

PAINTED AND UPGRADED IN MARCH 2026



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BMO



CORPORATE BMO BANK

VALLEJO, CA

Corporate Triple Net Bank Branch Operating Since 1987 with \$90m in Deposits

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Pad site located within a Hispanic grocery store–anchored shopping center currently undergoing redevelopment.

LEAD BROKERS

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Price	\$2,106,000
Cap Rate	6.75%
NOI	\$142,155
Lease Type	NNN
Building Area	3,900 SF
Land Area	0.497 AC
Year Built	1987
Remodeled	2026

4300 SONOMA BLVD, VALLEJO, CA

WHY INVEST

CORPORATE-BACKED TENANCY WITH INVESTMENT GRADE CREDIT

The property is leased to BMO Harris Bank, N.A., a wholly owned subsidiary of BMO Financial Group (NYSE: BMO)—one of the largest and most financially secure institutions in North America with over \$1 trillion in assets. BMO carries an investment-grade credit rating (Moody's: A1 / S&P: A+), offering investors long-term income stability and minimal credit risk. The Vallejo location plays a strategic role in BMO's expansion across Northern California, supported by a strong deposit base and positioned for continued performance.

PASSIVE OWNERSHIP WITH NET LEASE STRUCTURE

The lease is structured as a net lease, providing passive income with minimal landlord responsibilities. This makes the asset ideal for investors seeking reliable, hands-off returns backed by a high-credit tenant. With a long-term lease in place, the investment offers a stable, predictable cash flow anchored by a top-tier banking institution.

HIGH-TRAFFIC LOCATION IN A GROWING BAY AREA SUBMARKET

The property benefits from a prominent pad position to a Hispanic grocery anchored center on Sonoma Boulevard (Highway 29), one of Vallejo's primary commercial corridors, with over 45,000 combined vehicles per day providing excellent visibility and ease of access. Located in Solano County, one of the Bay Area's fastest-growing regions, the site is surrounded by a population of more than 120,000 residents within a 5-mile radius and strong projected demographic growth. This strategic, infill location supports long-term value and relevance in an expanding market.

04 RETAIL TRADE AREA



Located near major national retailers and a regional hospital in the main retail corridor of west Vallejo

22,984

VPD ALONG SONOMA BLVD

\$125K

AVERAGE HOUSEHOLD INCOME IN A 5-MILE RADIUS

147K

POPULATION WITHIN A 5-MILE RADIUS





		CURRENT
Price		\$2,106,000
Capitalization Rate		6.75%
Price/SF		\$540
Building Size (SF)		3,900
Lot Size (AC)		0.497
Stabilized Income	\$/SF	
Scheduled Rent	\$36.45	\$142,155
EXPENSES	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$142,155

FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

Triple Net Lease



Tenant Info		Lease Terms			Rent Summary				
TENANT NAME	SUITE	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	INCREASES
BMO BANK	300	3,900	08/27/91	03/31/30	\$11,846	\$142,155	\$3.04	\$36.45	
<i>1-5 Year Option</i>		Increase	04/01/27	03/31/28	\$12,201	\$146,406	\$3.13	\$37.54	3%
		Increase	04/01/28	03/31/29	\$12,568	\$150,813	\$3.22	\$38.67	3%
<i>\$90M in Deposits</i>		Increase	04/01/29	03/31/30	\$12,945	\$155,337	\$3.32	\$39.83	3%
		Option 1	04/01/30	03/31/35	\$13,332	\$159,980	\$3.42	\$41.02	3%
TOTALS:		3,900			\$11,846	\$142,155	\$3.04	\$36.45	

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\$1.3T

BMO FINANCIAL
GROUP'S ASSETS

1,000+

LOCATIONS IN THE
UNITED STATES

12M

CUSTOMERS SERVED
EACH YEAR

BMO

NYSE TICKER
SYMBOL

BMO



TRUSTED NATIONAL BANKING SERVICES

BMO Bank, N.A. is a leading U.S. financial institution and the American arm of the Bank of Montreal, Canada's oldest bank, founded in 1817. Headquartered in Chicago, Illinois, BMO Bank operates over 1,000 branches across 24 U.S. states and serves more than 12 million customers. The bank provides a full suite of financial services, including personal and commercial banking, mortgage lending, small business services, wealth management, and investment solutions.

