FOR SALE OR LEASE

OFFICE

3400 Sonoma Blvd, Vallejo, CA 94590

Turn-Key Dental Office with 11 Plumbed Operatories



EXCLUSIVELY LISTED BY

NORTHGATE

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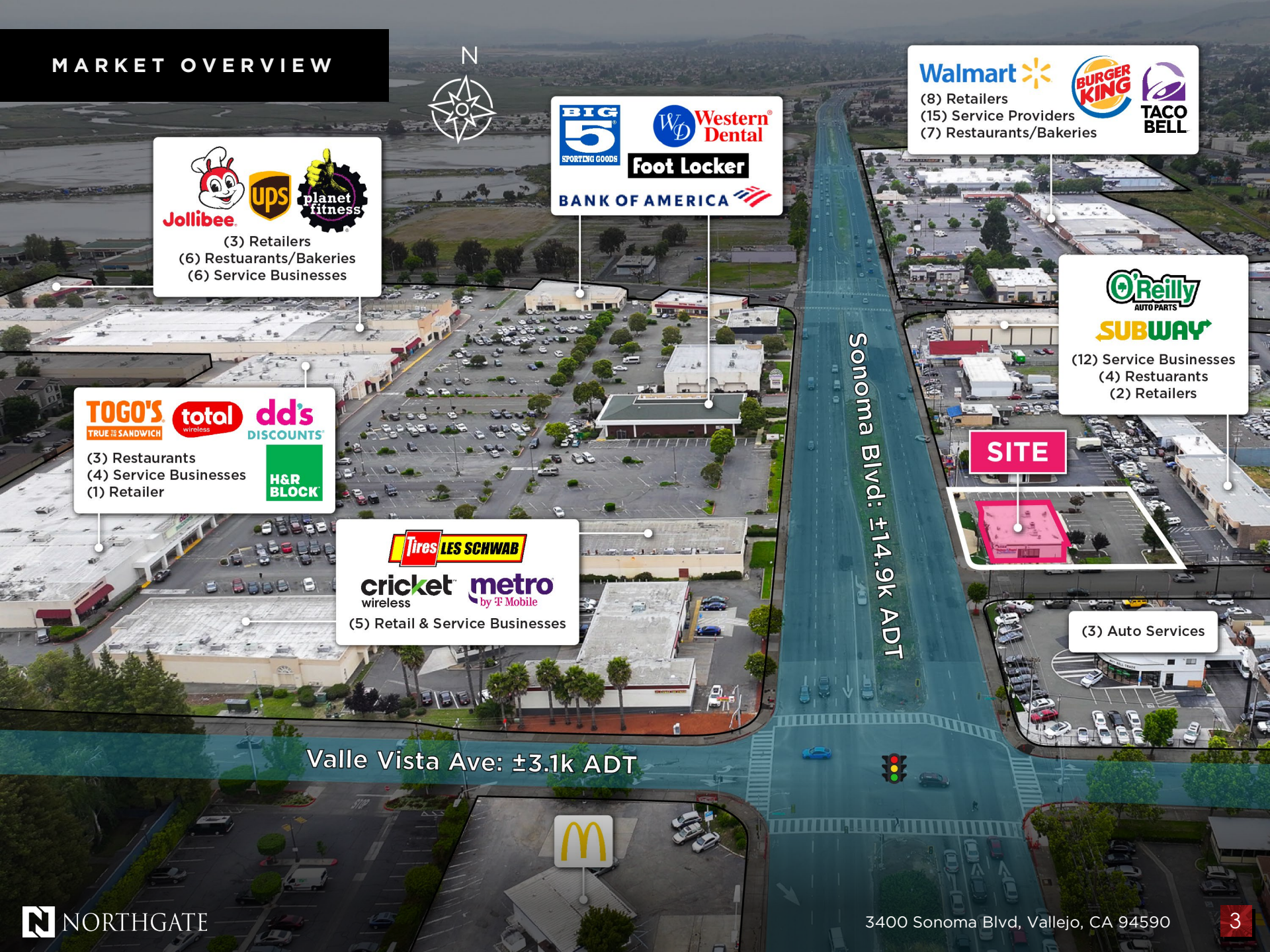
HIGHLIGHTS

- Turn-key ±3,456 SF dental office with 11 fully plumbed operatories
- Mix of private operatories and open-bay treatment stations
- Dedicated X-ray/imaging, sterilization, and equipment rooms
- Spacious reception, waiting area, private office, and administrative suite
- Freestanding building on ±0.5 acres with 31 on-site parking spaces
- High-visibility Sonoma Blvd frontage near major retailers, with convenient access to I-80, SR-29, and SR-37

