



## FOR SALE

### Multi-Tenant Mixed Use Building Retail/Office/ Warehouse

**ASKING  
PRICE:**  
\$600,000

**BUILDING SF:**  
17,826

**LOT SIZE:**  
.88 acre  
(38,366+/- sf)

**ZONING:**  
C-1

**ANNUAL  
GROSS  
INCOME:**  
\$81,000

**NOI:**  
\$56,700

**CAP RATE:**  
9.5%



**515-521 Broadway St, Vallejo CA 94590**

Broadway Business Condominiums is a 17,826+/- sf building with a mix of Retail, Office and Warehouse space. Currently approximately 50% leased. Property has \$4,000 +/- sq. ft. of covered parking.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



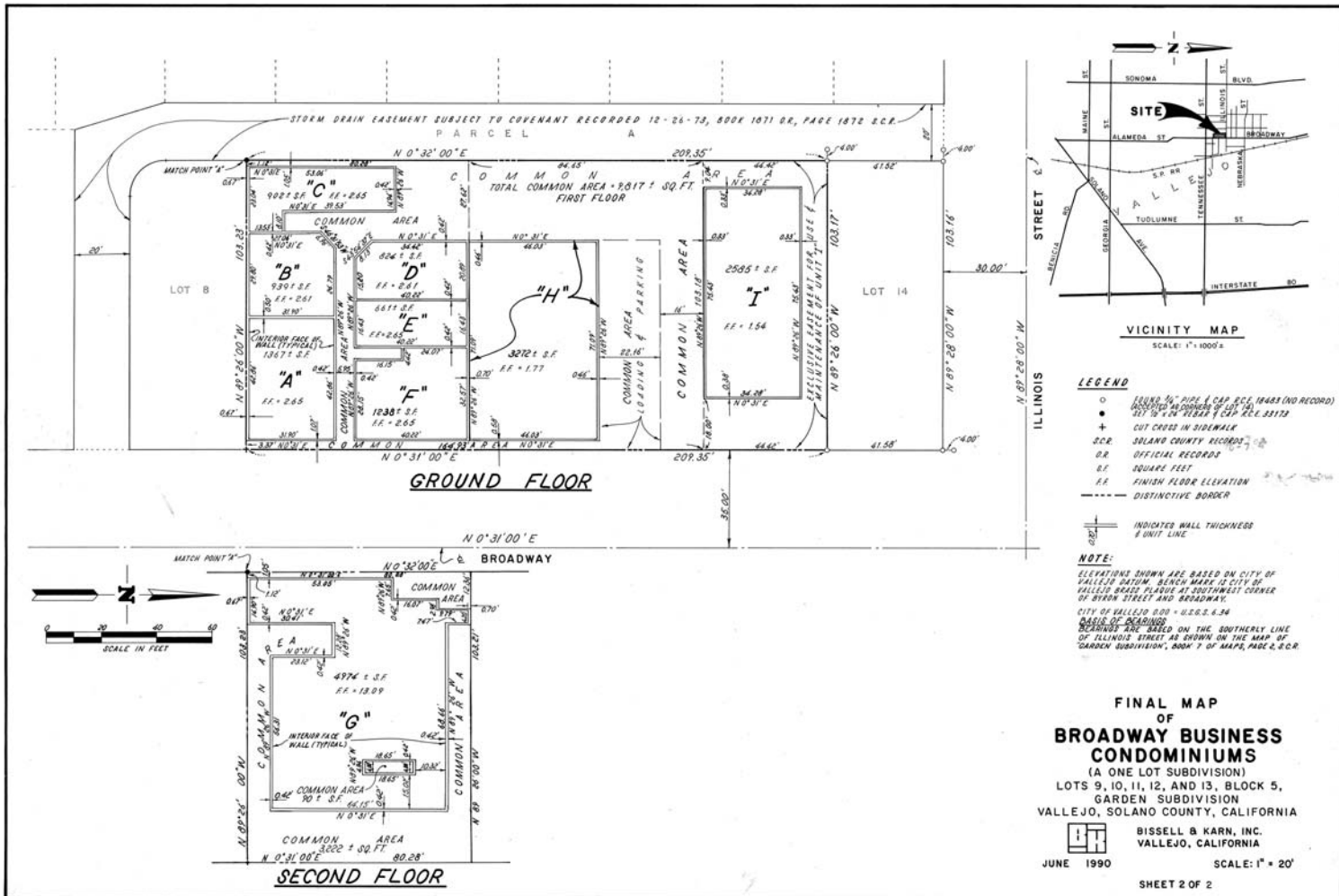
# Property Overview

Pricing	
<b>Asking Price:</b>	\$600,000
Building	
<b>Total Sq. Feet:</b>	17,826+/-
<b>Building A:</b>	1,367+/- Leased to Struble Family Funeral Services
<b>Building B:</b>	939+/- Vacant
<b>Building C:</b>	902+/- Vacant