BMO is part of BMO Financial Group, a publicly traded company on the NYSE and TSX under the ticker symbol BMO, with over \$1.3 trillion in assets and more than 45,000 employees globally.

In 2023, BMO completed its acquisition of Bank of the West, further strengthening its retail banking footprint across the Western United States, including California and Nevada. As a top-tier, investment-grade tenant with long-term operational stability, BMO Bank enhances any retail asset by driving daily foot traffic, supporting a financially secure tenant mix, and reinforcing the center's position as a community-serving destination.



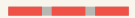
PROPERTY DATA

3,900
Rentable SF

0.497
Acres

25
Parking Spaces

LEGEND

 Property Boundary

 Egress





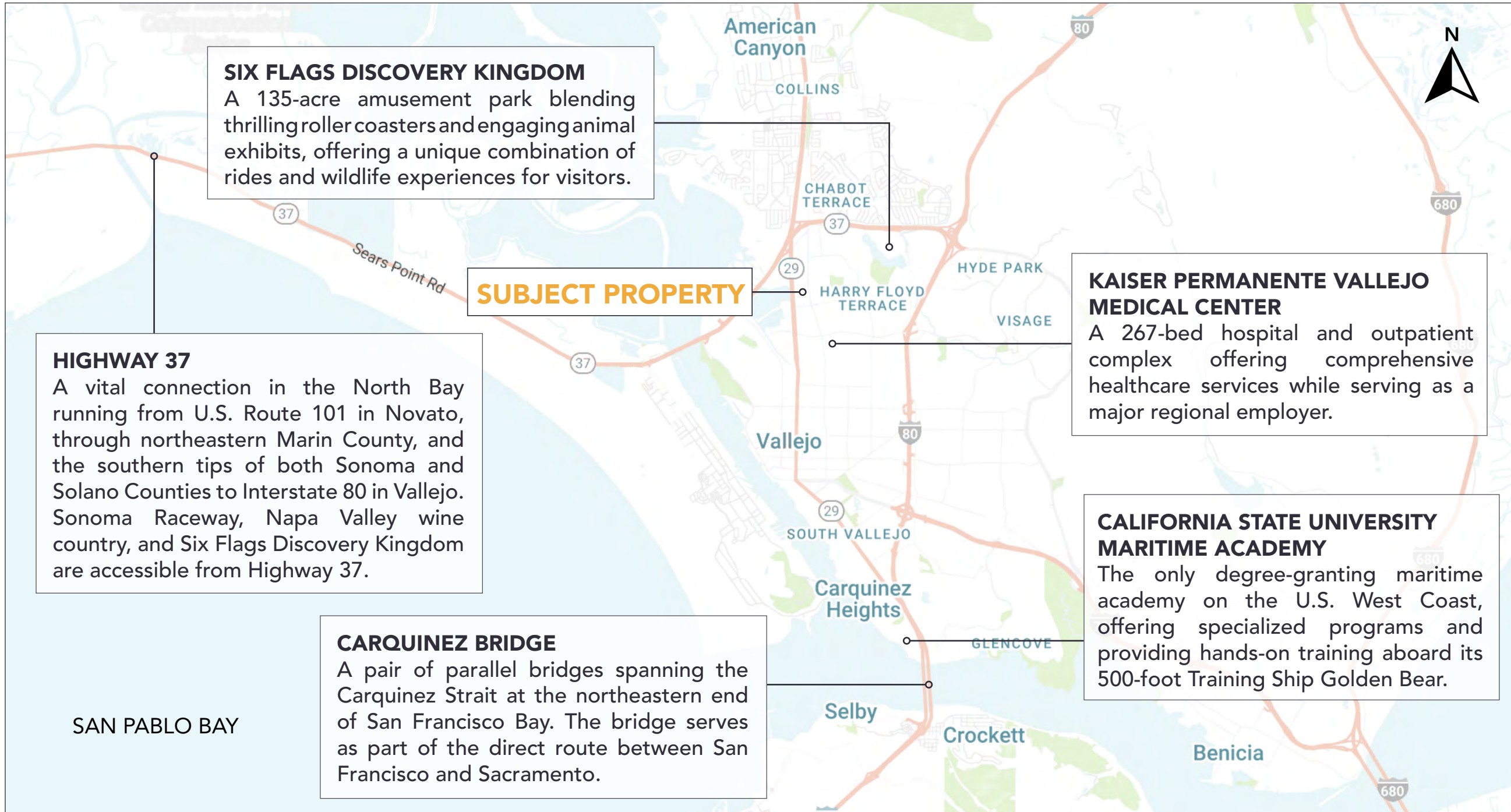
UNDERGOING REDEVELOPMENT

Park Place Shopping Center is **slated for a full redevelopment** that will transform it into a modern, best-in-class retail destination. The revitalized center will feature updated architecture, enhanced landscaping, and a new lineup of recognized tenants, including multiple new national retail anchors, a medical tenant, and a **Cielo Supermarket**.



NEARBY RETAILERS





SIX FLAGS DISCOVERY KINGDOM
A 135-acre amusement park blending thrilling roller coasters and engaging animal exhibits, offering a unique combination of rides and wildlife experiences for visitors.

