

COMMERCIAL | WAREHOUSE FOR LEASE

515 TENNESSEE STREET

VALLEJO, CA 94590



PROPERTY DESCRIPTION

Facility +/- 9,572 SF (+/- 1,620SF office included)

Lot +/- 12,672 SF

Fenced Parking +/- 3,100 SF

Zoning: NMX (Neighborhood Mixed-use)

Rent: \$14,358.00 Mod. Gross Per Month. (\$1.50 p/sf)

LOCATION DESCRIPTION

Conveniently located near the corner of Sonoma Blvd and Tennessee Street giving you easy access to most major freeways. This property will be well suited for a warehouse industrial needs tenant.

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Available SF:	9,572 SF
Lot Size:	0.298 Acres
Building Size:	9,572 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	8,719	53,714	105,554
Total Population	19,767	150,511	290,653
Average HH Income	\$61,199	\$91,348	\$102,312

GARY VAN DAM

Real Estate Broker/Owner
707.342.1538
gvd100@aol.com.disabled
CA DRE #01321102

LYNSEY GRAYSON

Senior Managing Director
707.815.1434
lgrayson@stronghayden.com
CA DRE #02041819

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STRONG & HAYDEN
REAL ESTATE

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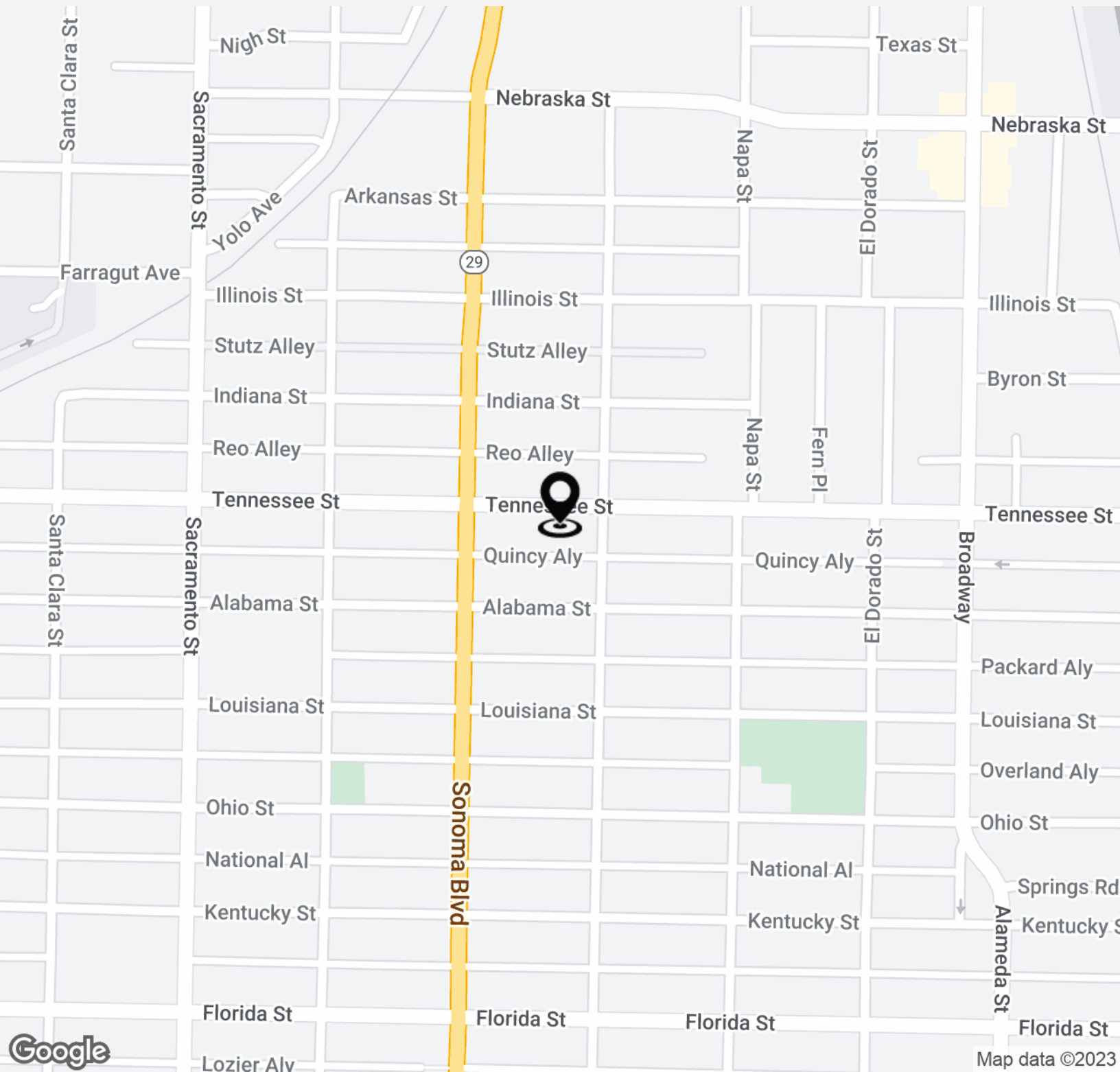
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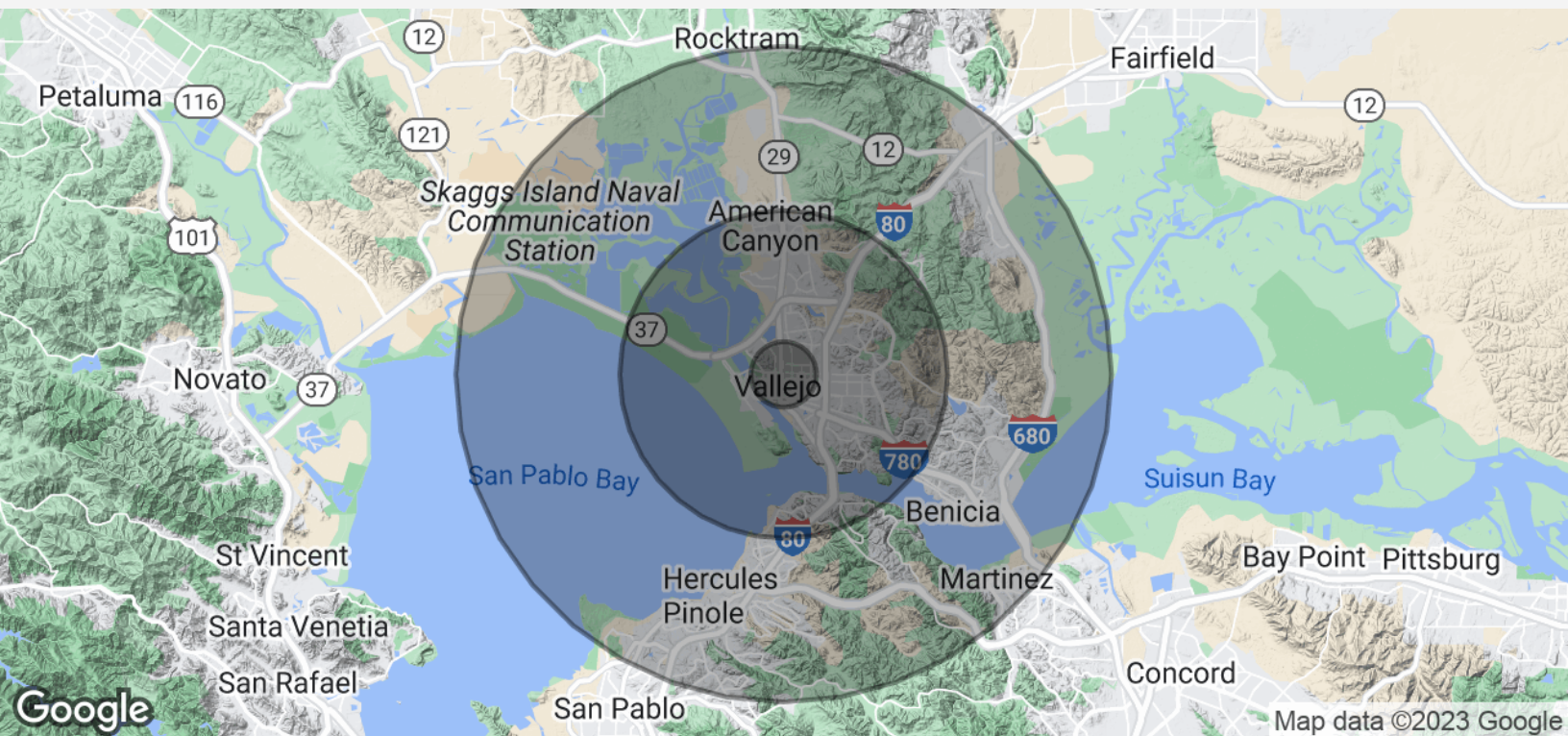
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HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,719	53,714	105,554
# of Persons per HH	2.3	2.8	2.8
Average HH Income	\$61,199	\$91,348	\$102,312
Average House Value	\$319,629	\$392,087	\$462,864

