

4355 SONOMA BOULEVARD

Marcus & Millichap

VALLEJO, CA 94589



OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

ACTIVITY ID: ZAG001XXXX

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

Marcus & Millichap



EXCLUSIVELY LISTED BY:

YURI SERGUNIN, CCIM

SENIOR MANAGING DIRECTOR INVESTMENTS

C: (650) 701-5590 | O: (650) 391-0764

Yuri.Sergunin@marcusmillichap.com

License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR MANAGING DIRECTOR INVESTMENTS

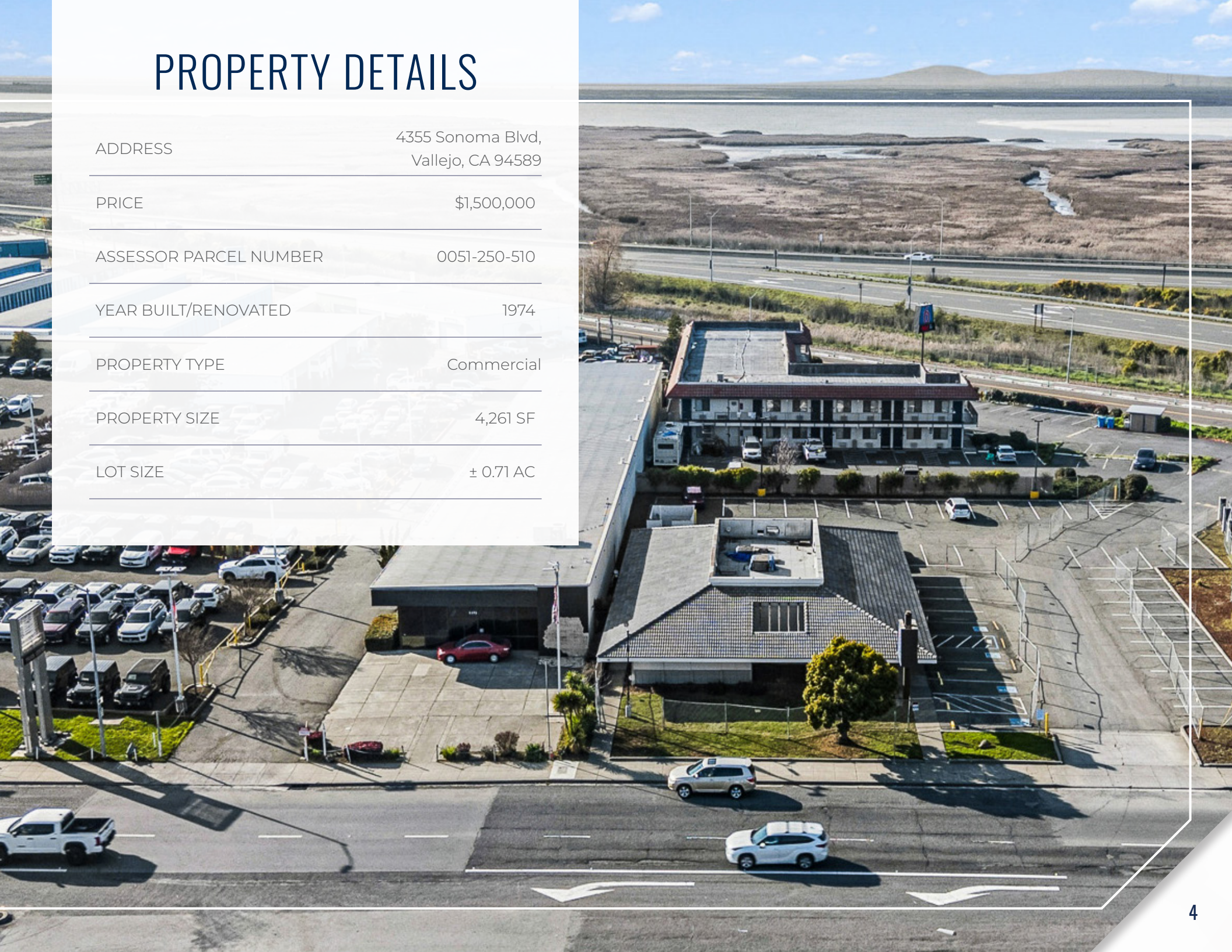
C: (408) 348-8821 | O: (650) 391-1807

JJ.Taughinbaugh@marcusmillichap.com

License: CA 01413305

PROPERTY DETAILS

ADDRESS	4355 Sonoma Blvd, Vallejo, CA 94589
PRICE	\$1,500,000
ASSESSOR PARCEL NUMBER	0051-250-510
YEAR BUILT/RENOVATED	1974
PROPERTY TYPE	Commercial
PROPERTY SIZE	4,261 SF
LOT SIZE	± 0.71 AC



EXECUTIVE SUMMARY

4355 Sonoma Blvd in Vallejo, CA 94589 offers a highly visible and convenient location along Sonoma Blvd. The property provides generous parking, featuring 20 spaces—equivalent to approximately 4.2 spaces per 1,000 SF. It sits within a busy retail corridor that sees an average daily traffic count of 30,416 vehicles. The surrounding area is anchored by numerous national retailers and service providers, including Starbucks, Walmart, Smart & Final Extra!, CVS, Bank of America, Big 5 Sporting Goods, Jiffy Lube, Arco/AMPM, Popeyes, and several others, making it an ideal spot for strong customer exposure and accessibility.