SUBJECT PROPERTY

KAISER PERMANENTE VALLEJO MEDICAL CENTER
A 267-bed hospital and outpatient complex offering comprehensive healthcare services while serving as a major regional employer.

HIGHWAY 37
A vital connection in the North Bay running from U.S. Route 101 in Novato, through northeastern Marin County, and the southern tips of both Sonoma and Solano Counties to Interstate 80 in Vallejo. Sonoma Raceway, Napa Valley wine country, and Six Flags Discovery Kingdom are accessible from Highway 37.

CALIFORNIA STATE UNIVERSITY MARITIME ACADEMY
The only degree-granting maritime academy on the U.S. West Coast, offering specialized programs and providing hands-on training aboard its 500-foot Training Ship Golden Bear.

CARQUINEZ BRIDGE
A pair of parallel bridges spanning the Carquinez Strait at the northeastern end of San Francisco Bay. The bridge serves as part of the direct route between San Francisco and Sacramento.

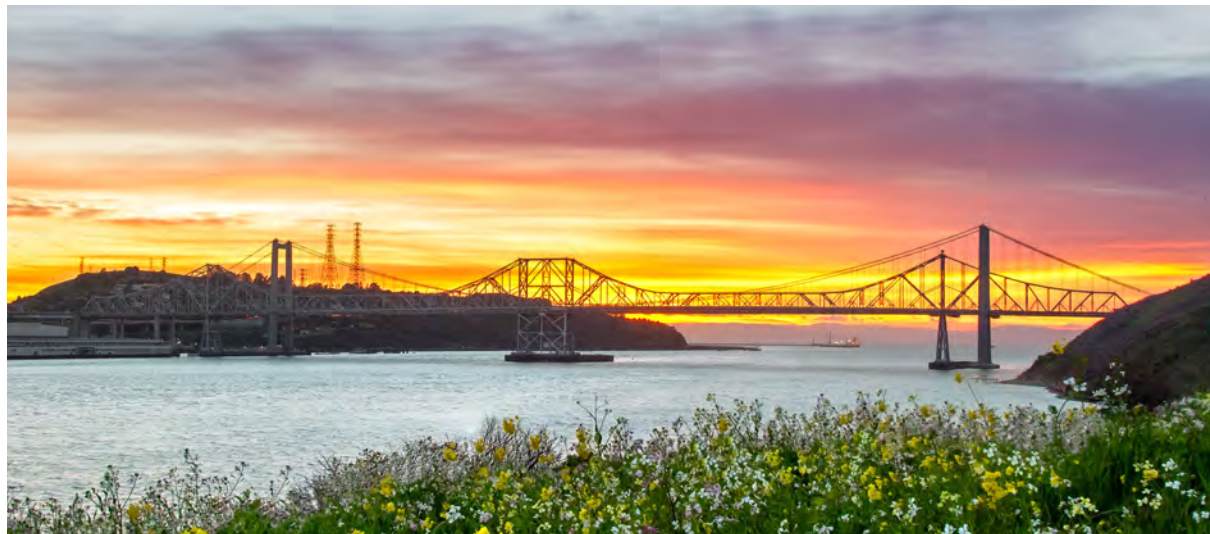
SAN PABLO BAY





VALLEJO, CA, IN FOCUS

A CITY IN SOLANO COUNTY, A PART OF
THE LARGER SAN FRANCISCO BAY AREA



DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	14,787	102,013	147,948	254,271
Average HH Income	\$104,128	\$118,472	\$125,091	\$142,410
Median HH Income	\$77,815	\$92,816	\$99,586	\$114,644

