

OFFERING MEMORANDUM

815 TENNESSEE ST

VALLEJO, CA 94590

*For Lease $\pm 7,136$ SF Stand-Alone
Retail Building with Prominent
Signage in Vallejo, CA*



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Mathews

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Exclusively listed by

EVAN HOUSEL

415.229.8922

evan.housel@kidder.com

LIC N° 01882475

KEVIN PON

415.577.2796

kevin.pon@kidder.com

LIC N° 02227662

PARKER BREEN

916.812.6213

parker.breen@kidder.com

LIC N° 02244719

KIDDER.COM



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EXECUTIVE SUMMARY

FREESTANDING RETAIL IN THE HEART OF VALLEJO, CA

Kidder Mathews is pleased to present 815 Tennessee Street in Vallejo, CA, a well-positioned retail property. The site features a single-tenant commercial building with good street visibility and on-site parking. This property is located along a key Vallejo corridor with convenient access to major highways and regional transportation.

ADDRESS	815 Tennessee St, Vallejo, CA 94590
GROSS LAND SIZE	±0.45 Acres
YEAR BUILT	1941
TENANCY	Single
PARCEL NO.	0056085010
ZONING	Neighborhood Mixed Use

\$1.20 NNN

LEASE RATE

\$0.30

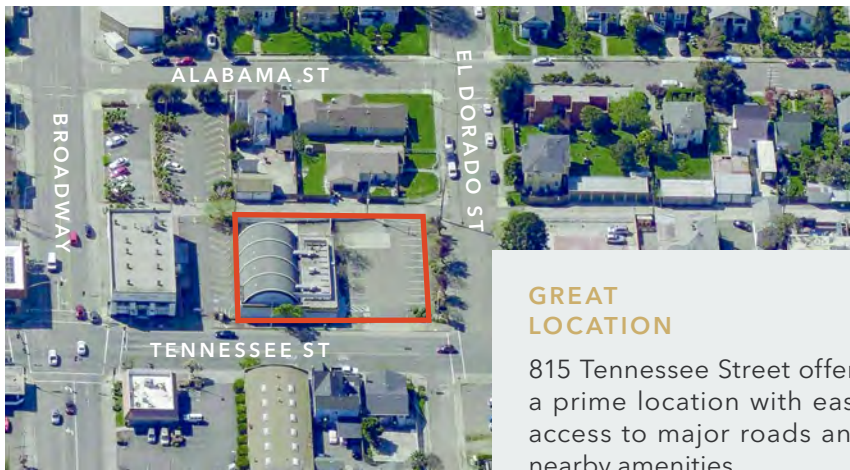
OPERATING EXPENSES

KIDDER MATHEWS



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INVESTMENT HIGHLIGHTS



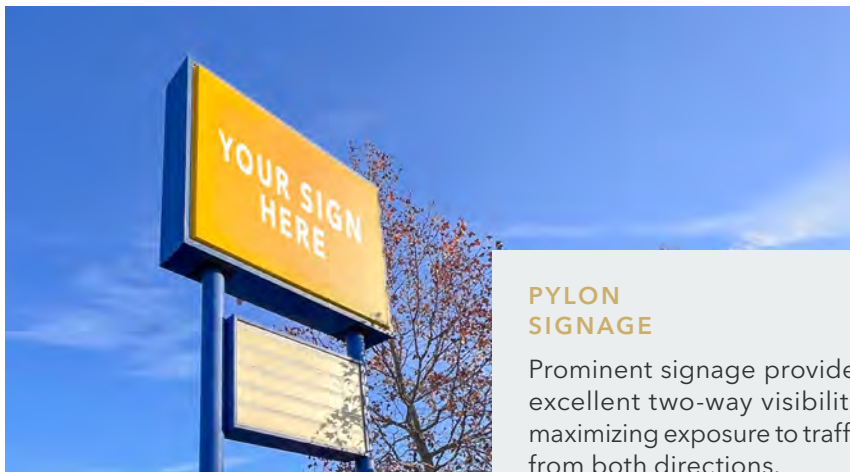
GREAT LOCATION

815 Tennessee Street offers a prime location with easy access to major roads and nearby amenities.



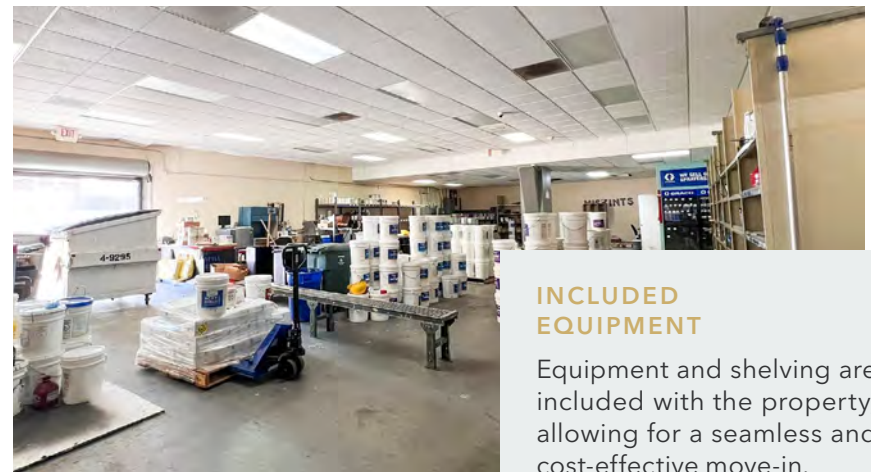
PARKING AND ACCESS

20 on-site customer parking spaces plus secure gated parking with a roll-up door for shipping/deliveries.



PYLON SIGNAGE

Prominent signage provides excellent two-way visibility, maximizing exposure to traffic from both directions.



INCLUDED EQUIPMENT

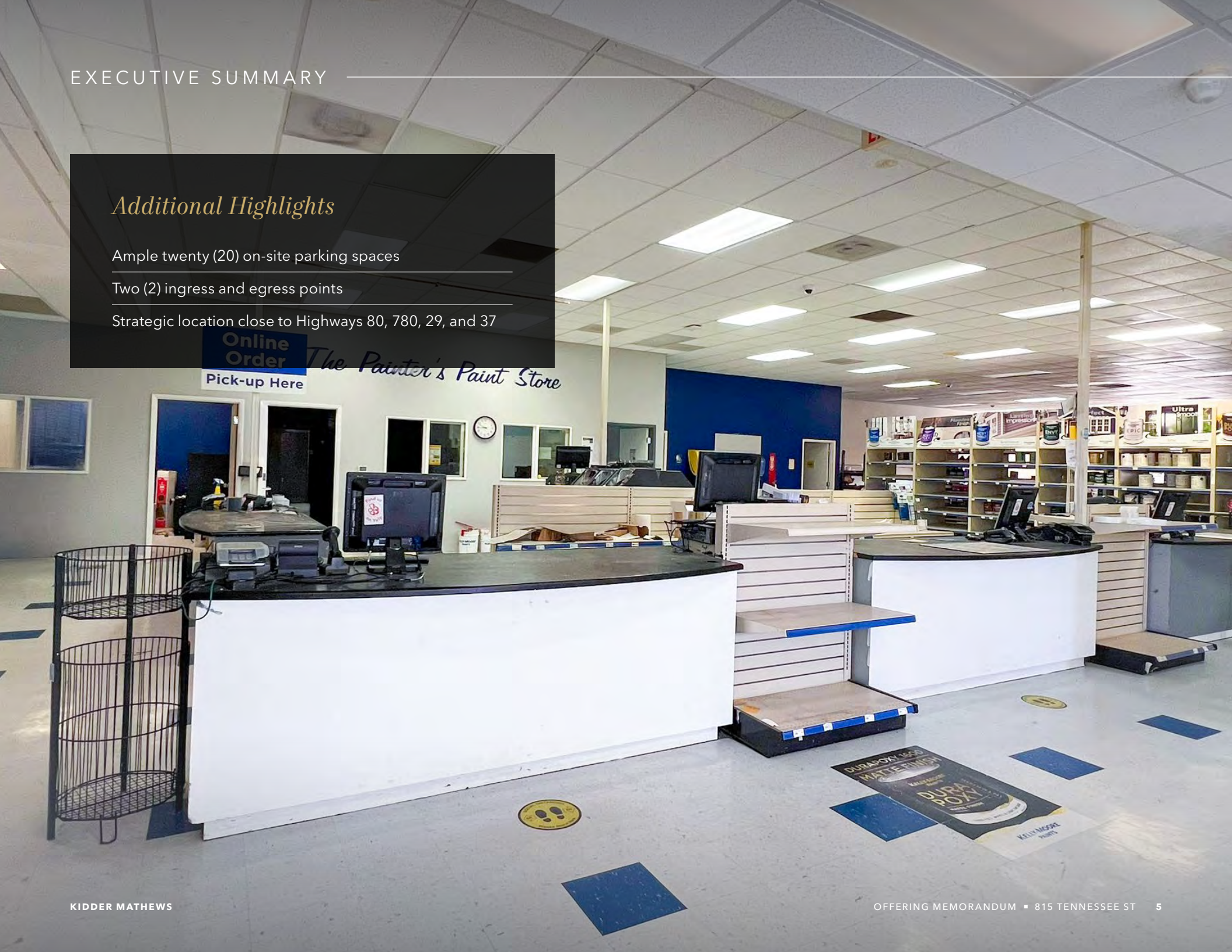
Equipment and shelving are included with the property, allowing for a seamless and cost-effective move-in.