<b>Building D:</b>	824+/- Leased to Carpet One
<b>Building E:</b>	661+/- Leased to Carpet One
<b>Building F:</b>	1,238+/- Leased to Carpet One
<b>Building G:</b>	4,976+/- Vacant
<b>Building H:</b>	3,272+/- Leased to Carpet One
<b>Building I:</b>	2,585+/- Leased to Carpet One
<b>Common Area:</b>	4,840+/- sf (4,000+/- sf of space is covered parking)
Site	
<b>APN:</b>	0056-251-010, 020, 030, 040, 050, 060, 070, 080, 090 and 0056-252-010
<b>Size:</b>	.88 acres (38,366)
<b>Zoning:</b>	C-1
<b>City / County:</b>	Vallejo/Solano
<b>Water &amp; Sewer:</b>	City of Vallejo
<b>Gas &amp; Electric:</b>	Pacific Gas and Electric Co.

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# Broadway Business Condominiums Final Map



59 SD 101

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# Photos



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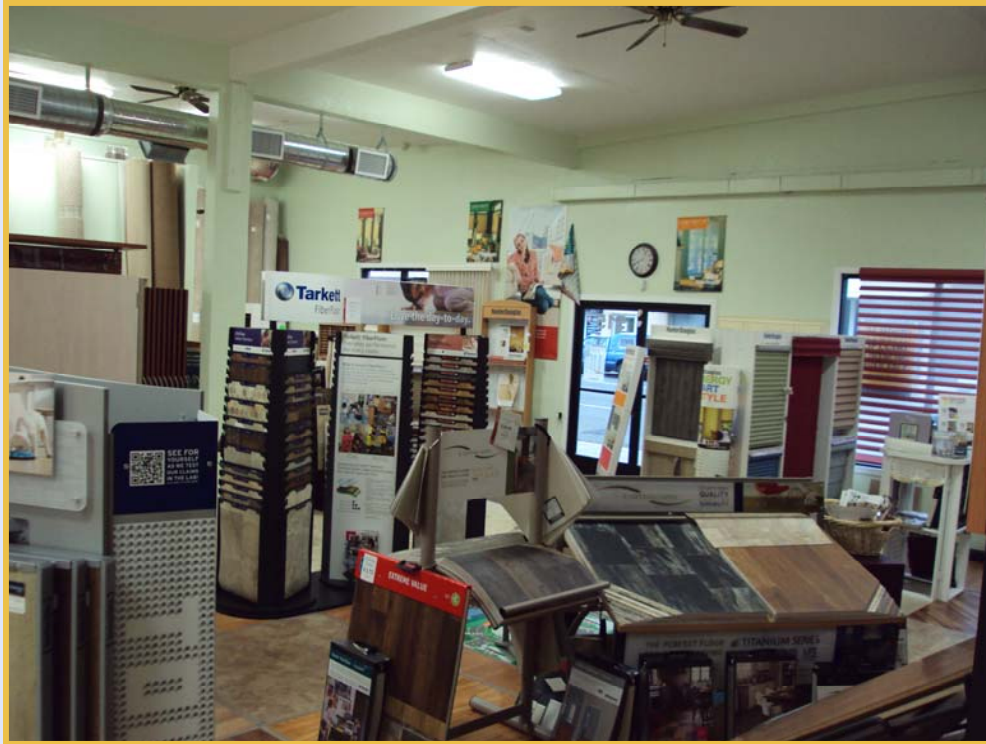


