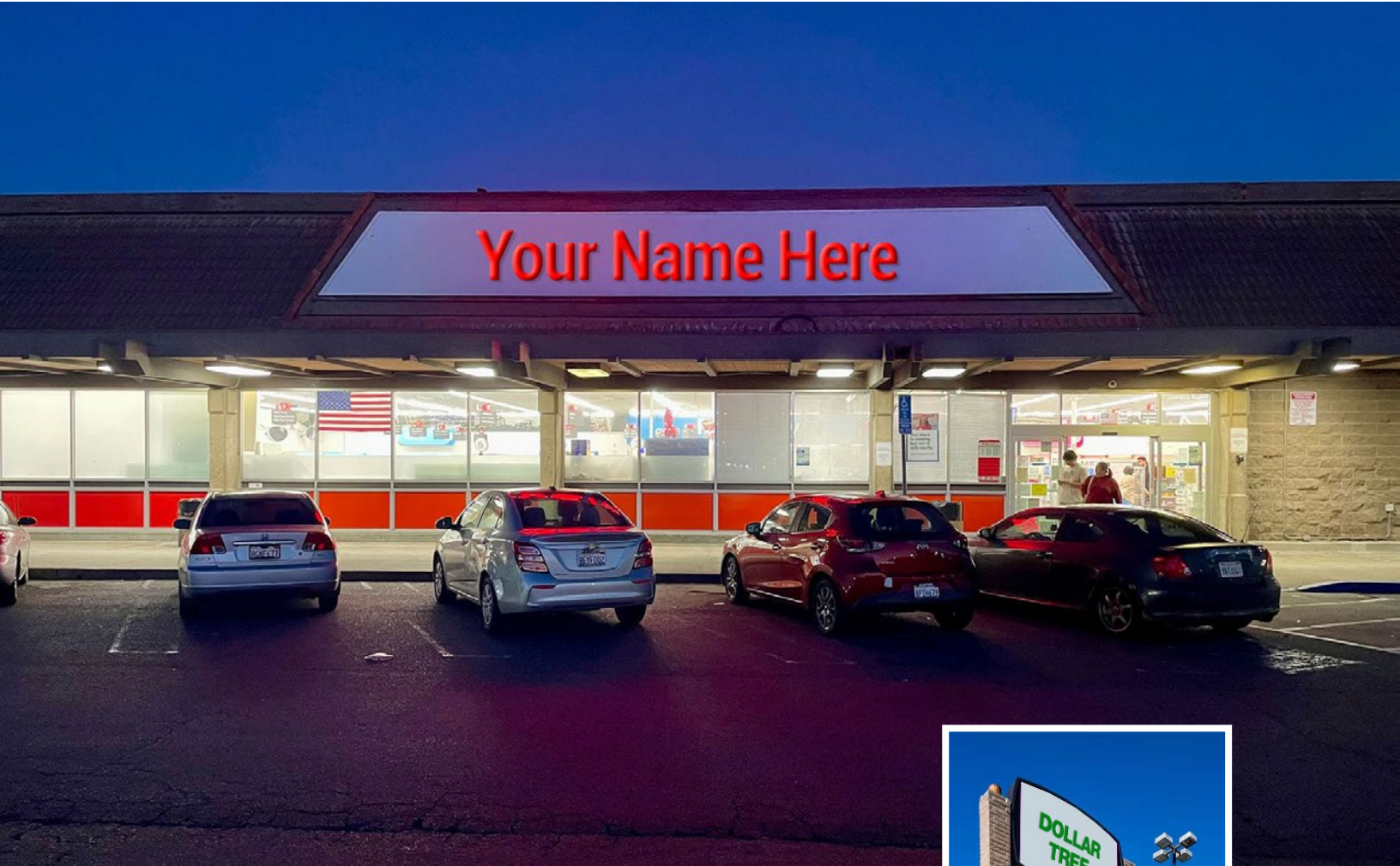


**27,850 SF  
RETAIL BUILDING  
FOR SALE**

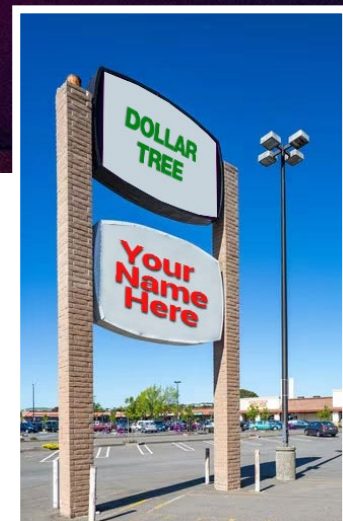
# **3678 Sonoma Boulevard**

**Vallejo • CA**



## **HIGHLIGHTS**

- 333 Parking Spaces
- Central Vallejo Location
- Sonoma Boulevard Frontage