Additional Highlights

Ample twenty (20) on-site parking spaces

Two (2) ingress and egress points

Strategic location close to Highways 80, 780, 29, and 37



PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	815 Tennessee St, Vallejo, CA 94590
TOTAL BUILDING SF	±7,136 SF
GROSS LEASABLE SF	±7,136 SF
YEAR BUILT	1941
STORIES	1
LAND AREA	±0.45 AC ±19,602 SF
PARCEL NUMBER	0056085010
COUNTY	Solano County
MUNICIPALITY	City of Vallejo

LOCATION	Suburban
CONSTRUCTION	Masonry
BUILDING FAR	0.36
FRONTAGE	178' on El Dorado St 192' on Tennessee St

SITE INFORMATION

ACCESS	Access via Tennessee St & El Dorado St
ZONING	Neighborhood Mixed Use
SIGNAGE	Available

±7,136
TOTAL SF

\$1.20
LEASE RATE (NNN)

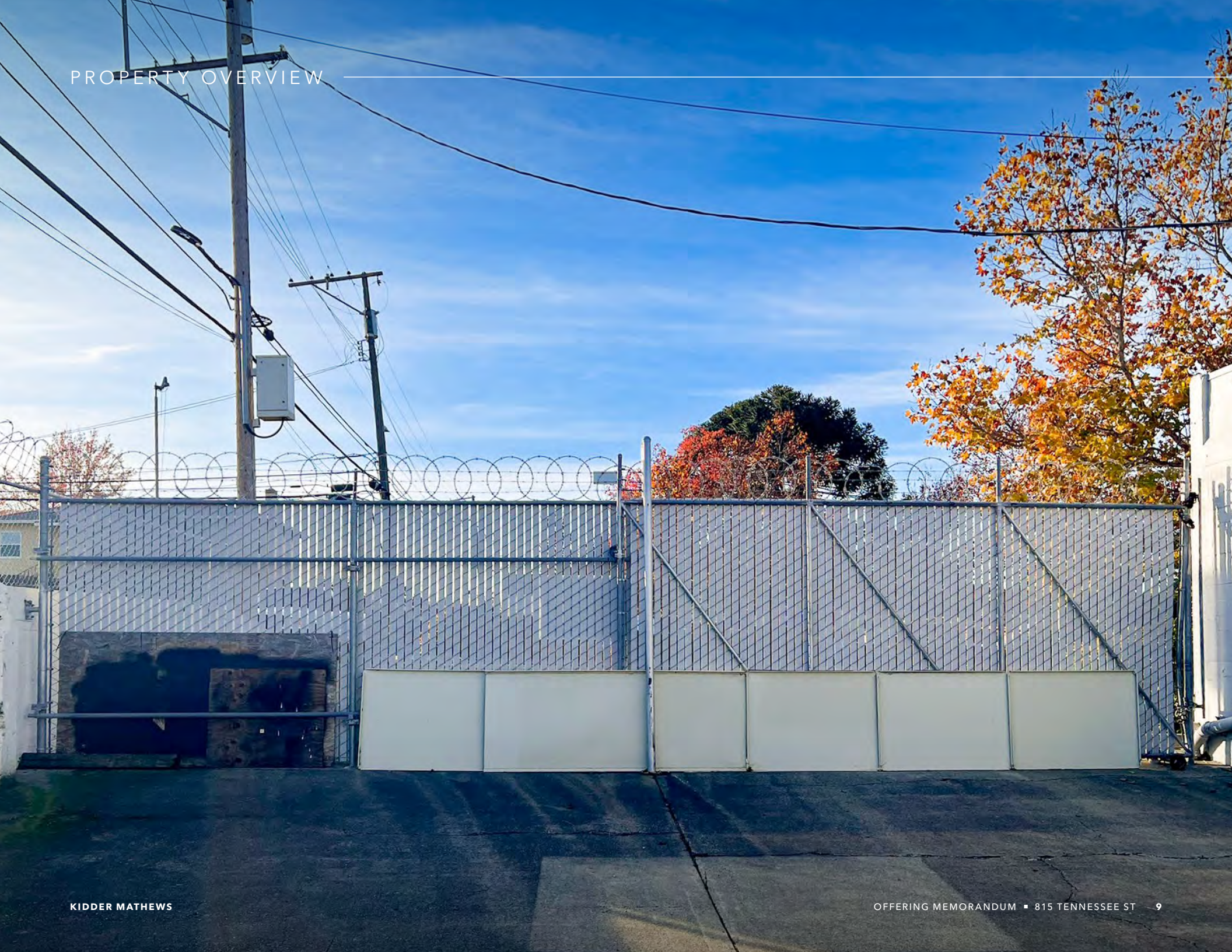


PROPERTY OVERVIEW





PROPERTY OVERVIEW





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	23,942	106,414	159,307
2030 PROJECTION	23,848	105,932	158,890
2020 CENSUS	24,351	108,604	161,629
PROJECTED GROWTH 2025 - 2030	-0.08%	-0.09%	-0.05%
AVERAGE AGE	39.8	39.7	40.7

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$57,805	\$83,574	\$98,103
2025 PER CAPITA INCOME	\$32,914	\$37,346	\$42,613
2030 PC INCOME PROJECTION	\$36,609	\$41,264	\$47,137

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.7%	6.3%	5.9%
HIGH SCHOOL DIPLOMA	22.0%	23.5%	21.0%
SOME COLLEGE	24.5%	23.1%	22.1%
ASSOCIATE	11.7%	9.8%	10.1%
BACHELOR'S	15.9%	19.7%	22.8%
GRADUATE	10.9%	8.2%	9.2%

