

FOR SALE/FOR LEASE

Freeway Development For Sale Or Lease

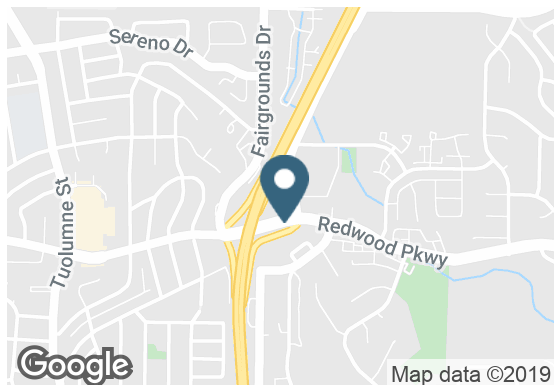
711 Admiral Callaghan Lane | Vallejo, CA



Overview

LEASE RATE Contact Broker

AVAILABLE SF 30,244 SF



Description

Development or Tenant Opportunity that is highly visible along Interstate 80 with over 130,000 cars per day.

- Flexible options to purchase or lease.
- 0.7 acres with immediate access to Interstate 80.
- Build up to 75 feet in height.
- 5,500 SF building.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	17,032	114,845	159,534
Median HH Income	\$77,277	\$61,457	\$71,521
Daytime Population	14,456	108,128	139,008

Year: 2018 | Source: ESRI

Contact

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Traffic Counts

On I-80 and Redwood St	139,000 VPD
On Admiral Callaghan Ln and Redwood St	24,000 VPD
On Redwood St and Fairgrounds Dr	32,000 VPD

Year: | Source:

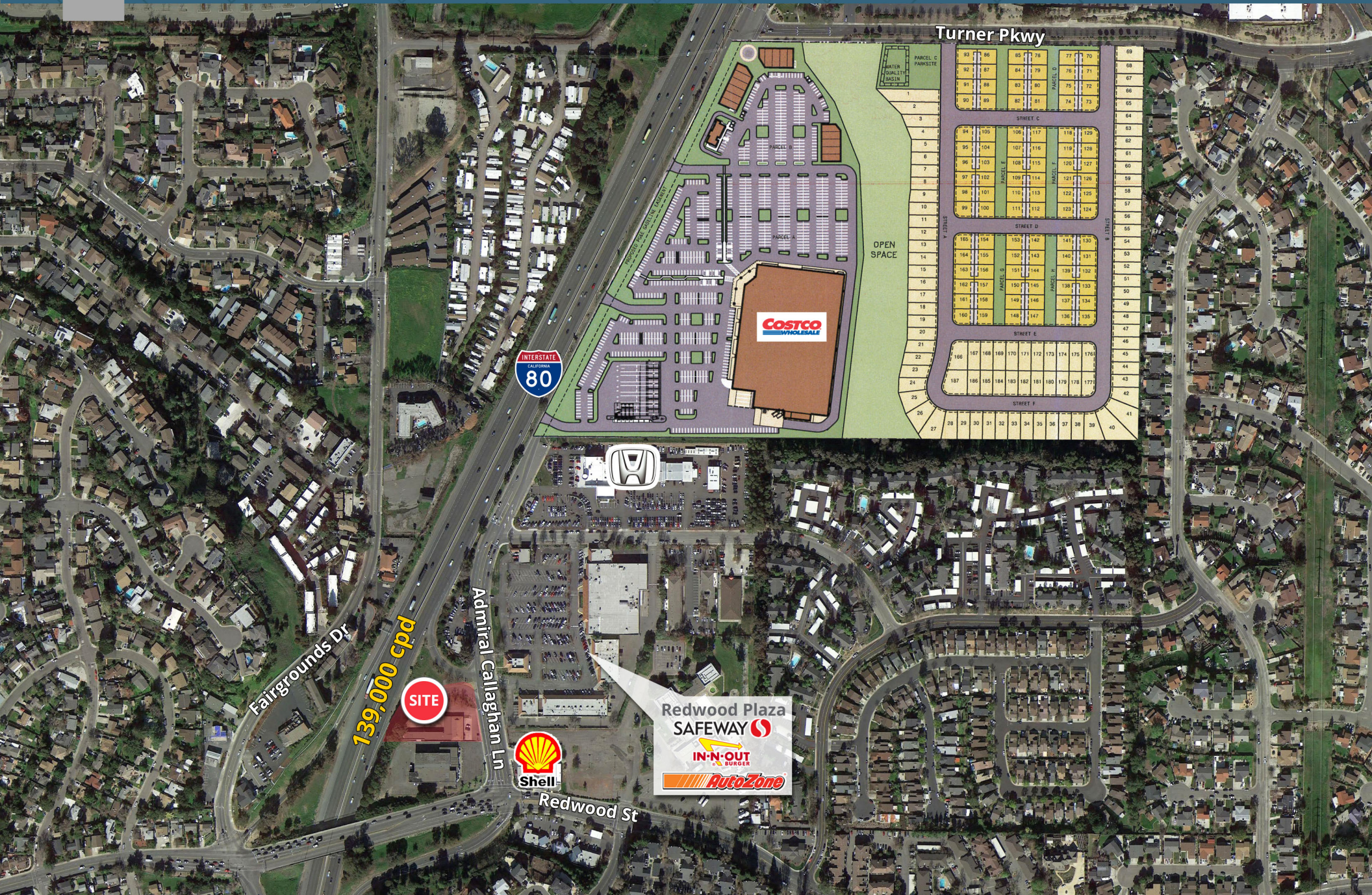
SRS REAL ESTATE PARTNERS | 100 Pine Street, Suite 1550 | San Francisco, CA 94111 | 415.908.4930