- Prominent Pylon Sign Available
- High Traffic Retail Area
- Close Proximity to Kaiser Permanente Medical Center



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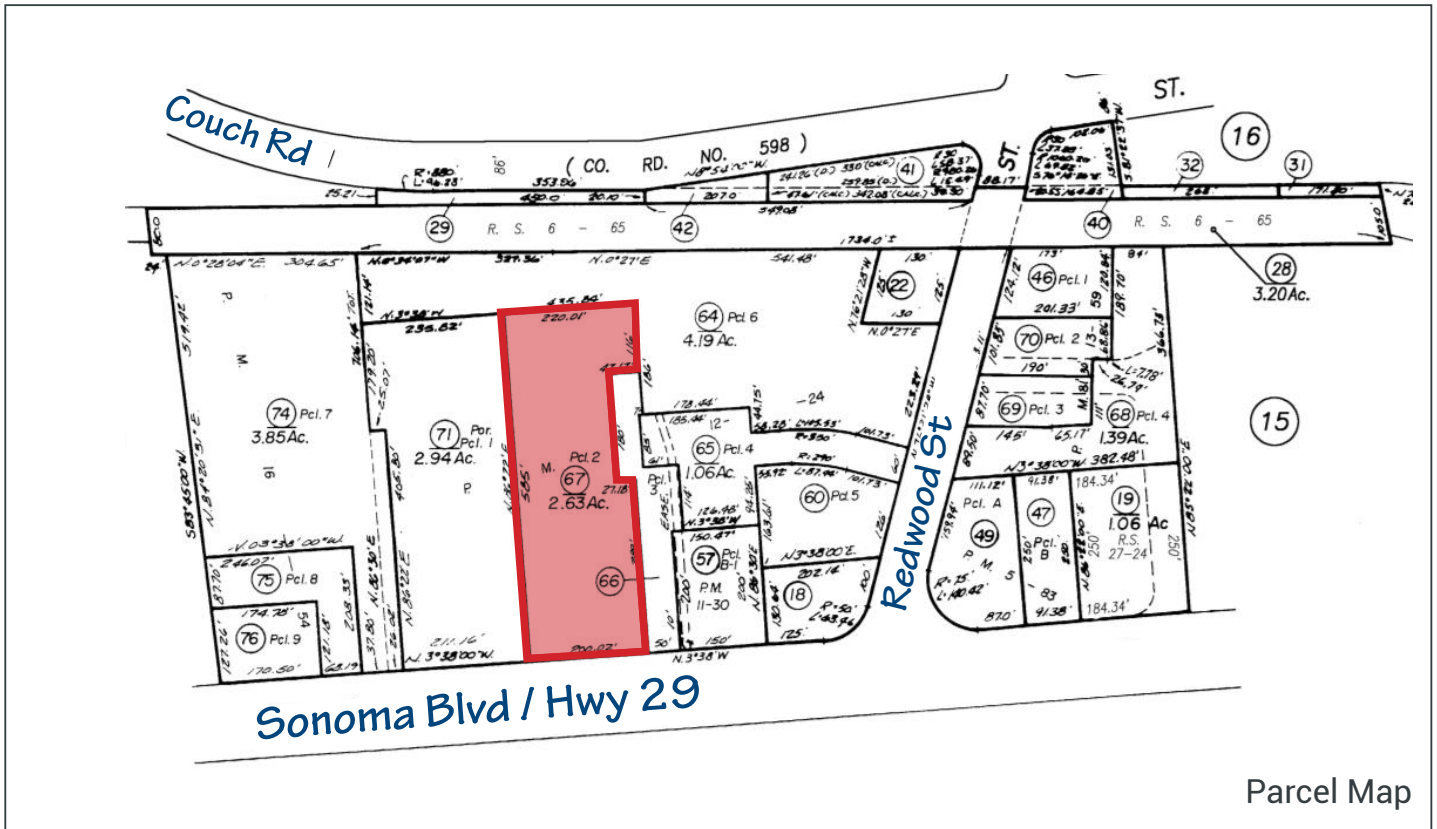
**John Cumbelich & Associates** 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

