

ANCHOR OPPORTUNITY ±60,114 SF (DIVISIBLE TO 25,024 - 35,090 SF)

Park Place Shopping Center

4300 SONOMA BOULEVARD, VALLEJO, CA

RETAIL

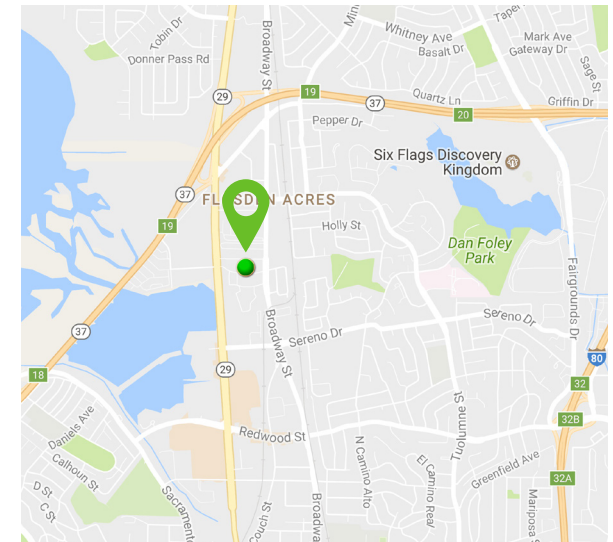


PROPERTY INFO

LOCATION: 4300 Sonoma Boulevard, Vallejo, CA
AVAILABILITY: Anchor, Pad and Shop Space Available
±60,114 SF Anchor (divisible to 25,024 - 35,090 SF)
±1,200 - 4,000 SF (potential to combine ±11,465 SF)
Call for Asking Rents, NNN's \$4.93 PSF

RENT:
HIGHLIGHTS:

- + Located south of Hwy 37 on Sonoma Boulevard (Hwy 29), one of Vallejo's most heavily trafficked thoroughfares
- + Co-tenants include 24Hour Fitness, Starbucks Drive-Thru, Bank of the West, and Satellite Healthcare
- + Excellent visibility along Sonoma Boulevard (Hwy 29)
- + Easy ingress/egress
- + Strong residential location with diverse demographics



www.cbre.com

CBRE

Park Place Shopping Center

RETAIL



SITE PLAN



#	Tenants	Size
150	Satellite Healthcare	±11,987 SF
200	Starbucks	±1,800 SF
201	AVAILABLE	±1,207 SF
202	AVAILABLE	±1,207 SF
203	AVAILABLE	±2,920
300	Bank of the West	±3,900 SF
408	24Hour Fitness	±22,000 SF
500	AVAILABLE	±3,065 SF
508	AVAILABLE	±1,957 SF
516	AVAILABLE	±2,443 SF
524	AVAILABLE	±4,000 SF
550	Raley's - AVAILABLE	±60,114 SF
600	H&R Block	±3,720 SF
650	Aaron Rents	±11,200 SF
700	We Cash	±1,200 SF
708	Liberty Dollar	±1,200 SF
716	Rickshaw	±1,200 SF
724	L&L Hawaiian BBQ	±2,545 SF
740	AVAILABLE	±1,200 SF
748	AVAILABLE (Former Restaurant)	±1,200 SF
756	Herbalife	±1,200 SF
764	Laundry	±2,400 SF
800	Jiffy Lube	±2,500 SF
808	Tobacco	±1,125 SF
812	Nails	±900 SF
816	Dry Cleaner	±1,000 SF
824	Jewelry Store	±1,500 SF