HOUSEHOLDS

9,631
1 MILE

36,885
3 MILES

54,234
5 MILES

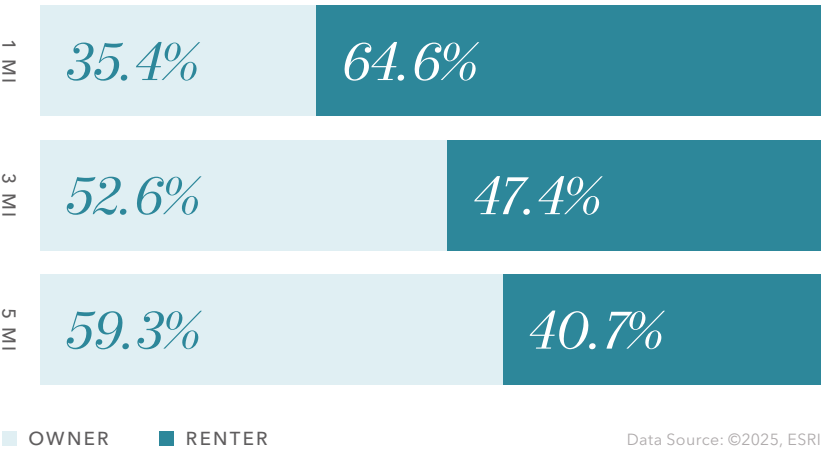
2030 PROJECTED GROWTH

-0.13%
1 MILE

-0.10%
3 MILES

-0.04%
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2025, ESRI

LOCATION OVERVIEW

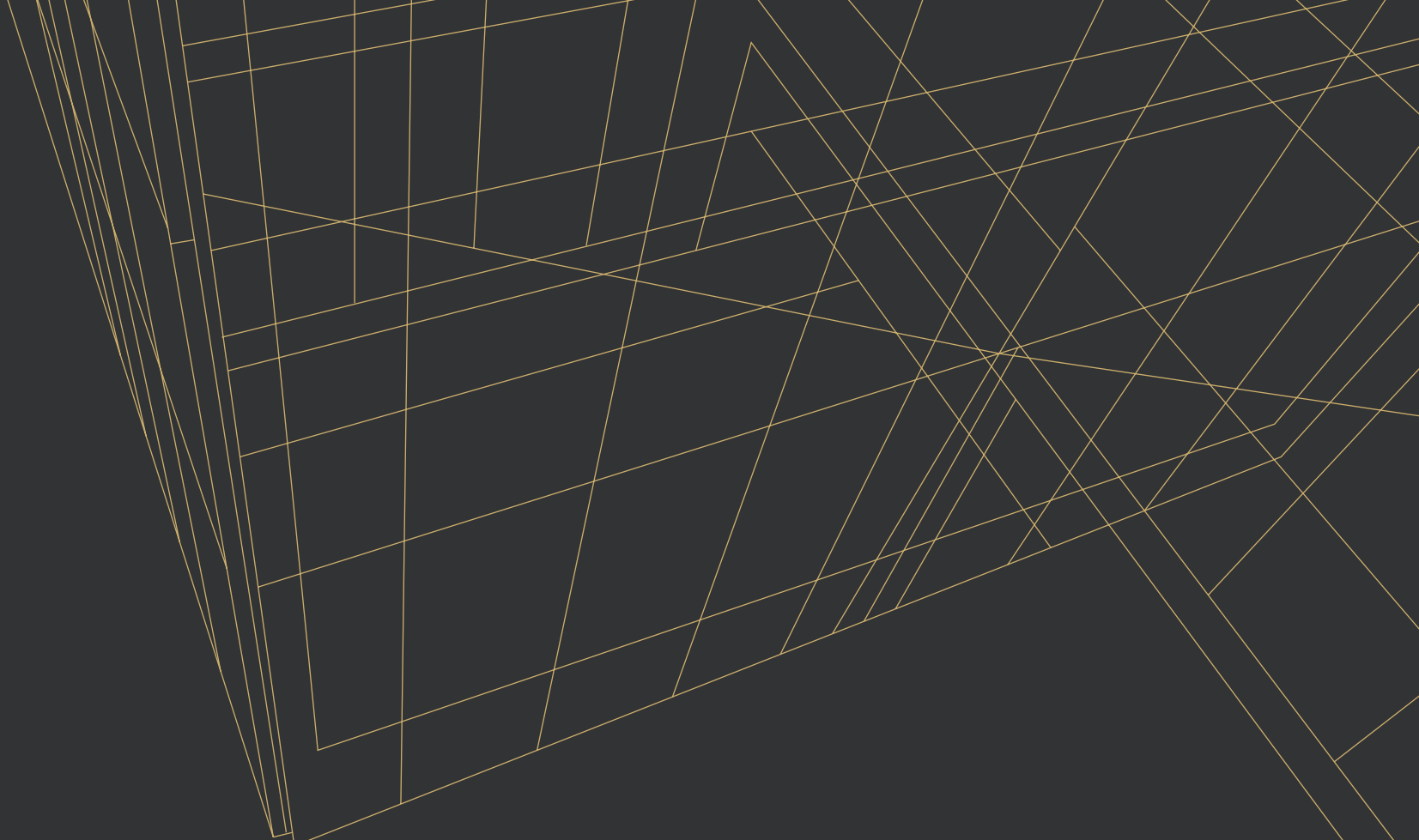


VALLEJO
HIGH SCHOOL



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