

# SPRINGHILL SHOPPING CENTER

2621-2661 SPRINGS ROAD, VALLEJO, CA 94591

WALGREENS-  
ANCHORED  
SHOPPING CENTER



**Eric Rehn, CCIM**

Senior Director

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LIC: #01365267



6 MONTH'S RENT ABATEMENT FOR QUALIFIED TENANTS

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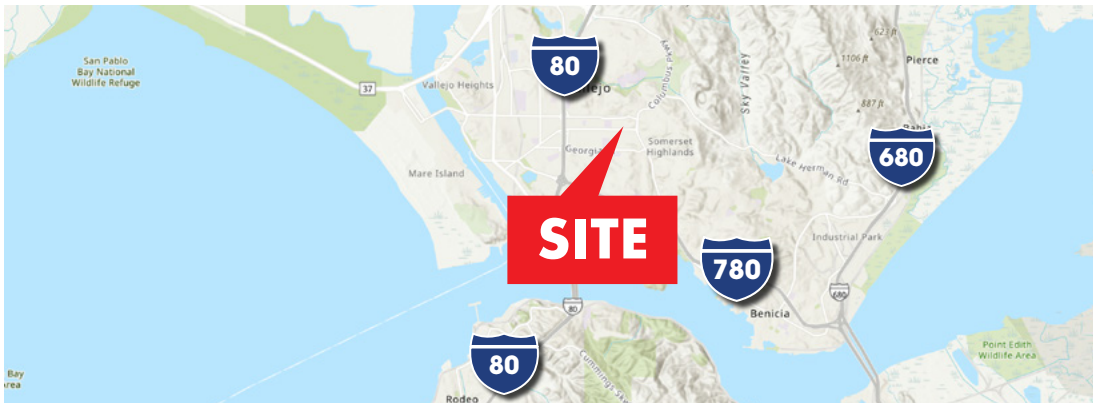


## PROPERTY HIGHLIGHTS

- 6 month's rent abatement for qualified tenants
- Anchored by Walgreens
- Other tenants include Popeye's, Round Table Pizza, H&R Block
- Located on busy signalized intersection on Springs Road
- Ideal for restaurants, fitness, professional services and related uses
- Easy access to Columbus Parkway & I-80

## AVAILABLE

- **2635 A&B:** ±4,040 SF (divisible to ±1,830 SF)
- **2625:** ±1,488 SF
- **2627:** ±1,600 SF
- **2623:** ±964 SF
- **Rent: \$1.75-\$1.95 /SF NNN**
- NNN: \$0.55 PSF/Mo (estimated)
- Parking: 4:1,000



