

FOR LEASE

774 Admiral Callaghan Lane
Vallejo, CA 94591



REDWOOD PLAZA



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COMING
SOON

AdVal Properties



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

Aerial Map

REDWOOD
PLAZA



170 Future Homes

COSTCO
WHOLESALE

Proposed future Costco
relocation -157,000 SF
anchor building (Costco)

80

136,000
Cars per day

HONDA

SAFEWAY

**REDWOOD
PLAZA**

Carbon Health

**OIL
CHANGERS**

Check n Go

**IN-N-OUT
BURGER**

**Round Table
PIZZA**

FedEx

Shell

18,000
Cars per day

Admiral Callaghan LN.

Redwood PKWY.

80

**Golden1
Credit Union**

AutoZone

14,600
Cars per day

Carlton senior living
future 156 unit, 24,000 SF medical office
senior assisted living facility

Site Plan

REDWOOD PLAZA

Suite	Name	SQ FT
720	In-N-Out Burger	3,800
794	Oil Changer, Inc.	2,086
730	AutoZone	4,000
742-744	FedEx	3,600
746	Ice cream	1,200
748	Metro PCS	1,200
750-752	Round Table Pizza	2,400
754	Vacant	1,200
756	Primary Eye Care	1,200
758	Taj Grill	2,400
760	Redwood Cleaners	1,800
762A	Pro Nails	815
762B	iRepair	900
764	The Cheese Steak Shop	1,400
766-768	Golden One	4,000
774	Safeway Stores, Inc.	45,572
784-786	Pacific Dental	3,500



Property Overview



Highlights

- There is approximately 82,558 SF of existing building area
- Interstate 80: 136,000 Cars Per Day
- Redwood Parkway: 18,000 Cars Per Day
- Admiral Callaghan Lane: 14,600 Cars Per Day

Demographics

	1 Mile	3 Miles	5 Miles
Population	16,862	115,148	158,417
Household \$	\$75,994	\$61,653	\$74,288
Daytime Population	6,943	43,502	52,605



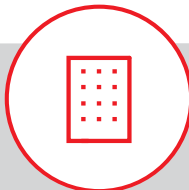
Parking

There are approximately 340 parking spaces on the owned parcel. The parking ratio is approximately 4.12 stalls per 1,000 SF of leasable area.



Parcel

Parcel Number:
0069-340-370, 0069-340-380
Acres: 7.50
Square Feet: ~326,700



Year Built

1982



Zoning

Commercial



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

