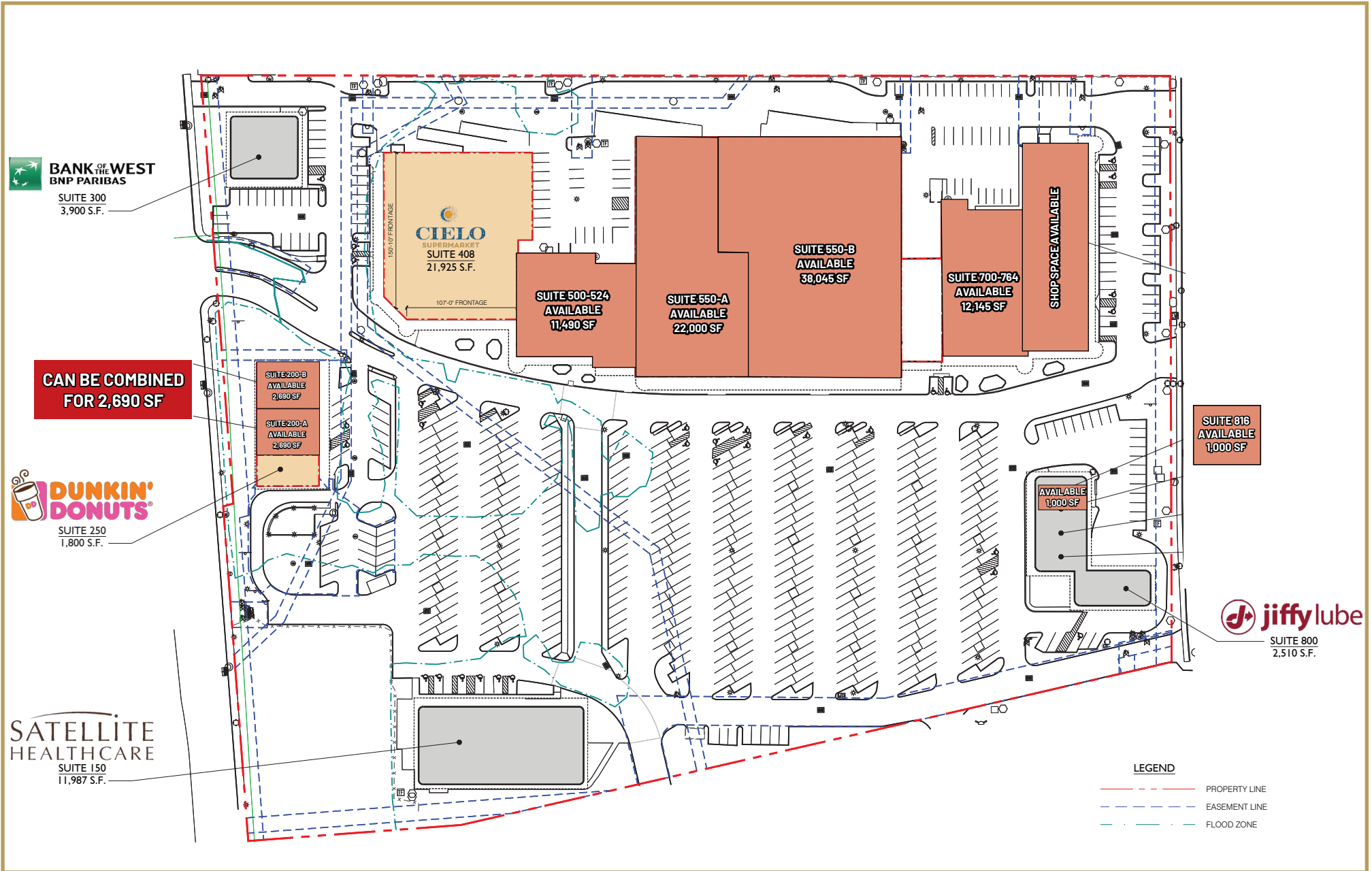
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INVESTMENT HIGHLIGHTS

- Major Redevelopment in Progress**
 The property is currently undergoing a transformative redevelopment, offering flexible leasing opportunities from ±1,000 SF up to ±80,000 SF to accommodate a wide range of retail, medical, grocery, and service-oriented users.
- ±150,000 SF of Reimagined Retail Space**
 This expansive redevelopment includes over 150,000 square feet of upgraded retail space, reactivating a prominent commercial site within one of Vallejo's most visible corridors.
- Retail Momentum Already Underway**
 The ownership team is actively negotiating with several national and regional tenants, bringing immediate momentum and strong leasing interest to the site.
- High-Exposure Frontage on Two Major Arterials**
 The property offers dual frontage along Sonoma Boulevard (26,950 VPD) and Broadway Street (19,687 VPD). Two of Vallejo's busiest thoroughfares positioned just steps from a signalized intersection for maximum exposure and accessibility.
- Institutional Developer with Proven Track Record**
 Backed by an experienced and well-capitalized development team, the project is guided by a proven track record of successful retail repositioning and value creation.