- **High-Growth Area:** Surrounded by new and planned development, including a 429-unit residential project (1.4 mi), adjacent car wash, nearby retail with Panda Express (0.3 mi), Costco (3.8 mi), a casino (3.6 mi), and multiple new housing communities.
- **Prime Visibility:** Located on Sonoma Blvd (Hwy 29) with excellent exposure and immediate access to Hwy 37.
- **Strong Traffic Drivers:** Adjacent to Motel 6 and the future car wash, and in close proximity to major medical facilities including Kaiser Permanente (248 beds) and Sutter Medical Center (102 beds).



PROPERTY PHOTOS



AERIAL MAP



RETAIL MAP



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: NearMap 2026

MARKET OVERVIEW

SOLANO COUNTY, CA

Located between San Francisco, Oakland and Sacramento, Solano County sits within the Napa and Suisun Valley wine regions and is known for its wineries and diverse agriculture, including tomatoes, prunes and walnuts. Interstate 80 and port access in Benicia support industrial parks that benefit from lower costs than nearby metro areas. The county is home to Travis Air Force Base, a key military hub for airlift and logistics, which also provides local jobs. While many residents commute out for work, the area attracts homebuyers with more affordable housing. Vallejo and Fairfield are the largest cities, each around 120,000 residents.

ECONOMY

- Advanced Manufacturing & Materials employers in Solano County include Dunlop Manufacturing, M&G DuraVent and Petrochem Insulation — all key players in industrial products and services.
- Biotech & Pharmaceuticals in the county feature companies like Genentech and Janssen Pharmaceuticals, along with other biotech firms such as Novici Biotech and Hemostat Laboratories.
- The food and beverage sector is supported by firms like Jelly Belly Candy, Guittard Chocolate Co., Mariani Packing Co., Superior Farms and Valley Fine Foods.
- Among the health care employers here are Kaiser Permanente, NorthBay Health and Sutter Health, providing vital medical services and employment in the region.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION

449K

Growth 2024-2029*
1.5%



HOUSEHOLDS

160K

Growth 2024-2029*
1.7%



MEDIAN AGE

39.0

U.S. Median:
39.0

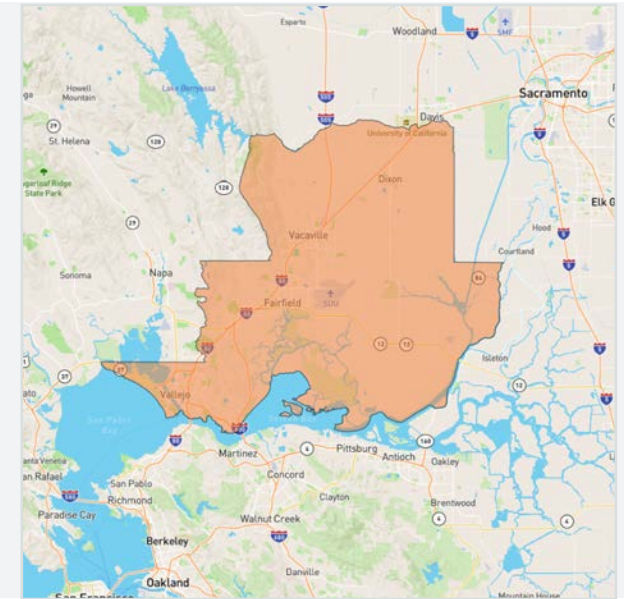


MEDIAN HOUSEHOLD INCOME

\$100,500

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS

DIVERSE ECONOMIC BASE

In addition to Travis Air Force Base, other economic drivers include advanced materials, logistics, and food and beverage, as well as life sciences companies.



LOWER COST-OF-LIVING

More affordable home and land prices than in nearby San Francisco, San Jose and Oakland attract companies and residents.



SKILLED LABOR POOL

Cal Maritime, Touro University and Solano Community College are a few of the many institutions of higher learning within the county that help provide an educated workforce. While not in the county, UC Davis and UC Berkeley are located nearby.





EXCLUSIVELY LISTED BY:

YURI SERGUNIN, CCIM

SENIOR MANAGING DIRECTOR INVESTMENTS
C: (650) 701-5590 | O: (650) 391-0764
Yuri.Sergunin@marcusmillichap.com
License: CA 01908322

J.J. TAUGHINBAUGH

SENIOR MANAGING DIRECTOR INVESTMENTS
C: (408) 348-8821 | O: (650) 391-1807
JJ.Taughinbaugh@marcusmillichap.com
License: CA 01413305