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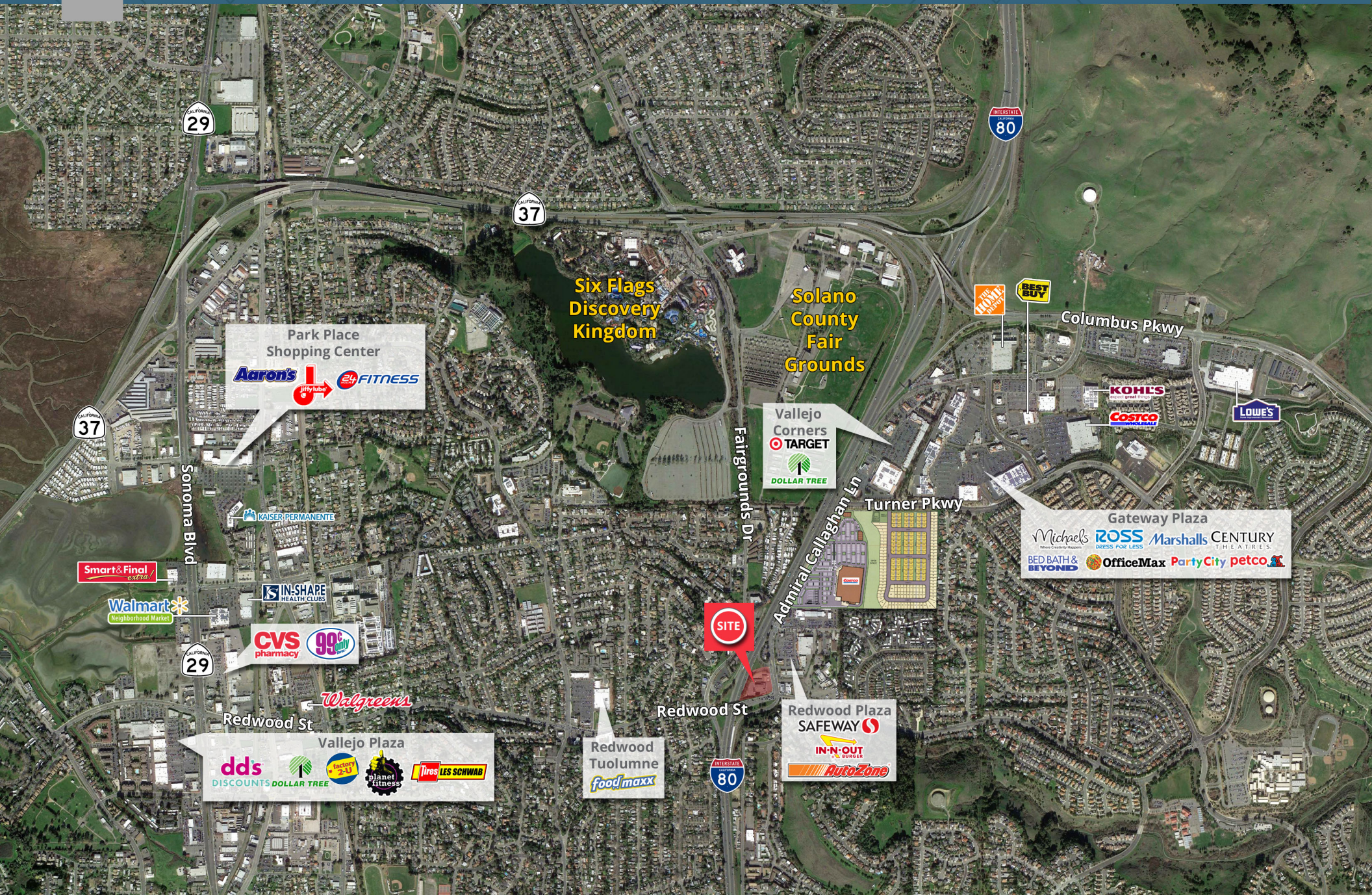
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