SITE PLAN



BUILDING RENDERINGS



PROPERTY PHOTOS



SMART & FINAL

\$14.02M

HIGH PERFORMING

COURTYARD BY MARRIOTT

\$48.29M

99TH PERCENTILE

POPEYES

\$4.60M

99TH PERCENTILE

GROCERY & SERVICE RETAIL

SHERWIN WILLIAMS	\$4.75M (93rd Percentile)
AUTOZONE	\$3.10M (75th Percentile)
PLANET FITNESS	\$2.72M (85th Percentile)

QSR SALES VALIDATION

KFC	\$3.04M (97th Percentile)
DOLLAR GENERAL	\$3.32M (89th Percentile)
DOLLAR TREE	\$3.05M (81st Percentile)

Source: CenterCheck Retail Sales Analytics (Jan 2025-Feb 2026)



RETAIL MAP



0.2 MILES

TO U.S. HWY 29

1.5 MILE

TO VALLEJO
FERRY TERMINAL

2 MILES

KAISER PERMANENTE
MEDICAL CENTER

2.5 MILES

TO SIX FLAGS
DISCOVERY KINGDOM

4 MILES

TO I-80



MARKET OVERVIEW

Vallejo, CA

Vallejo, California, presents a compelling blend of residential charm and commercial opportunity, situated at the northern edge of the San Francisco Bay Area. Its waterfront location, complemented by easy access to major highways and a ferry terminal linking it to San Francisco, underscores its allure as both a residential haven and a regional shopping destination.

Population Growth:

Vallejo, located in Solano County, continues to exhibit steady population growth. As of the latest census data, Vallejo's population is estimated to be around 123,000, reflecting a modest but consistent increase. This growth is driven by its strategic location within the San Francisco Bay Area, providing a more affordable living option while still being close to major economic hubs.

Economic Development:

Vallejo has been experiencing positive economic development, with several new businesses and industries setting up operations in the city. The local government has been proactive in attracting new investments, particularly in the healthcare, retail, and technology sectors. This diversification is helping to create new job opportunities and bolster the local economy.

Consumer Spending:

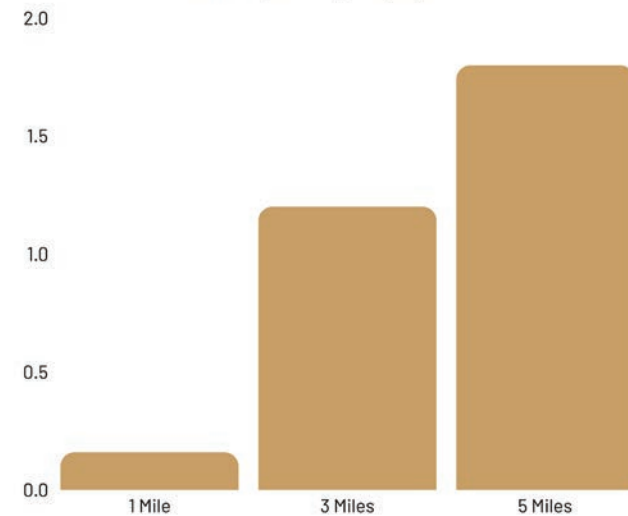
Consumer spending in Vallejo has been on the rise, supported by an increase in disposable incomes and a growing population. The city has seen an uptick in retail sales, with new shopping centers and restaurants contributing to this growth. The Marina and downtown areas have become bustling centers of activity, offering a variety of dining, shopping, and entertainment options that attract both residents and visitors.

Vacancy Rates:

The vacancy rate in Vallejo has declined to approximately 4%, reflecting strong demand for housing. This low vacancy rate is driven by several factors. Vallejo offers a more affordable housing market compared to other Bay Area cities, attracting families, professionals, and retirees seeking quality homes at reasonable prices. As the local economy continues to grow, more people are moving to Vallejo for job opportunities in various sectors, including healthcare, retail, and technology. The city's strategic location within the Bay Area adds to its attractiveness for job seekers.



Total Consumer Spending
Consumer Spending Displayed in Billions



Source: CoStar

	1 MILE	3 MILES	5 MILES
Total Specified Consumer Spending (\$)	\$156M	1.2B	1.8B



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC (“AREA”) has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the “Property”).

Purpose and Intent. This Offering Memorandum (“Memorandum”) has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented “as is” without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either’s respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property’s value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed “forward-looking” statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the “Pandemic”). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner’s/Seller’s Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser’s obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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