

Offering Memorandum

VETERAN'S MEMORIAL HALL

31,500 SF | Veteran Hall For Sale

444 Alabama Street, Vallejo, CA 94590

www.bcre.co

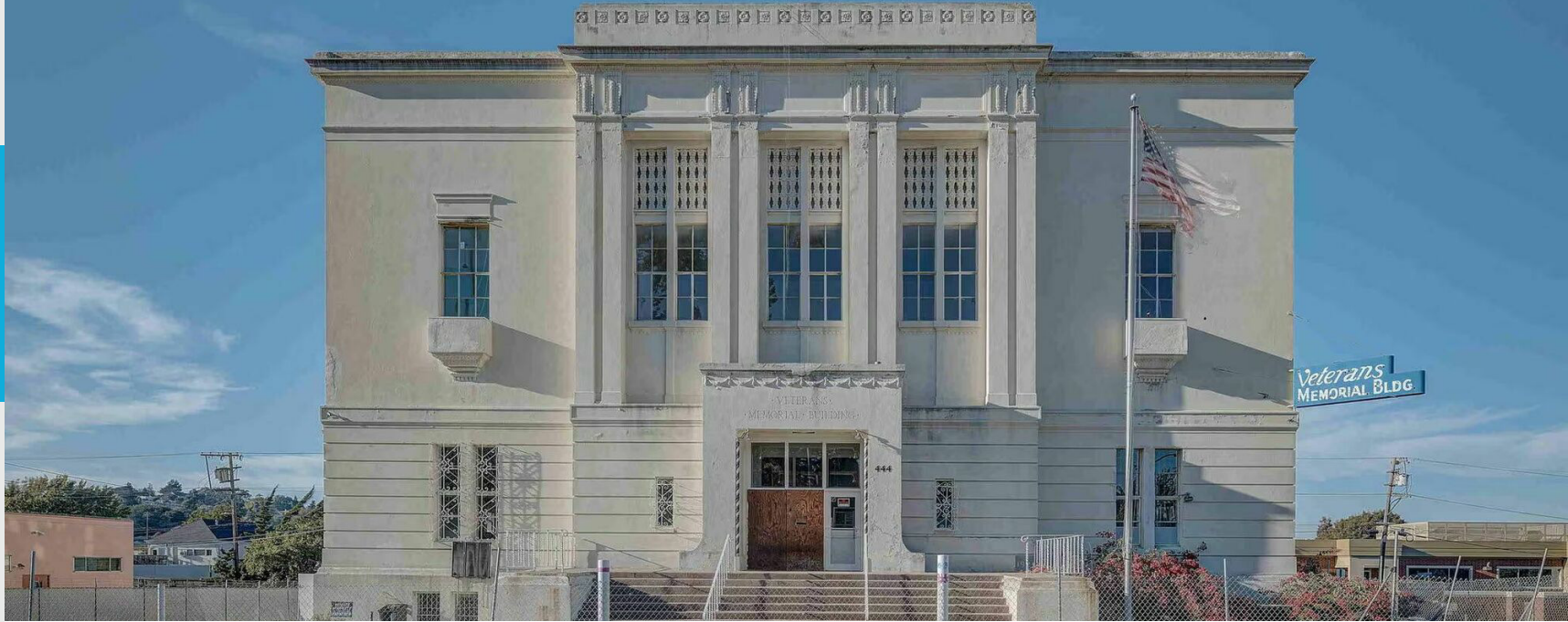


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Property Summary



PROPERTY DESCRIPTION

Own a monumental piece of California's architectural and musical history. Built in 1929, the Veteran's Memorial Hall is a vintage masterpiece characterised by a grand interior staircase, enormous windows that flood the space with natural light, and original hardwood floors. This is not just a building; it is a versatile canvas designed for high-impact use. The layout offers three distinct levels of opportunity. The Ground Floor features a former commercial kitchen and a low-rise vehicle driveway, ideal for logistics or back-of-house operations. The Main Floor provides three ballrooms and a massive bar area, while the Top Floor houses the crown jewel: a sprawling ballroom with a stage and mezzanine balcony. Positioned across from a beautiful city park in the #6 "Best Place to Live in California" (Forbes 2023), this property is perfectly poised to benefit from the explosive growth of the Vallejo Waterfront. Whether you are creating the next great North Bay performing arts center, a flagship restaurant, or a multi-tenant creative hub, 444 Alabama Street offers the scale, history, and financial incentives to make it a reality.