A HISTORIC WATERFRONT CITY WITH AN EVOLVING ECONOMY

Vallejo is a vibrant city in the North Bay region of the SF Bay Area. With a **population of 124,637 residents**, it stands as the second-largest city in the North Bay. Vallejo is renowned for its rich history, having served as California’s state capital in the early 1850s and housing the Mare Island Naval Shipyard, which was a significant ship construction facility during World War II.

Vallejo’s economy has transitioned to a more diversified base, including healthcare, education, manufacturing, and tourism. **Major employers in the area include Kaiser Permanente, Sutter Health, and Six Flags Discovery Kingdom.** The city is also fostering growth in advanced manufacturing sectors, such as clean technology and maritime industries.

The city is home to two prominent higher education institutions that contribute significantly to the city’s educational and professional landscape. **California State University Maritime Academy** is the only degree-granting maritime academy on the U.S. West Coast. **Touro University California**, is a private graduate institution focusing on health sciences, public health, and education.

Vallejo’s **strategic location** along the San Pablo Bay offers residents and visitors scenic waterfront views and recreational opportunities. The city’s **commitment to revitalizing its downtown** and waterfront areas aims to **enhance economic development** and community engagement. With its unique blend of historical significance, cultural diversity, and economic potential, Vallejo continues to evolve as a **dynamic community** within the Bay Area.



MARE ISLAND

RENDERING OF MARE ISLAND'S NEW
MIXED-USE WATERFRONT DISTRICT

VALLEJO'S NEXT CHAPTER INCLUDES MAJOR INVESTMENTS & MEANINGFUL CHANGE

Vallejo is riding a wave of revitalization, anchored by transformative redevelopment and strategic investments. **Mare Island**, once a naval shipyard, is being reinvented as a vibrant, mixed-use waterfront district: over 100 businesses are now operational in 3.6 million ft² of commercial and industrial space, alongside 300+ residences, with a master plan envisioning up to 14,000 new homes and ~15,000 jobs across nine walkable neighborhoods. **The Vallejo Transit Center** and ferry terminal have received \$11 million in upgrades, and secured federal funding to reconfigure the terminal—enhancing ferry service, boosting resilience, and saving \$21 million in dredging costs over two decades. Broadband connectivity is expanding via a \$3.8 million CPUC grant reaching Mare Island and North Sonoma Boulevard.

Downtown and the **waterfront continue to attract cultural energy**, from the Empress Theatre and art walks to new retail and a Wintun Nation-led waterfront center. **Opportunity Zone incentives** are fueling adaptive reuse projects: historic shipyard buildings have become artist studios and advanced manufacturing hubs, led by Factory OS and Mare Island Brewing. With its rich diversity, growing transit options, economic diversity, and major developments underway, Vallejo is shaking off its stigma and **positioning itself as a compelling, emerging Bay Area community.**



THE SAN FRANCISCO BAY AREA

7.7M

SAN FRANCISCO MSA
POPULATION

\$654B

SAN FRANCISCO MSA
GDP FOR 2022

11.6%

BAY AREA EMPLOYMENT
ATTRIBUTED TO THE
TECH INDUSTRY

\$7.7B

TOURISM ECONOMIC
IMPACT IN 2022

A HUB FOR INNOVATION, TECHNOLOGY, AND LIFESTYLE

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world's finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf in San Francisco draw tourists year round. In 2022, total tourism spending in the Bay Area exceeded \$7.7 billion.

The Bay Area is a global hub for technology and innovation, boasting four of the world's ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary's College, and University of California, San Francisco.

San Francisco International airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed 47.1 million passengers in 2023.

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