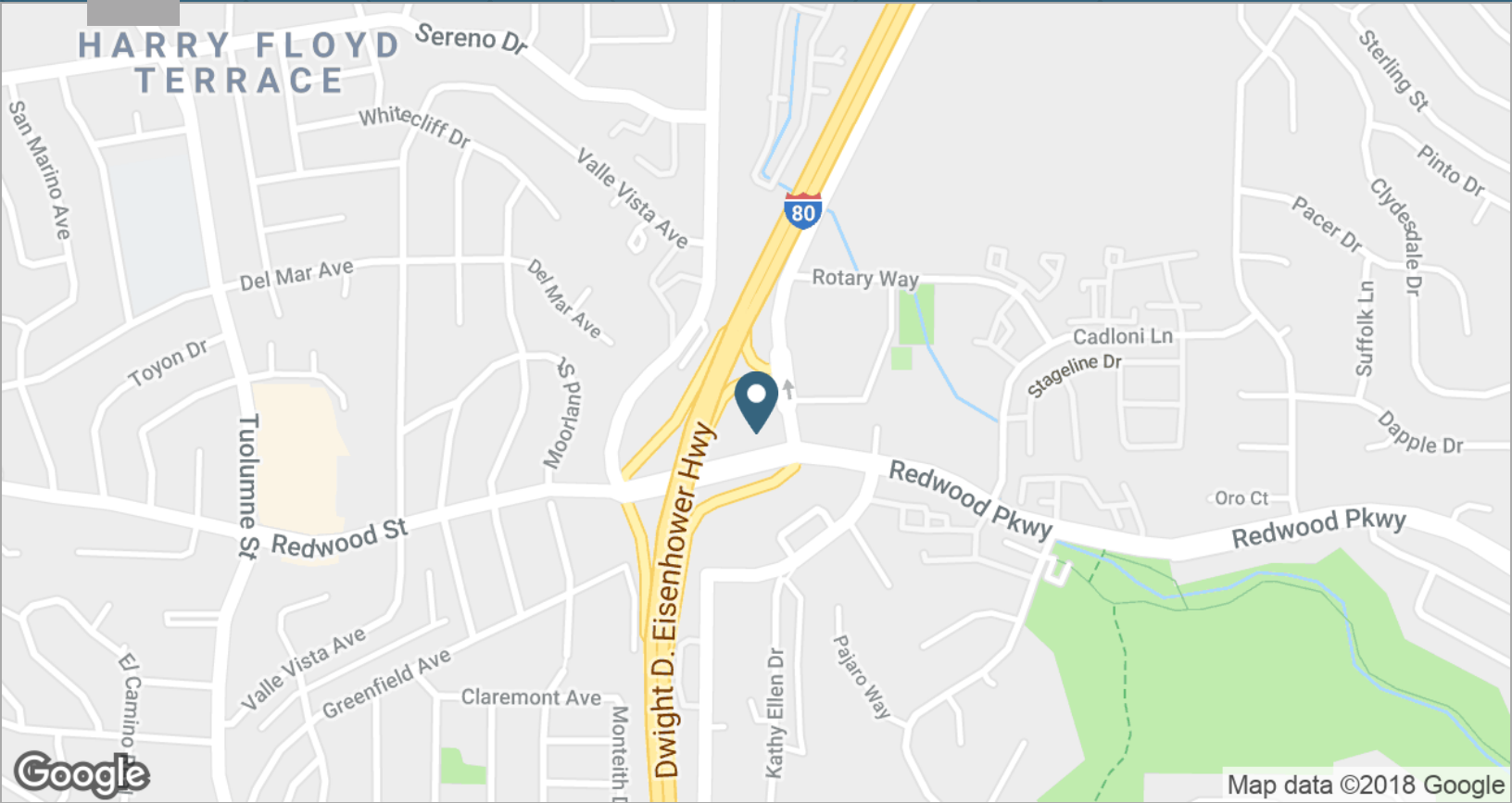
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711 Admiral Callaghan Lane | Vallejo, CA