OFFERING SUMMARY

Sale Price:	\$890,000
Lot Size:	0.45 Acres
Building Size:	31,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	617	2,277	7,756
Total Population	1,588	5,554	17,899
Average HH Income	\$86,148	\$72,112	\$76,417

Property Description



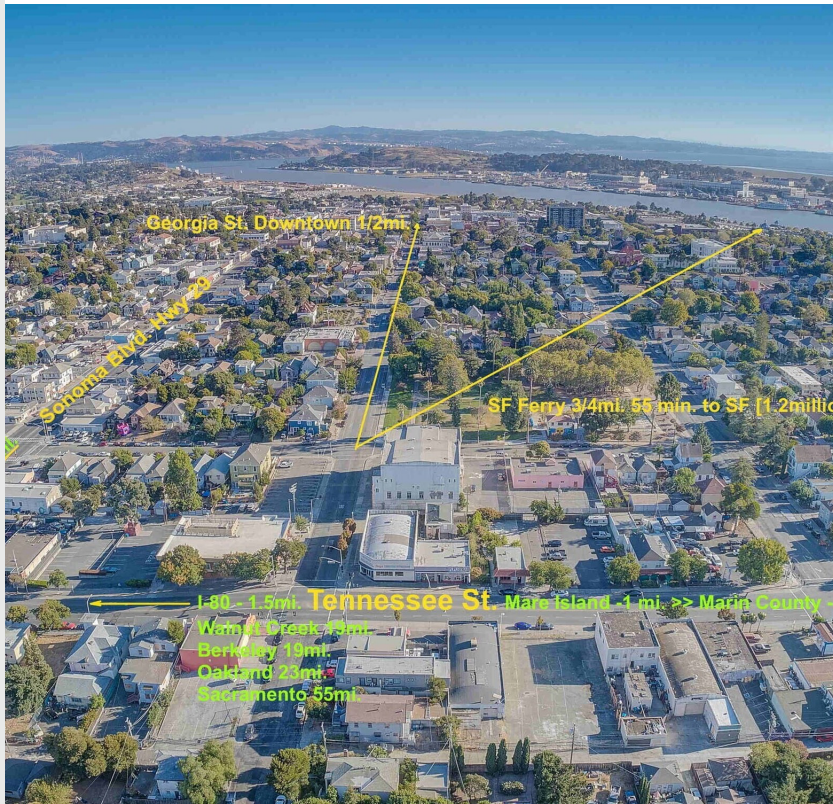
LOCATION DESCRIPTION

Discover the vibrant community surrounding the property in Vallejo, CA, 94590. Nestled in the heart of the city, the area offers convenient access to renowned destinations such as Six Flags Discovery Kingdom and Mare Island Historic Park. With its rich cultural heritage and scenic waterfront, Vallejo provides an enriching environment for educational institutions. The surrounding area boasts ample opportunities for recreational activities, diverse dining experiences, and engaging historical landmarks. This prime location presents an exciting prospect for Special Purpose / School investors seeking to integrate their institution into a dynamic and thriving community.

BULLETS HEADLINE

- **Legendary History:** Known as the "Fillmore of the North Bay," having hosted James Brown, Little Richard, and B.B. King.
- **Financial Powerhouse:** Located in an **Opportunity Zone** with eligibility for **40–80% Mills Act property tax relief** and up to 20% in Federal Historic Tax Credits.
- **Massive Scale:** ~31,500 sq. ft. across three floors, featuring 20-foot ceilings and a grand 95' x 80' ballroom.
- **Prime Logistics:** Includes a 20-car private lot and sits adjacent to a city park with over 100 street parking spaces.
- **Strategic Growth:** Located minutes from the San Francisco Ferry and the massive redevelopment projects at Mare Island.