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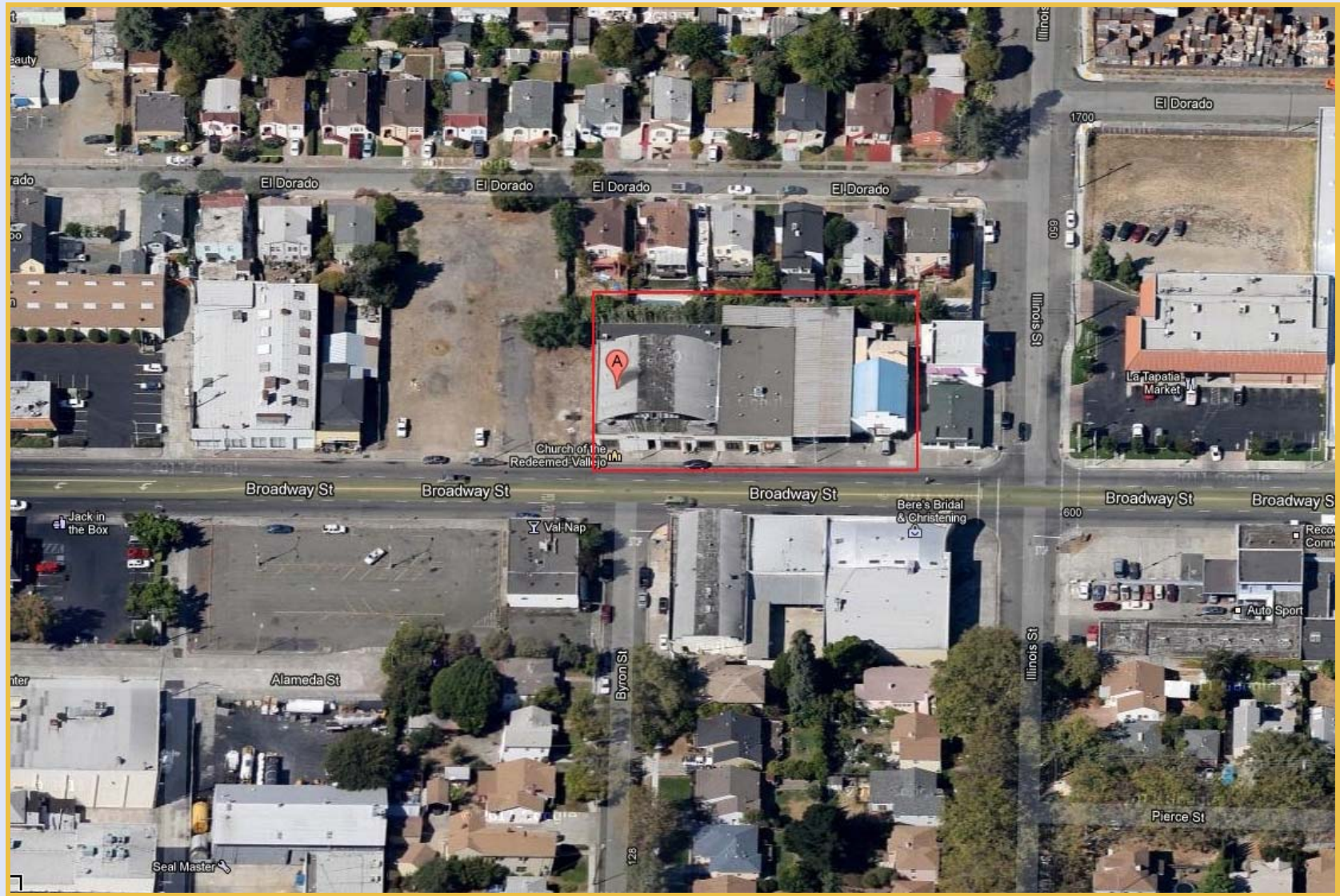