Demographic Summary

711 Admiral Callaghan Ln, Vallejo, California, 94591
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.12382
Longitude: -122.22799

	1 mile	3 miles	5 miles
Population			
2000 Population	17,339	108,745	143,334
2010 Population	16,535	109,670	151,737
2018 Population	17,032	114,845	159,534
2023 Population	17,573	119,047	165,626
2000-2010 Annual Rate	-0.47%	0.08%	0.57%
2010-2017 Annual Rate	0.36%	0.56%	0.61%
2017-2022 Annual Rate	0.63%	0.72%	0.75%
2018 Male Population	47.9%	48.6%	48.7%
2018 Female Population	52.1%	51.4%	51.3%
2018 Median Age	41.9	38.4	38.7
2018 Total Daytime Population	14,456	108,128	139,008
Workers	4,817	43,517	52,253
Residents	9,639	64,611	86,755

In the identified area, the current year population is 17,032. In 2010, the Census count in the area was 16,535. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 17,573 representing a change of 0.63% annually from 2015 to 2020. Currently, the population is 47.9% male and 52.1% female.

Data for all businesses in area			
Total Businesses:	355	2,649	3,463
Total Employees:	6,489	43,962	52,550
Total Residential Population:	17,032	114,845	159,534
Employee/Residential Population Ratio:	0.38:1	0.38:1	0.33:1

Median Age

The median age in this area is 41.9, compared to U.S. median age of 37.9.

Race and Ethnicity			
2018 White Alone	38.6%	32.1%	34.9%
2018 Black Alone	17.5%	20.2%	18.0%
2018 American Indian/Alaska Native Alone	0.6%	0.7%	0.6%
2018 Asian Alone	26.5%	24.1%	25.8%
2018 Pacific Islander Alone	1.1%	1.2%	1.0%
2018 Other Race	7.6%	13.7%	11.8%
2018 Two or More Races	8.2%	8.0%	7.8%
2018 Hispanic Origin (Any Race)	19.2%	27.4%	24.6%

Persons of Hispanic origin represent 19.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Median Household Income			
2018 Median Household Income	\$77,277	\$61,457	\$71,521
2023 Median Household Income	\$88,721	\$72,389	\$82,283
2017-2022 Annual Rate	2.80%	3.33%	2.84%

Average Household Income			
2018 Average Household Income	\$91,740	\$80,775	\$93,517
2023 Average Household Income	\$107,645	\$95,685	\$110,416
2017-2022 Annual Rate	3.25%	3.45%	3.38%

Per Capita Income			
2018 Per Capita Income	\$34,815	\$28,399	\$32,517
2023 Per Capita Income	\$40,696	\$33,551	\$38,268
2017-2022 Annual Rate	3.17%	3.39%	3.31%

Source: Esri, Esri and Infogroup, U.S. Census



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2018 Population 25+ by Educational Attainment			
Total	7,557	51,250	74,212
White Collar	64.7%	56.2%	59.3%
Management/Business/Financial	12.3%	11.4%	13.6%
Professional	23.6%	18.9%	21.2%
Sales	10.4%	9.9%	9.6%
Administrative Support	18.5%	16.0%	15.0%
Services	13.4%	20.9%	19.4%
Blue Collar	21.8%	22.9%	21.3%
Farming/Forestry/Fishing	0.0%	0.5%	0.6%
Construction/Extraction	4.5%	5.1%	4.7%
Installation/Maintenance/Repair	4.3%	4.0%	3.7%
Production	6.8%	5.6%	5.4%
Transportation/Material Moving	6.3%	7.7%	7.0%
2018 Population 25+ by Educational Attainment			
Total	12,414	79,095	109,946
Less than 9th Grade	3.0%	6.4%	5.8%
9th - 12th Grade, No Diploma	4.6%	7.6%	6.5%
High School Graduate	22.9%	22.2%	20.1%
GED/Alternative Credential	2.8%	3.2%	2.9%
Some College, No Degree	28.8%	27.5%	27.0%
Associate Degree	10.4%	9.7%	9.8%
Bachelor's Degree	19.7%	17.6%	20.4%
Graduate/Professional Degree	7.9%	5.9%	7.7%
Households			
2000 Households	6,198	37,070	48,822
2010 Households	6,116	37,988	52,351
2018 Total Households	6,319	39,695	54,811
2023 Total Households	6,522	41,137	56,848
2000-2010 Annual Rate	-0.13%	0.24%	0.70%
2010-2017 Annual Rate	0.40%	0.53%	0.56%
2017-2022 Annual Rate	0.63%	0.72%	0.73%
2018 Average Household Size	2.65	2.87	2.88

The household count in this area has changed from 6,116 in 2010 to 6,319 in the current year, a change of 0.40% annually. The five-year projection of households is 6,522, a change of 0.63% annually from the current year total. Average household size is currently 2.65, compared to 2.65 in the year 2010. The number of families in the current year is 4,267 in the specified area.

Households by Income

Current median household income is \$77,277 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$88,721 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$91,740 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$107,645 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$34,815 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$40,696 in five years, compared to \$32,501 for all U.S. households