Complete Highlights

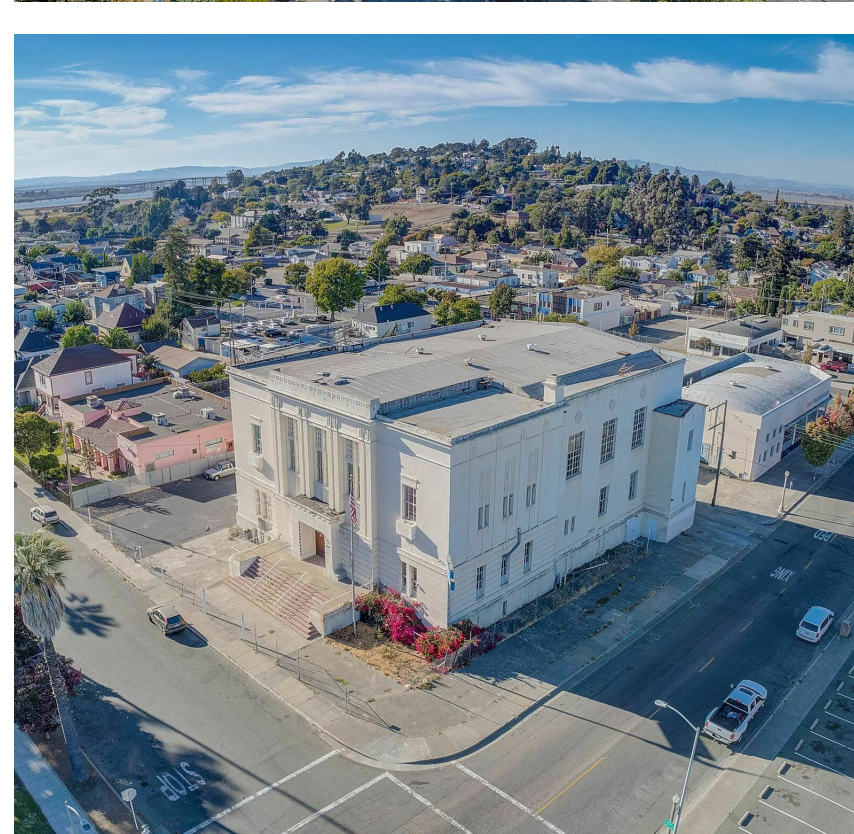


PROPERTY HIGHLIGHTS

- **Unmatched Tax Benefits:** Located in a Federal Opportunity Zone; eligible for
- **40-80% annual Mills Act tax relief** and 10-20% federal Historic Tax Credits for renovations.
- **Massive Scale & Volume:** ~31,500 SQFT across 3 floors. Grand Ballroom.
- **Features 20' soaring** ceilings and 95' x 80' open floor plan.
- **Proven Vision:** Approved renovation plans for event center use already in place.
- **Perfect for music** venues, hospitality, or creative tech.
- **Superior Parking:** Rare 20-car private on-site lot plus 100+ street parking spaces.
- **Surrounding the adjacent City Park.**
- **Strategic Connectivity:** Minutes from the SF Ferry, public transit, and the multi-billion dollar redevelopment of Mare Island.
- **Seller Flexibility:** Potential carry-over of existing financing available for qualified investors.
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ASSET

Exterior
Photos



ASSET

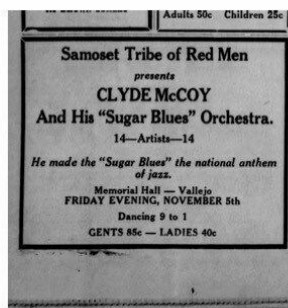
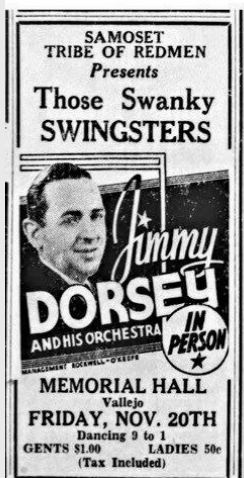
Interior
Photos