**JohnCumbelich  
& Associates**

# 3678 Sonoma Boulevard

Vallejo • CA

about



Parcel Map



## ADDRESS

3678 Sonoma Blvd  
Vallejo, CA



## BUILDING SIZE

27,850 SF



## PARCEL

APN 0053-010-670  
2.63 Acres (114,562 SF)



## ZONING

Retail Trade  
RT



## YEAR BUILT

1978

**Flexible Central Corridor Commercial (CC)  
allows a broad array of uses.**

[CLICK HERE FOR DETAILS](#)

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low altitude aerial

10 Minute  
Drive Time Demos

**71k**  
DAYTIME  
POPULATION

**125k**  
ESTIMATED  
POPULATION

**\$120k**  
AVERAGE  
HH INCOME

**42k**  
ESTIMATED  
HOUSEHOLDS



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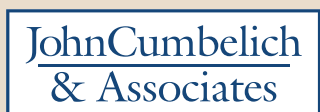
retail trade area



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## demographics

		1-mile	2-mile	3-mile	10 minute drive time
<b>POPULATION</b>	2025 Estimated Population	19,250	59,558	107,481	124,516
	2030 Projected Population	19,014	58,690	105,030	121,880
	2020 Census Population	18,658	58,705	108,221	125,632
	2010 Census Population	17,314	54,303	100,003	115,184
	Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.5%	-0.4%
	Historical Annual Growth 2010 to 2025	0.7%	0.6%	0.5%	0.5%
	2025 Median Age	38.7	38.3	38.5	38.2
<b>DAYTIME POPULATION</b>	Adj. Daytime Demographics Age 16 Years +	15,123	38,250	62,724	70,531
<b>HOUSEHOLDS</b>	2025 Estimated Households	7,186	21,614	36,828	41,977
	2030 Projected Households	7,217	21,728	36,713	41,905
	2020 Census Households	7,094	21,241	36,736	41,851
	2010 Census Households	6,686	19,851	34,385	39,010
	Projected Annual Growth 2025 to 2030	-	0.1%	-	-
	Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.5%	0.5%
<b>RACE &amp; ETHNICITY</b>	2025 Estimated White	27.4%	26.5%	25.8%	26.3%
	2025 Estimated Black or African American	21.8%	21.0%	18.7%	18.0%
	2025 Estimated Asian or Pacific Islander	20.8%	20.6%	24.4%	24.9%
	2025 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.1%	1.1%
	2025 Estimated Other Races	28.8%	30.9%	30.0%	29.7%
	2025 Estimated Hispanic	29.8%	31.8%	31.5%	31.2%
<b>INCOME</b>	2025 Estimated Average Household Income	\$102,746	\$104,335	\$114,373	\$119,437
	2025 Estimated Median Household Income	\$74,652	\$80,450	\$90,805	\$96,084
	2025 Estimated Per Capita Income	\$38,689	\$38,120	\$39,380	\$40,478
<b>EDUCATION (AGE 25+)</b>	2025 Estimated Elementary (Grade 0-8)	6.5%	6.9%	7.1%	7.3%
	2025 Estimated Some High School (Grade 9-11)	6.9%	7.0%	6.8%	7.1%
	2025 Estimated High School Graduate	26.7%	26.7%	26.1%	25.3%
	2025 Estimated Some College	25.7%	25.7%	24.8%	24.3%
	2025 Estimated Associates Degree Only	9.6%	8.8%	9.2%	9.2%
	2025 Estimated Bachelors Degree Only	15.1%	16.4%	18.2%	18.9%
	2025 Estimated Graduate Degree	9.3%	8.6%	7.7%	8.0%
<b>BUSINESS</b>	2025 Estimated Total Businesses	796	2,159	3,061	3,426
	2025 Estimated Total Employees	8,556	18,292	26,293	29,371
	2025 Estimated Employee Population per Business	10.7	8.5	8.6	8.6
	2025 Estimated Residential Population per Business	24.2	27.6	35.1	36.3