

1630 LEWIS BROWN DR

Vallejo, CA 94589

Industrial Investment
For Sale or For Lease

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

1630 Lewis Brown Dr
Vallejo, CA 94589



INVESTMENT HIGHLIGHTS

- **For Sale:** \$1,350,000
- **Also Available For Lease:** \$0.85/SF NNN
- **±9,690 SF Industrial Building**
Single building with functional first and second floor improvements
- **±10,800 SF Lot | 0.25 Acres**
Efficient light industrial parcel
- **IL Zoning | Limited Industrial District**
Allows a broad range of light industrial, manufacturing, warehouse, flex, office, and service uses
- **Up to ±22' Clear Height**
Clear height varies by area, buyer to verify
- **Two Grade Level Roll Up Doors**
Efficient loading and operational flow
- **400 Amp 240V 3 Phase Power**
Strong power capacity for industrial and manufacturing operations
- **Office and Showroom Buildout**
Private offices, showroom area, parts rooms, two restrooms, and shower
- **High Visibility Location**
±73,000 VPD along Highway 37 and ±37,800 VPD along Sonoma Boulevard
- **Concrete Block Construction | Built 1982**
Durable industrial construction with metal siding and roof
- **Owner User Opportunity**
Ideal for immediate or near term occupancy
- **Flexible Sale or Lease**
Purchase for owner use or lease as a long term hold





Public Storage

Recology
WASTE ZERO

Interstate 80
±2 Miles Away
±139,000 VPD

ARROWHEAD
24 HR
TOWING & RECOVERY

Sonoma Blvd ± 37,800 VPD

R+L CARRIERS

37 ± 73,000 VPD

Six Flags
DISCOVERY KINGDOM

Subject Property

ALL STAR RENTS
Equipment Rental

GOLDEN GATE
DUMPSTER RENTAL

COMMUNITY PLAYGROUNDS, Inc.

CABINETS & GRANITE
CJ CABINETS, LLC

VALLEJO
WATER DEPARTMENT

SECURITY
PUBLIC STORAGE

CROWN HILL
STONE SUPPLY
READY MIX

Vallejo Business Center

MTS

CROWN HILL
MATERIALS

Driving Distance From Subject Property
Oakland.....±30 Miles
San Francisco.....±36 Miles
Oakland Intl. Airport.....±38 Miles
Sacramento.....±55 Miles