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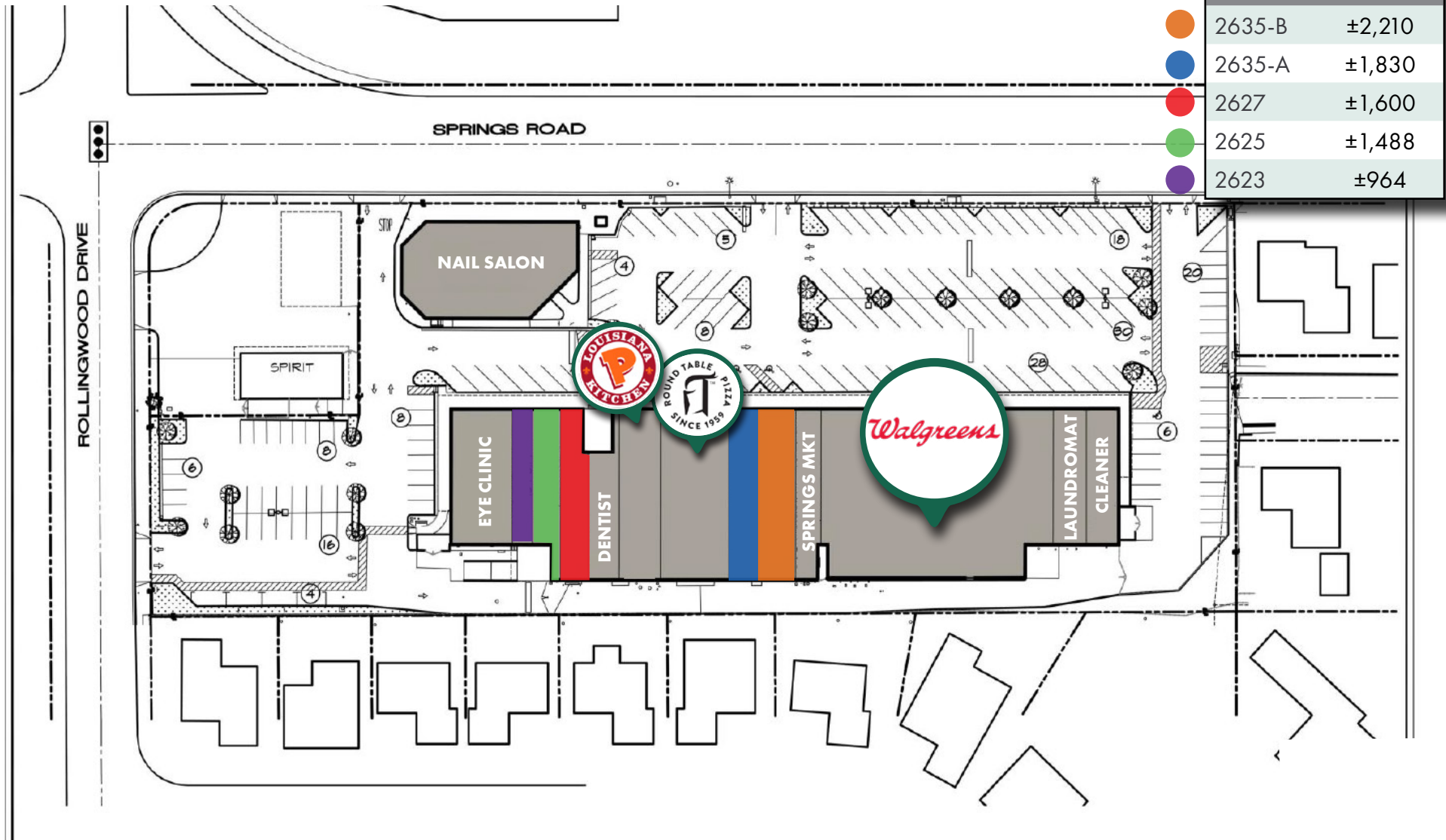
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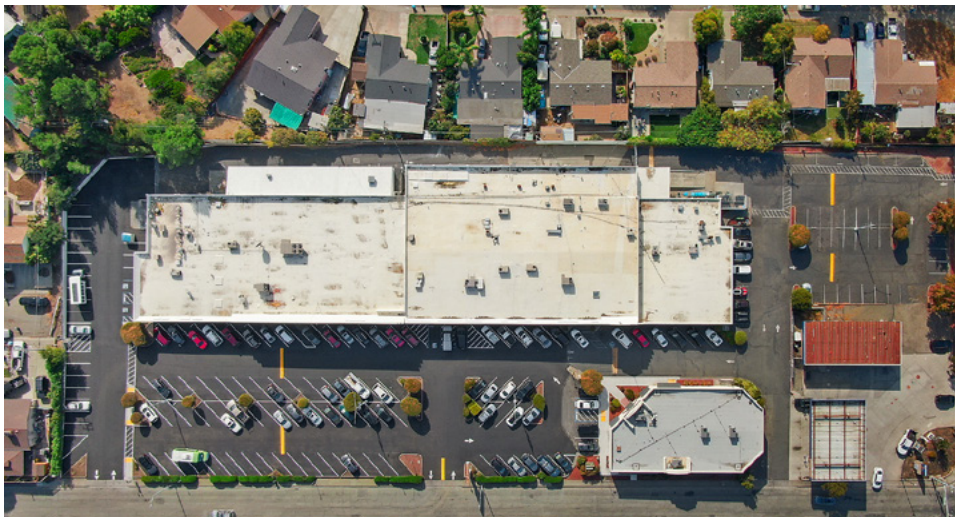
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Demographics	1 Mile	3 Mile	5 Mile
Population	19,632	103,670	168,096
Median HH Income	\$82,125	\$80,761	\$85,629
Median Age	40.6	39.9	40.1
Traffic on Springs	16,721 AADT		



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