A Legacy Of Performance

A LEGACY OF PERFORMANCE

- **The 'Fillmore of the North Bay':** Historically recognized as a premier touring destination for legendary performers during the 20th century.
- **A Stage for Icons:** Hosted world-renowned artists including **James Brown, Ella Fitzgerald, Little Richard, B.B. King, and Fats Waller.**
- **Big Band & Folk Heritage: A frequent stop for the Benny Goodman Orchestra and The Kingston Trio.**
- **Architectural Grandeur:** Built in 1929, the structure served as a monumental gathering space for the 211th Massachusetts Artillery Battalion and local civic organizations.
- **Authentic Preservation:** Features original 1920s architecture, including a grand central staircase, 20' soaring ballroom ceilings, and the original stage where music history was made.
- **Cultural Anchor:** Situated in the heart of Vallejo, a city recently ranked by **Forbes as the #6 Best Place to Live in California (2023)**, ensuring its continued relevance in the region's cultural rebirth.
- **To own 444 Alabama is to own the room where James Brown learned to sweat and Ella Fitzgerald learned to swing. It is a venue with a soul already built-in.**
- **Video Walkthrough (Visual Documentation):** <https://vimeo.com/805403940>



ConFunkShun



WeWereFunky Interview with Mike Cooper - founding member of Vallejo's own - ConFunkShun

... But it wasn't until my dad took me to this place called the Veterans Memorial Building where James Brown would come to town. I actually saw James Brown 3, be 4 times at the Veterans Memorial Building in Vallejo, California, if you can't see that. James Brown and the Famous Flames.

F: And I bet he gives it up just as good every time!

Oh it was unbelievable. I saw Ike & Tina Turner, when I was maybe 11 or 12, there blues musicians like Lowell Fulson, and...

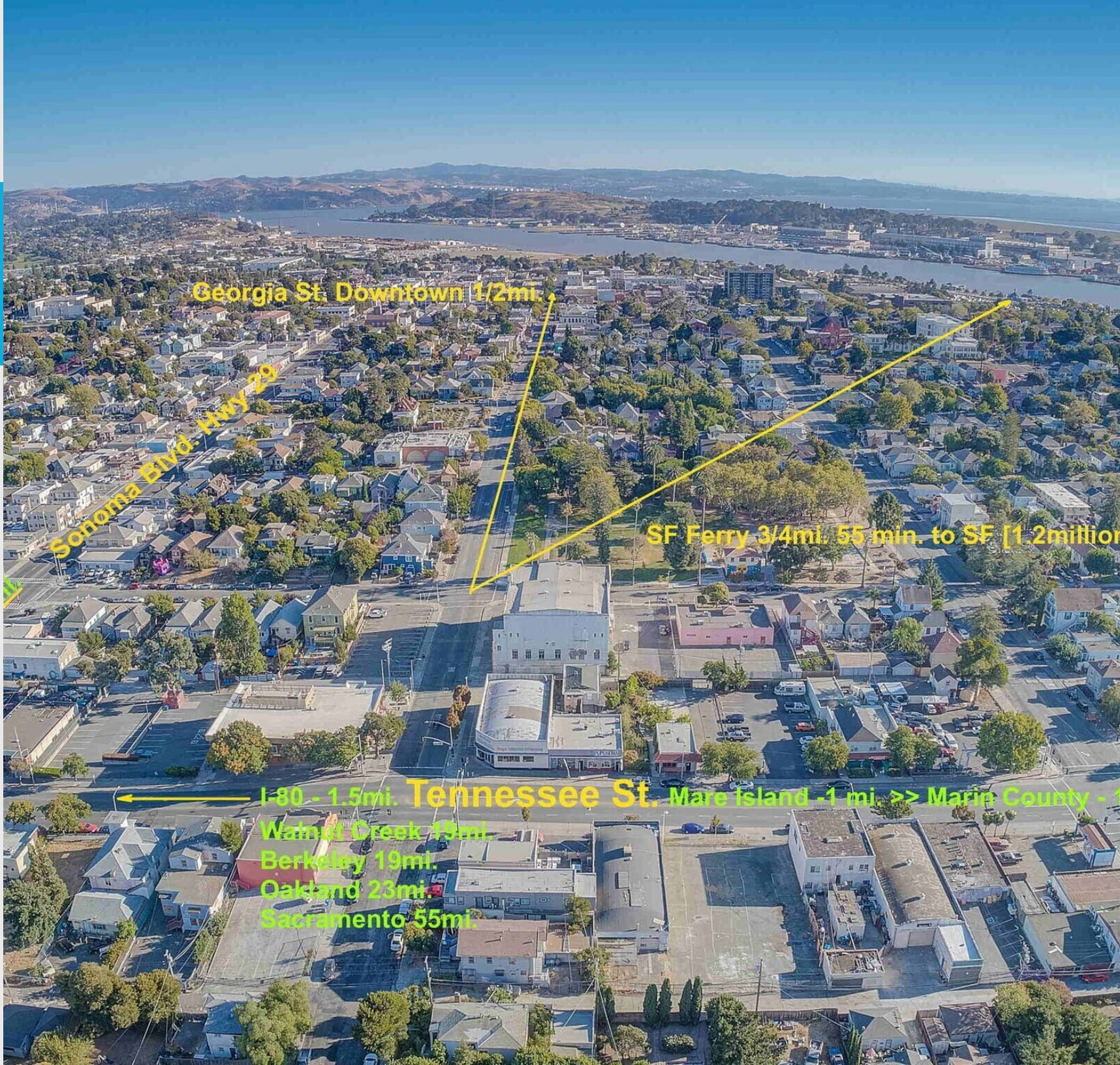
F: I'm sorry did you just say you owned a lounge?