* Demographic data derived from 2020 ACS - US Census

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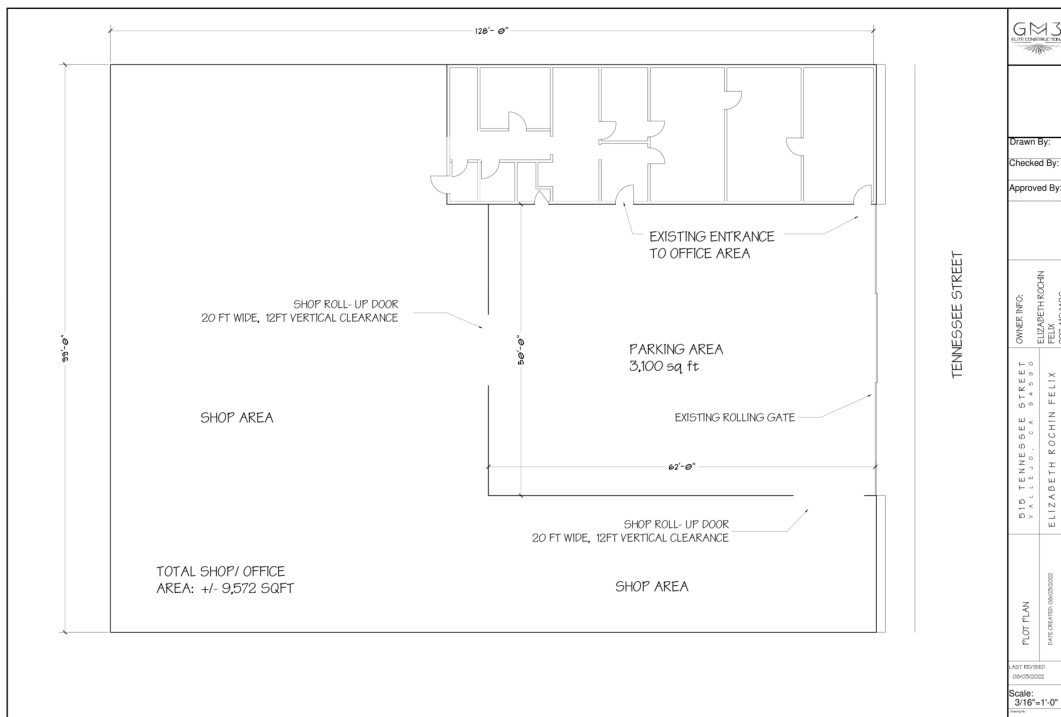
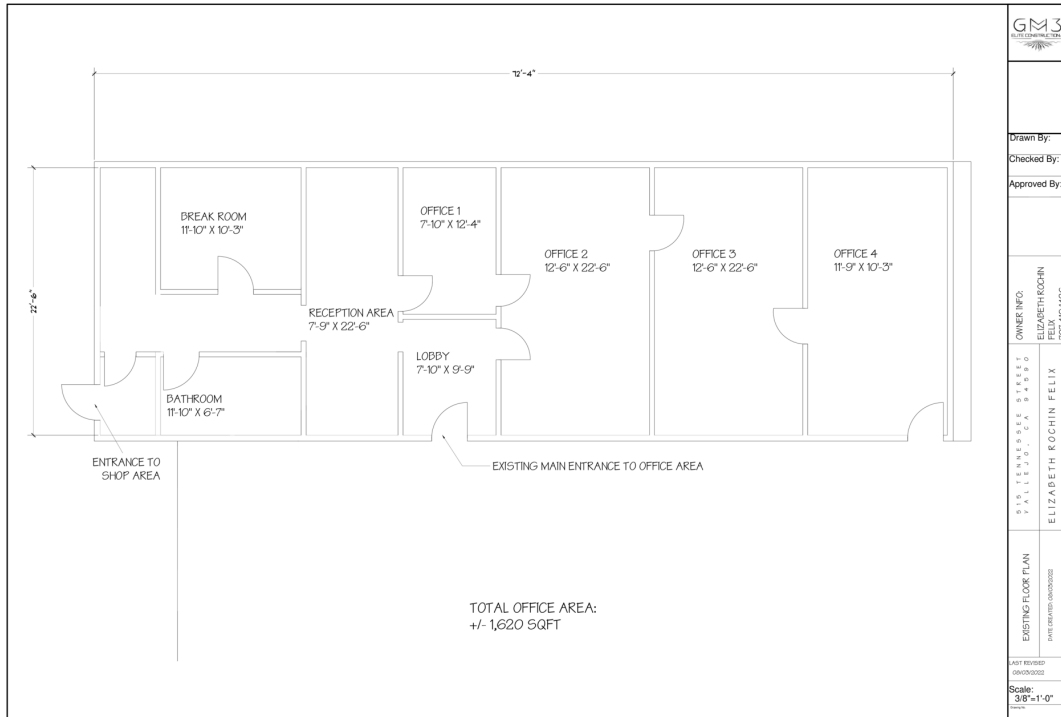
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