5,334 SF
combined

11,465 SF
combined

2,400 SF
combined

FOR LEASE

Park Place Shopping Center

4300 SONOMA BOULEVARD, VALLEJO, CA

RETAIL

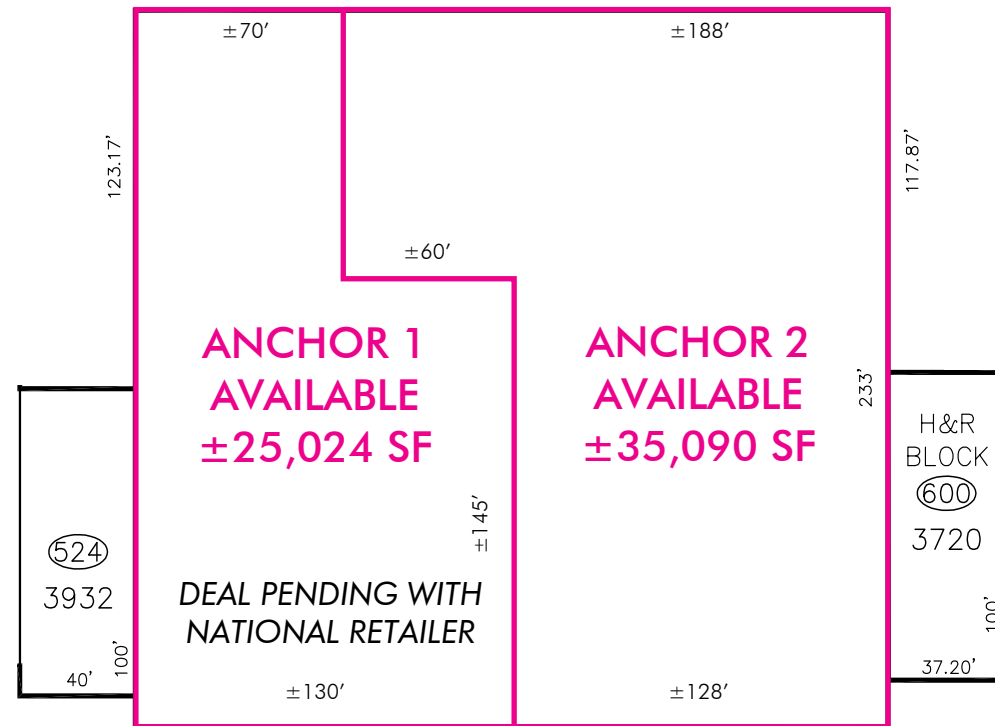


ANCHOR PLAN

CURRENT ANCHOR PLAN



HYPOTHETICAL ANCHOR DEMISING PLAN



Annie Prupas

First Vice President
+1 415 772 0194
annie.prupas@cbre.com
Lic. 01781411

Katie Singer

First Vice President
+1 650 494 5135
katie.singer@cbre.com
Lic. 01745709

www.cbre.com

CBRE

FOR LEASE

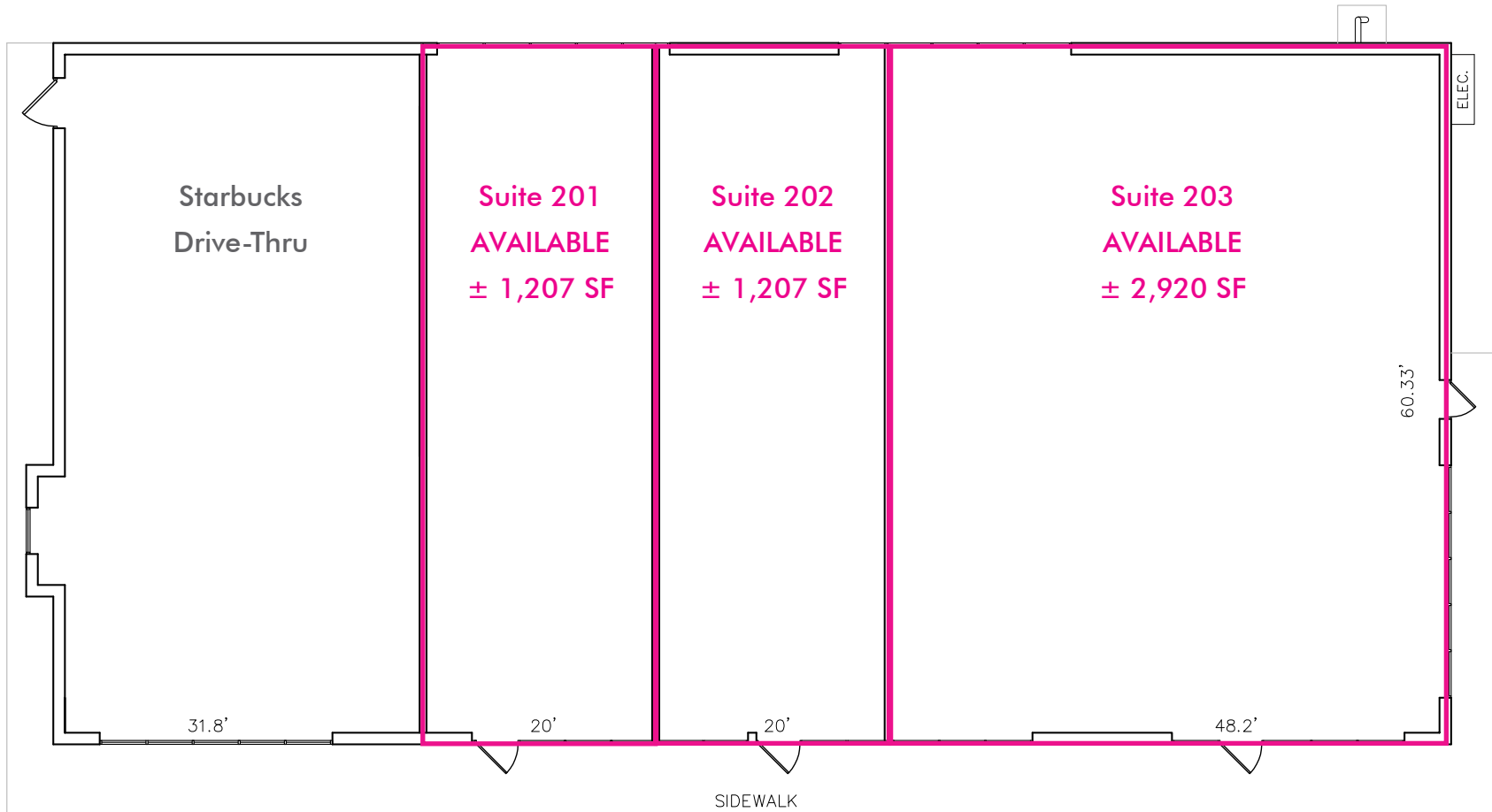
Park Place Shopping Center

4300 SONOMA BOULEVARD, VALLEJO, CA