Yeah we owned the, we owned a building, the Melody Lounge.

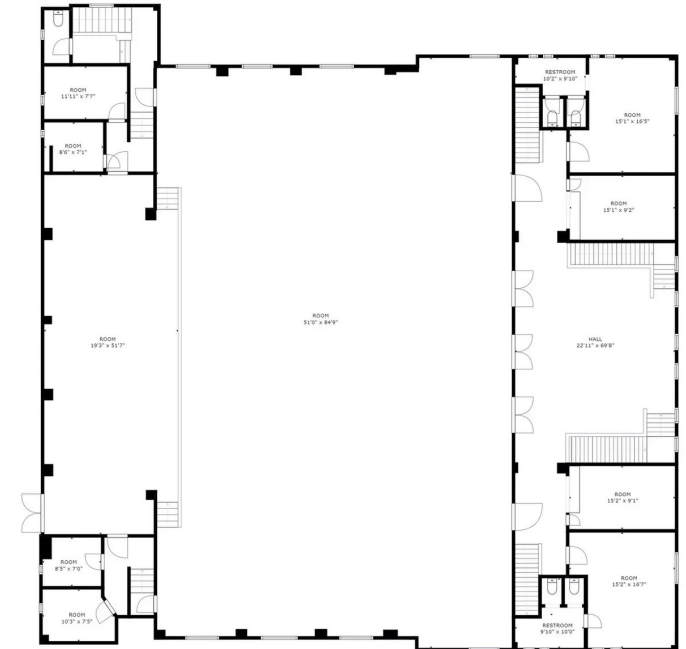
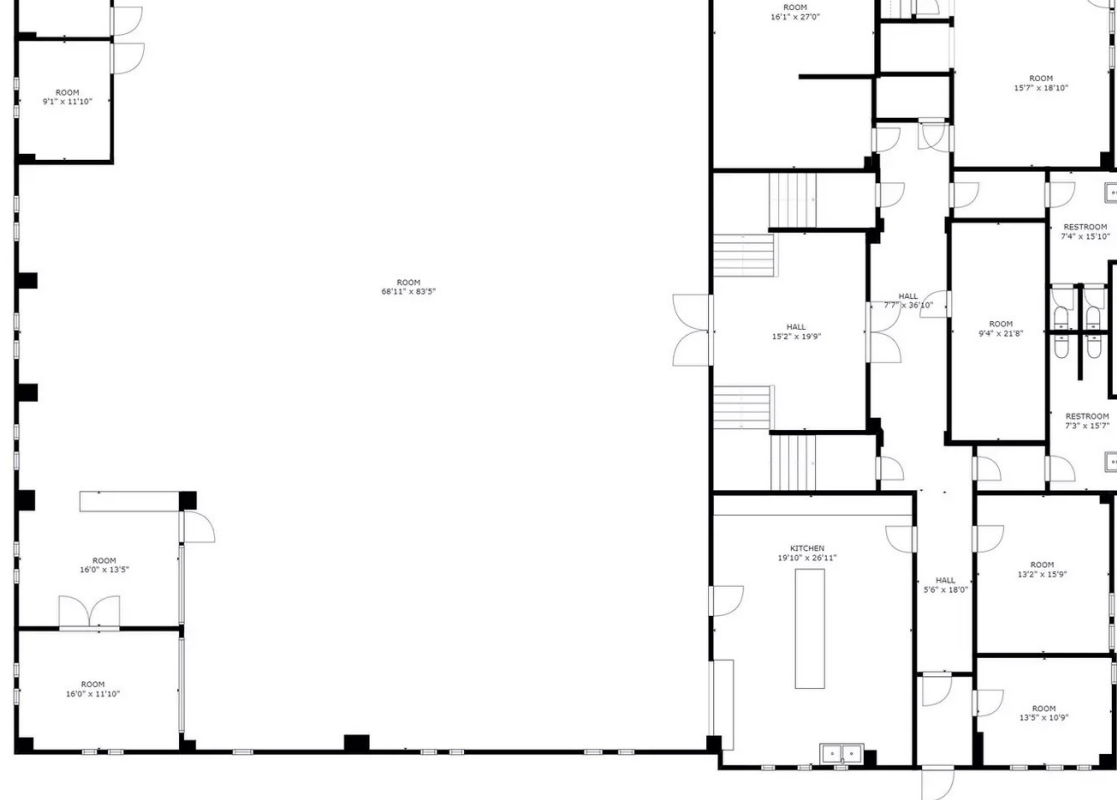
E: The Melody Lounge was one block from The Veteran's Memorial Building. Little and played at the Melody in '66 and at the Vet's Hall.



Location
Details



Site Plans



GROSS INTERNAL AREA
 FLOOR 1: 9377 sq ft, FLOOR 2: 9080 sq ft
 FLOOR 3: 248 sq ft, FLOOR 4: 7647 sq ft
 FLOOR 5: 2760 sq ft
 TOTAL: 29112 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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LOCATION