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# Aerial Map

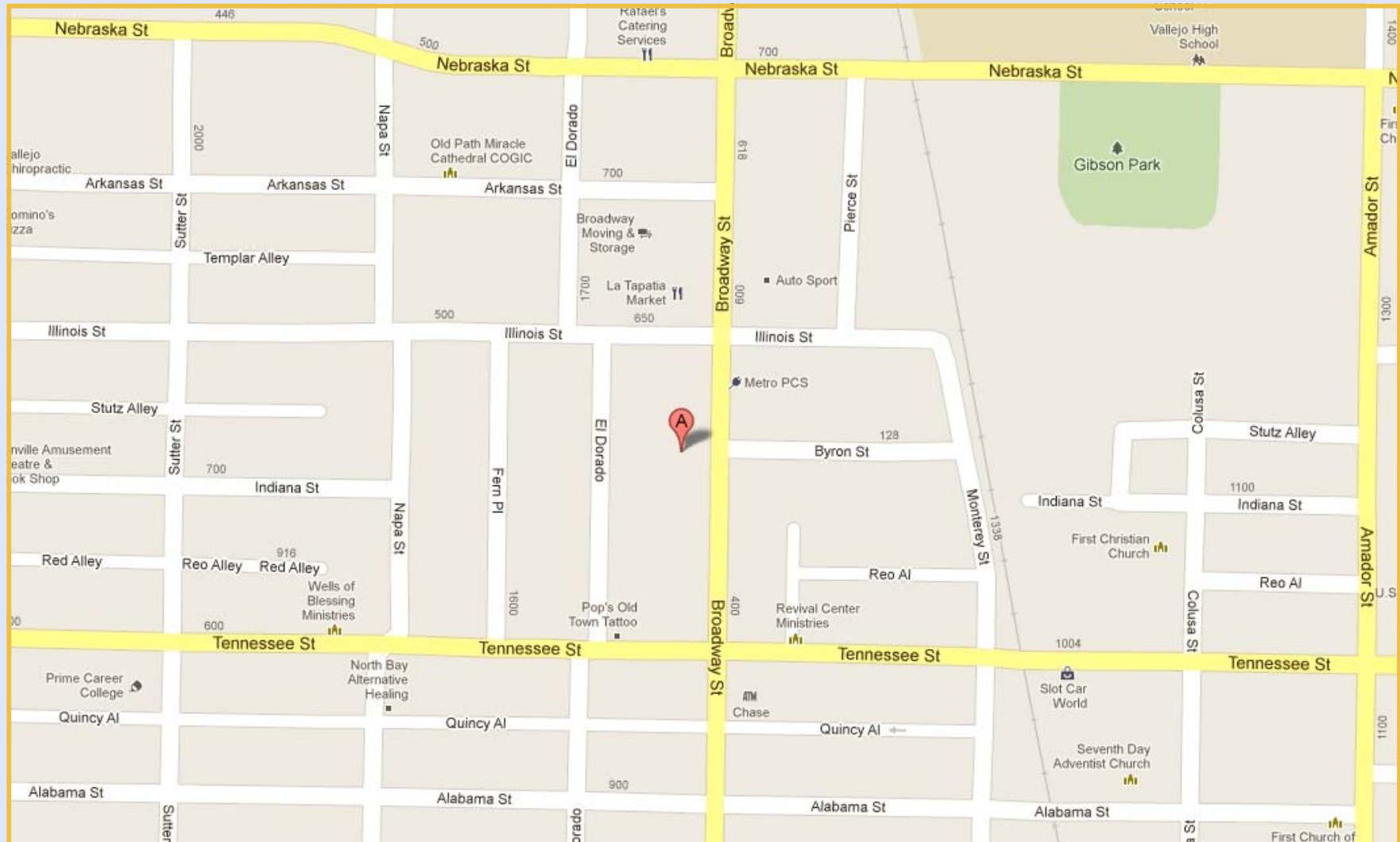


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# Location Map

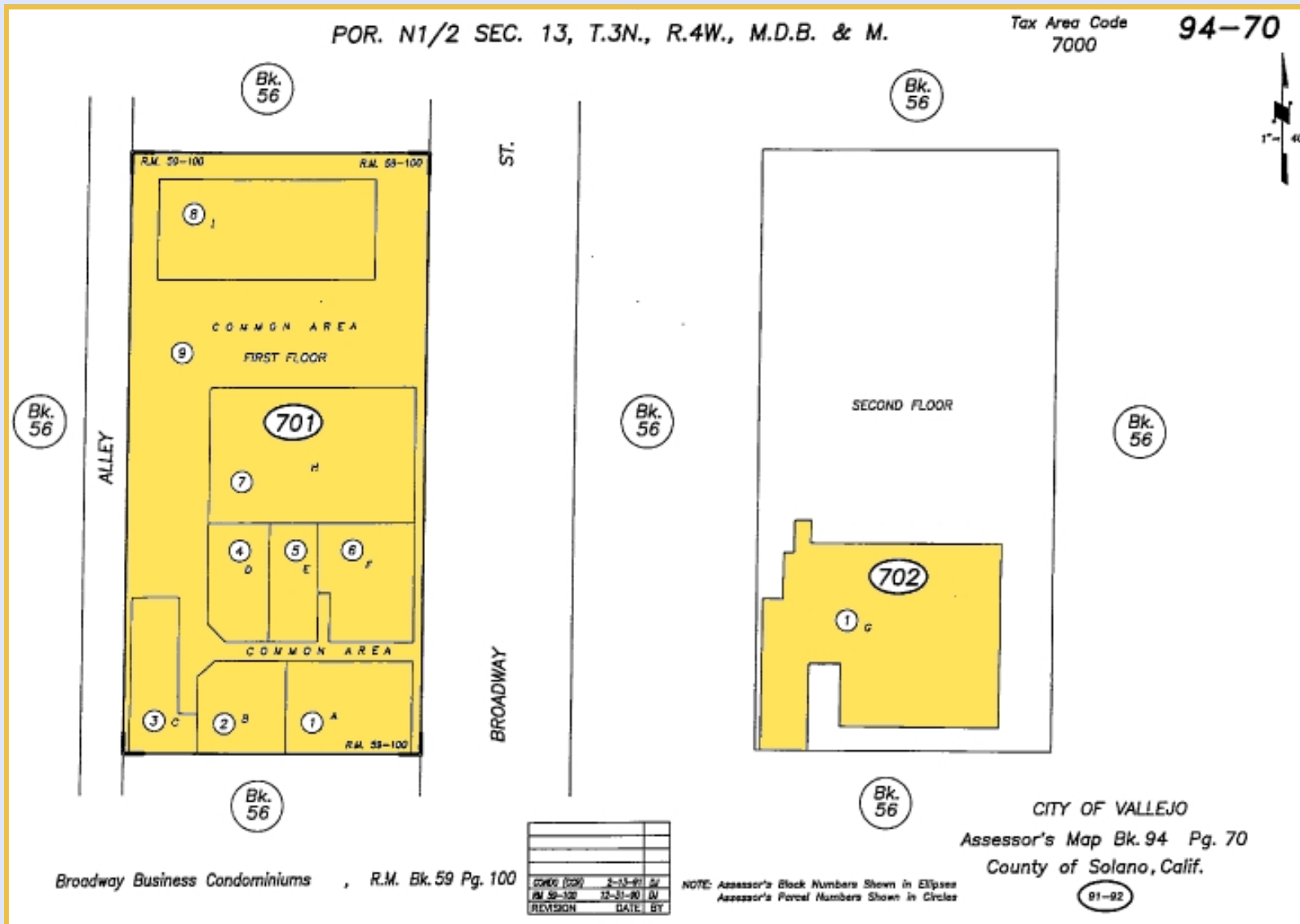


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# Parcel Map



Broodway Business Condominiums , R.M. Bk. 59 Pg. 100

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# Broker Team

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## Northern California Offices

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- Novato
- Sonoma / Napa
- San Jose
- Sacramento
- Walnut Creek
- San Francisco

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