1630 Lewis Brown Dr
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±10,800 SF

Lot Size

±9,690 SF

Building SF

±37,800

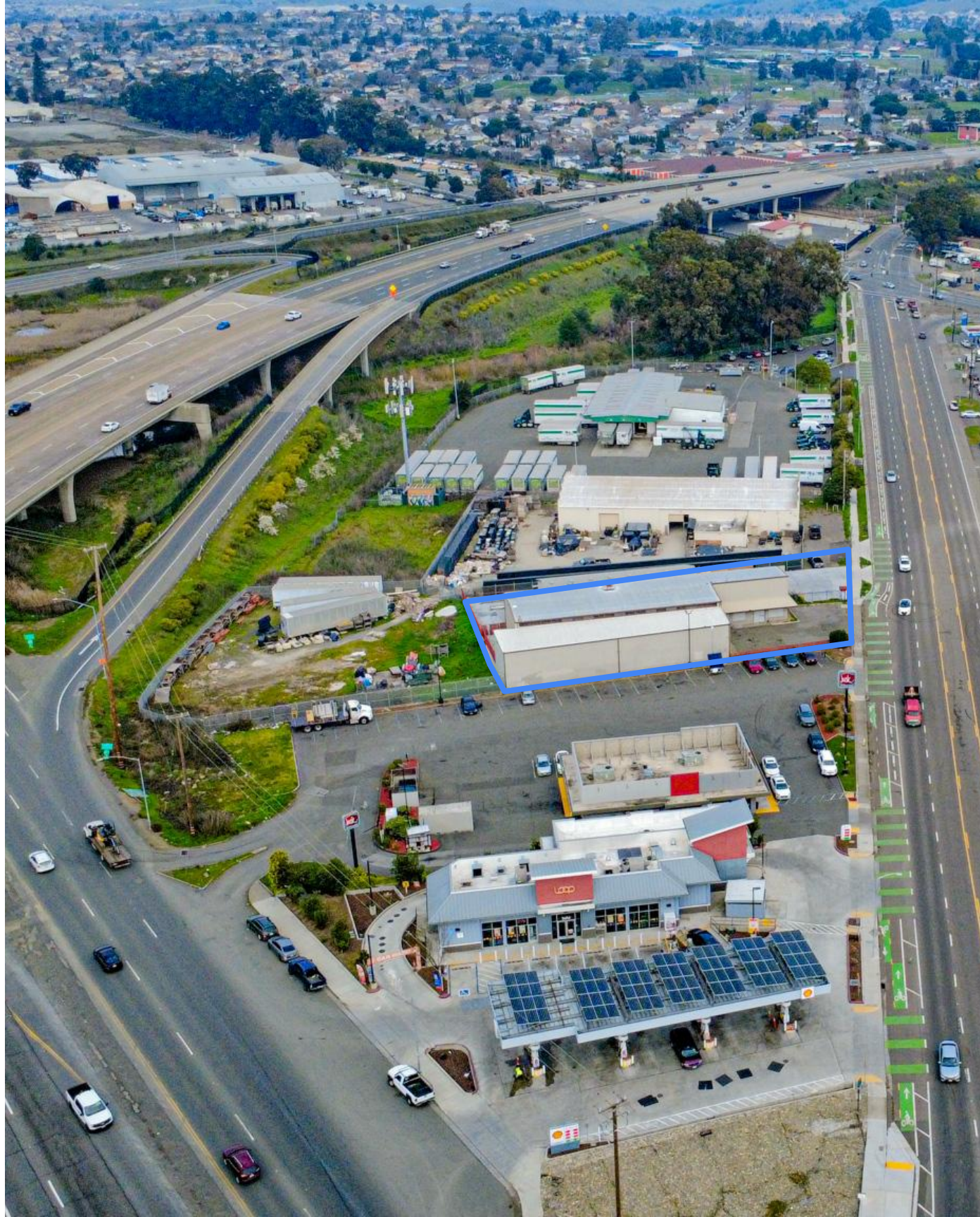
Vehicles Per Day (Sonoma Blvd)

1982

Year Built

\$0.85/ft plus op-ex

Rent



PROPERTY PHOTOS



FINANCIAL OVERVIEW

1630 Lewis Brown Dr
Vallejo, CA 94589



FINANCIAL SUMMARY

\$1,350,000
List Price

Financial Summary

Address 1630 Lewis Brown Dr |
Vallejo, CA 94589

Lot Size (SF) ±10,800 SF

Lot Size (AC) ±0.25 AC

Building Size (SF) ±9,690 SF

Year Built 1982

Rent \$0.85/ft plus op-ex

Lease Type Industrial gross base + op-ex



MARKET OVERVIEW

1630 Lewis Brown Dr
Vallejo, CA 94589



VALLEJO, CA

Market Demographics

123,475

Total Population

\$89,496

Median HH Income

43,496

of Households

58.9%

Homeownership Rate

59,603

Employed Population

40.0

Median Age

\$557,500

Median Property Value

Local Market Overview

Vallejo, California occupies a strategic position within the northern Bay Area, offering direct connectivity to San Francisco, Oakland, and Sacramento via Interstate 80 and the Vallejo Ferry Terminal. Its location on the Carquinez Strait provides access to deep-water port facilities and scenic waterfront development opportunities, making it a desirable setting for a mix of commercial, industrial, and residential investment. Vallejo benefits from being within a one-hour drive of three international airports and major regional employment hubs, making it well-positioned for commuters and logistics operators alike.

The city has steadily transformed its identity through adaptive reuse of former military sites such as Mare Island, which now supports creative office, advanced manufacturing, and industrial tenants. Vallejo's downtown revitalization efforts and economic development incentives further attract businesses and developers seeking a gateway market with lower entry costs compared to core Bay Area cities. With its blend of maritime heritage, regional accessibility, and emerging mixed-use corridors, Vallejo presents a compelling growth story for long-term investment.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,393	96,230	143,970
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,812	32,335	48,917
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$106,748	\$120,330	\$124,749

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1630 Lewis Brown Dr, Vallejo, CA, 94589 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.