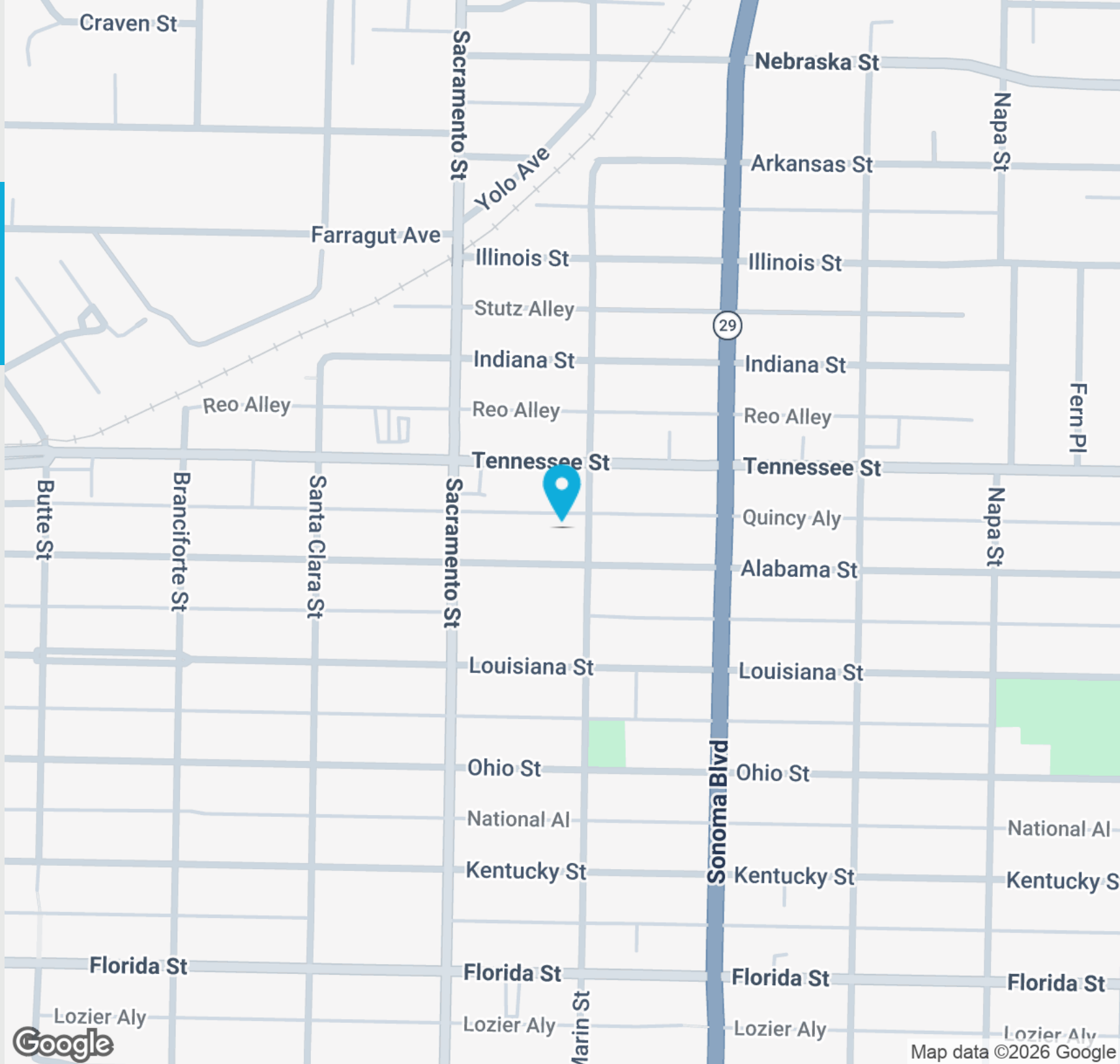
Regional
Map



REGIONAL
MAP

LOCATION

Location Map



LOCATION MAP



LOCATION

Aerial Map



Brian Baniqued



BRIAN BANIQUED

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PROFESSIONAL BACKGROUND

As founder of Baniqued Commercial Real Estate, Brian commands over 33 years as a businessman, broker, and developer. His office handles both commercial real estate and mortgages for a variety of asset classes. Coupled with his expertise as both real estate and mortgage broker, Brian's expertise lends itself to investment planning with a focus on tax sheltered income strategies. He is also well versed in his knowledge of commercial lending with the SBA. Key to his high-net-worth investors, is his ability to underwrite not only properties but operating a business of their own.

In 2004, he parlayed his experience, as investor, owner, and operator, to develop a 64-unit condo project in Fremont, California which subsequently sold the following year. Since then, Brian led a team of affiliate companies to acquire, finance, and sell off 120 condominiums throughout the state.

Moreover, he has personally owned and managed a portfolio of 1,000+ apartments from California to New York. His investments also include office and retail centers throughout the Bay Area.

To add to Brian's list of accolades are 11 awards from the Independent Film Festival Circuit in 2021 for the movie Trees of Peace. The movie was featured at the Cannes Film Festival in Paris 2022. It later premiered on NETFLIX on June 11, 2022. As lead investor and producer of the movie, he was instrumental in orchestrating the production and success of the film.