RETAIL



BUILDING 200 HYPOTHETICAL DEMISING PLAN



Annie Prupas

First Vice President
+1 415 772 0194
annie.prupas@cbre.com
Lic. 01781411

Katie Singer

First Vice President
+1 650 494 5135
katie.singer@cbre.com
Lic. 01745709

www.cbre.com

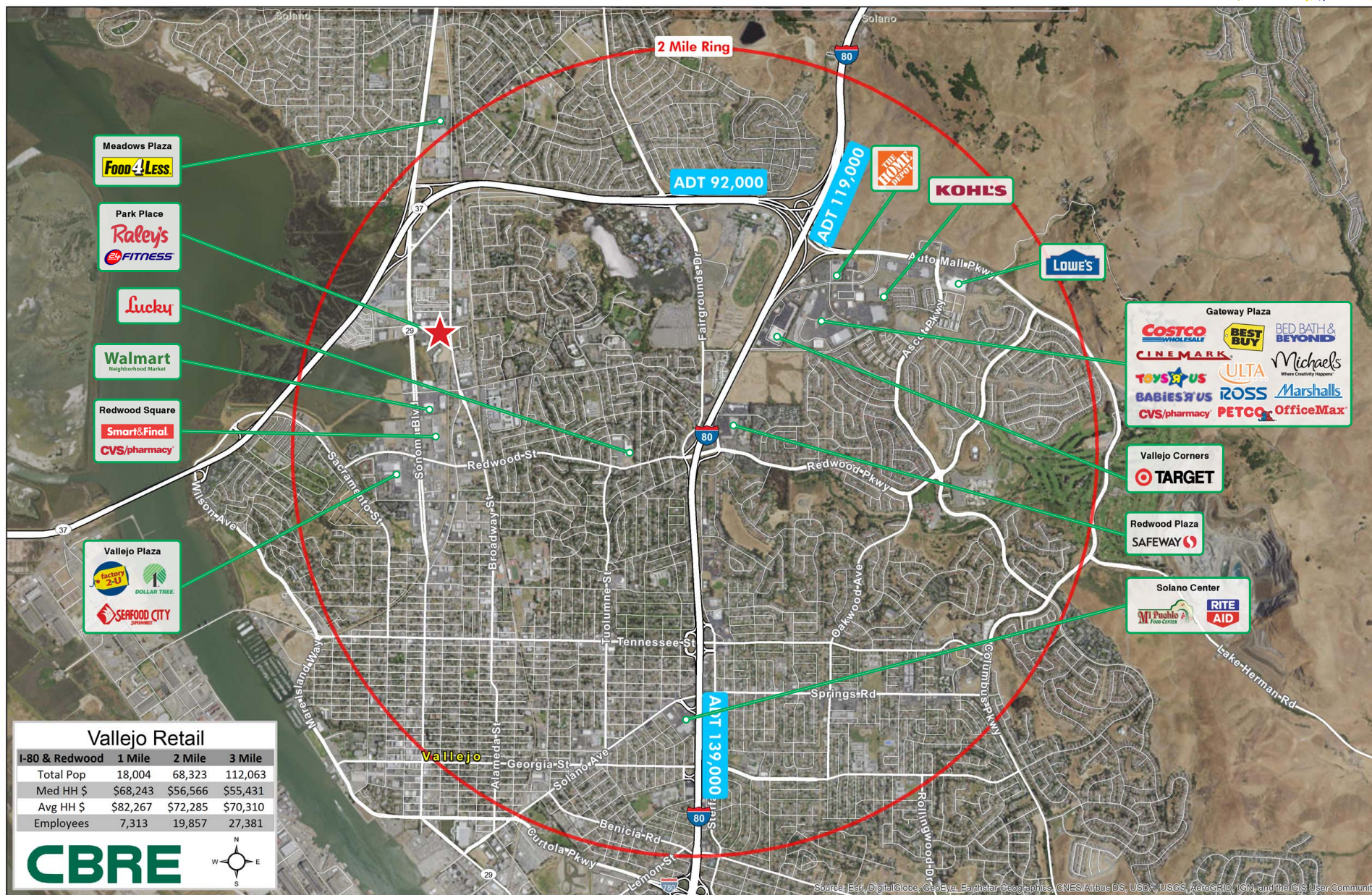
CBRE

FOR LEASE

Park Place Shopping Center

4300 SONOMA BOULEVARD, VALLEJO, CA

RETAIL



FOR LEASE

Park Place Shopping Center

4300 SONOMA BOULEVARD, VALLEJO, CA

RETAIL



DEMOGRAPHICS

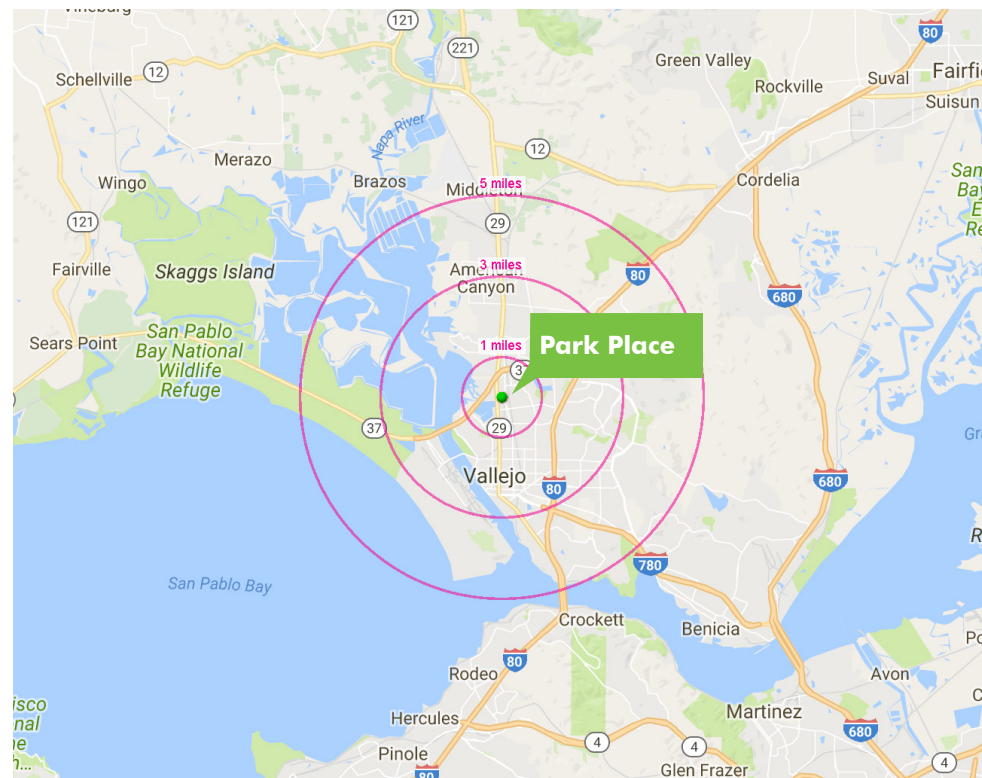
2016 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	12,582	97,278	141,086
Households	4,686	33,043	48,171
Average HH Size	2.62	2.91	2.9
Average HH Income	\$55,097	\$74,125	\$80,213
Businesses	479	3,035	3,869
Employees	7,980	44,867	52,924

TRAFFIC COUNTS

Hwy 29 & Yolano Dr.	44,000 ADT
---------------------	------------

Source: CBRE Location Analytics & Mapping



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CONTACT US

Annie Prupas

First Vice President
+1 415 772 0194
annie.prupas@cbre.com
Lic. 01781411

Katie Singer

First Vice President
+1 650 494 5135
katie.singer@cbre.com
Lic. 01745709

www.cbre.com

CBRE