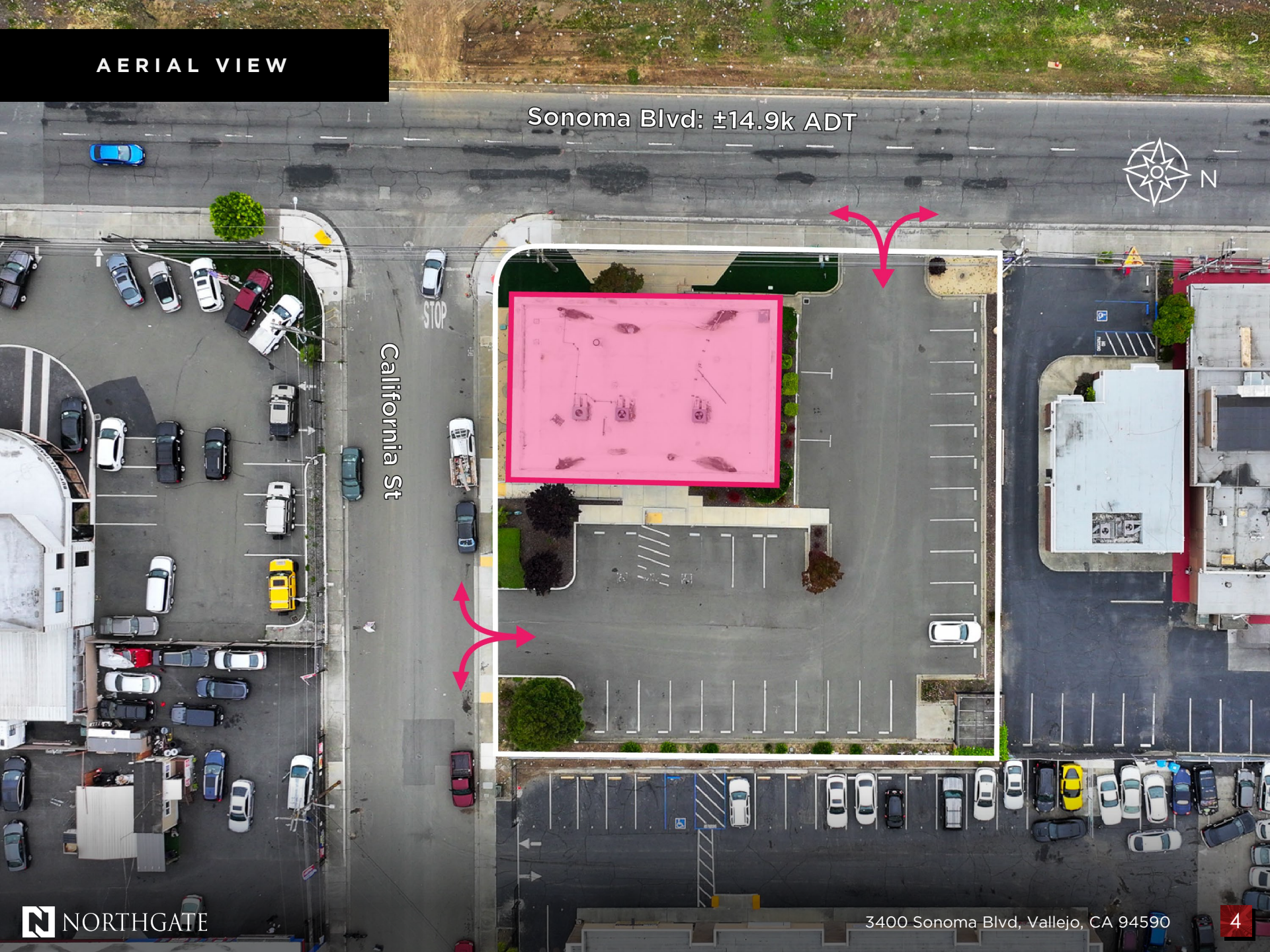
PROPERTY OVERVIEW

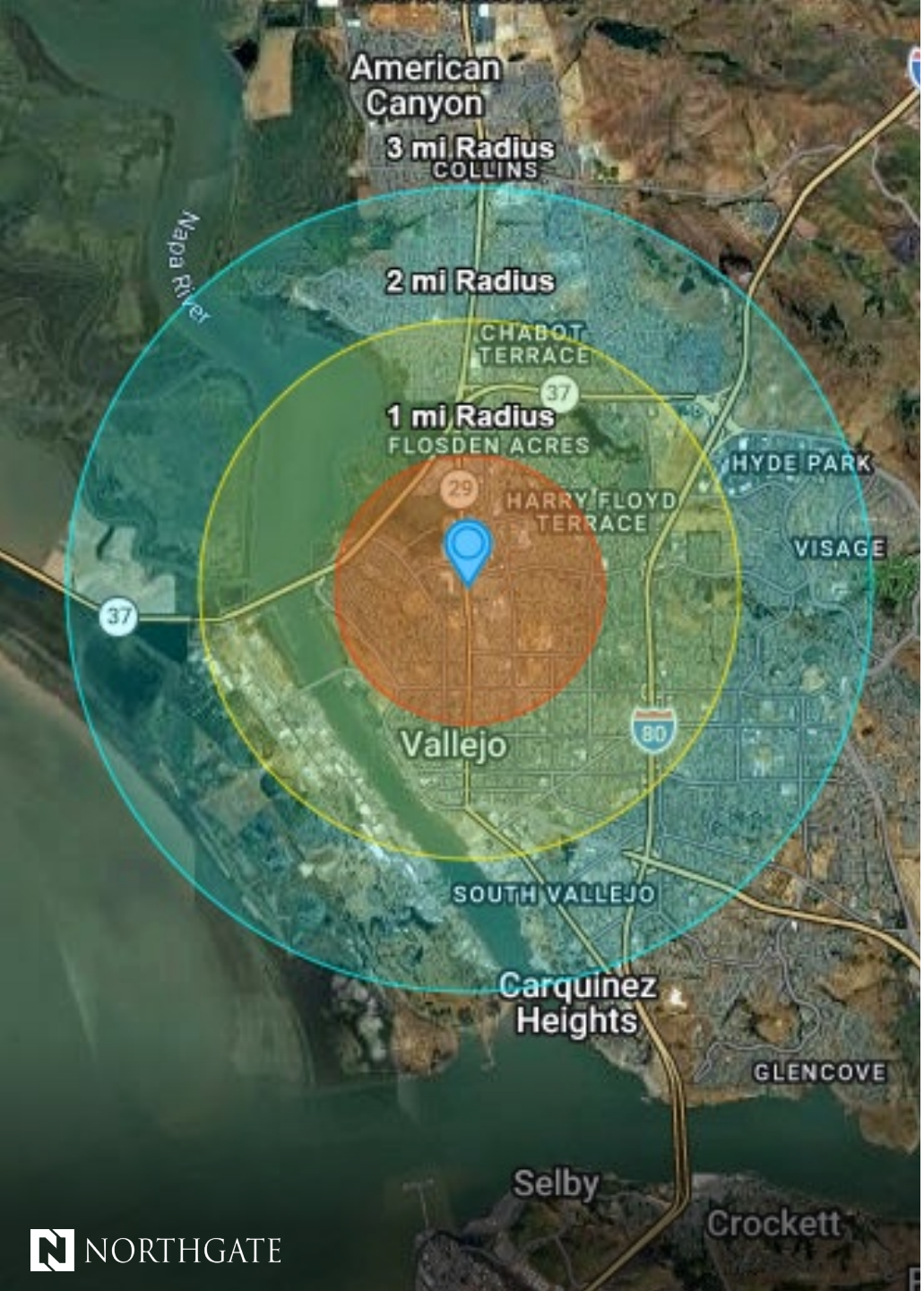
PROPERTY TYPE	Office Single-Tenant
SALE TYPE	Owner-User
SALE PRICE	Contact Broker
LEASE TYPE	NNN
LEASE PRICE	Contact Broker
AVAILABLE SPACE	3,456 SF
BUILDING SIZE	3,456 SF
PARCEL SIZE	0.5 acres
ZONING	Central Corridor Commercial (CC)
APN	0053-152-130
TRAFFIC	Sonoma Blvd ± 14,888 ADT Valle Vista Ave ± 3,110 ADT

MARKET OVERVIEW



AERIAL VIEW





DEMOGRAPHICS – 2026

	1 MILE	2 MILES	3 MILES
Population	19,609	55,060	106,386
Projected Population (5 Yr)	19,387	54,407	104,359
Median Age	38.6	38.4	38.4
Households	7,592	20,603	37,006
Population by Race & Ethnicity			
White	29%	28%	26%
Black	21%	21%	19%
Native American	1%	1%	1%
Asian & Pacific Islander	19%	20%	23%
Other	30%	31%	30%
Hispanic	31%	31%	32%
Average HH Income	$99k	$105.4k	$116.1k
High School Graduates	85%	85%	86%
College Graduates	37%	35%	37%
Total Businesses	834	2,197	3,003
Total Employees	7,824	19,935	26,918

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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