

**SPRINGSTOWNE CENTER**  
**42 SPRINGSTOWNE CENTER**

**VALLEJO, CA**

FOR LEASE

18,187 SF RETAIL BUILDING

**ETHAN CONRAD**  
PROPERTIES INC.

**AVAILABLE**

**NOW BEING REMODELED**

FOR MORE INFORMATION CONTACT:

**Ethan Conrad**

DRE: #01298662

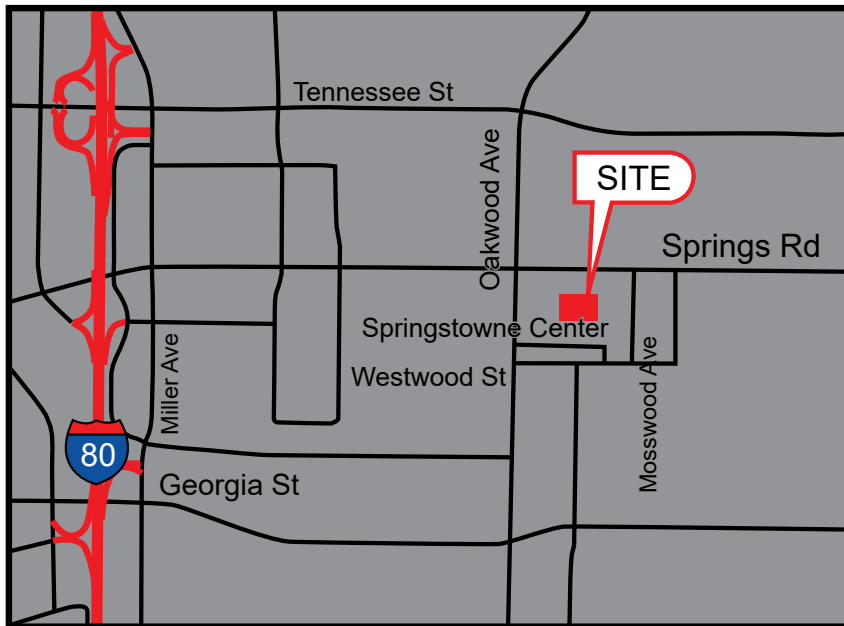
[ethan@ethanconradprop.com](mailto:ethan@ethanconradprop.com)

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- Located at the corner of Springs Rd and Oakwood Ave
- Former 99¢ Only Store
- Good mix of tenants
- Excellent access to I-80
- Strong residential population
- Abundant parking



**PROPERTY DETAILS:**

This 18,187 SF retail building is located in East Vallejo’s Springstowne Center. Springstowne Center is a local shopping center anchored by DollarTree and Island Pacific Market. Other tenants include Bank of America, The UPS Store, First Bank, Old Republic Title and Advance America.

The center is located on Springs Road which benefits from average daily traffic counts of 16,721.

**LEASE RATE:**

18,187 SF    \$23,461.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.28 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	22,108	108,060	168,392
2023 Average HH Income:	\$116,925	\$110,692	\$120,034
Traffic Count @ Spring Street:	16,721		

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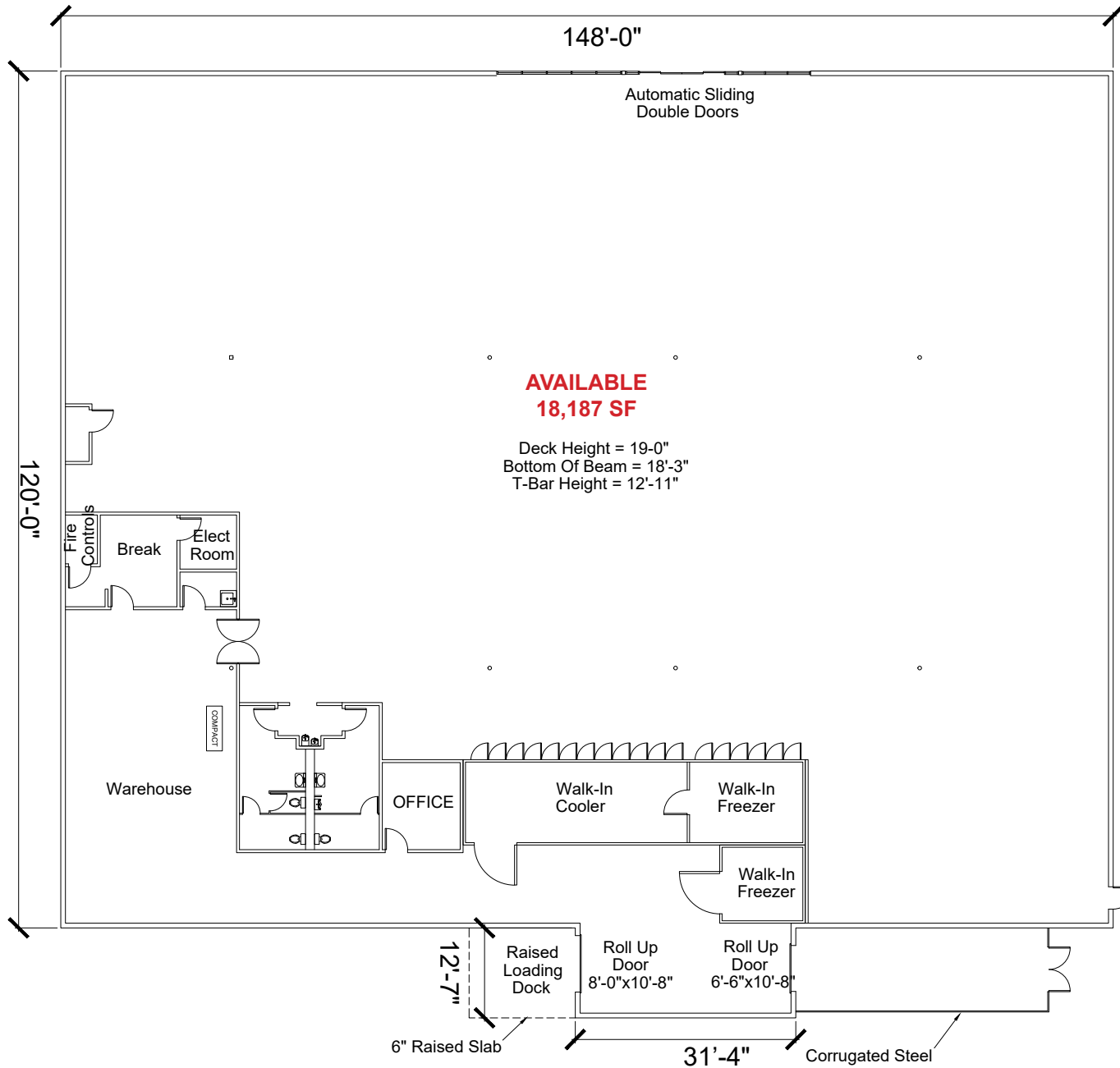
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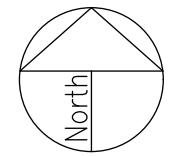
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FLOOR PLAN



**AVAILABLE  
18,187 SF**

Deck Height = 19'-0"  
Bottom Of Beam = 18'-3"  
T-Bar Height = 12'-11"



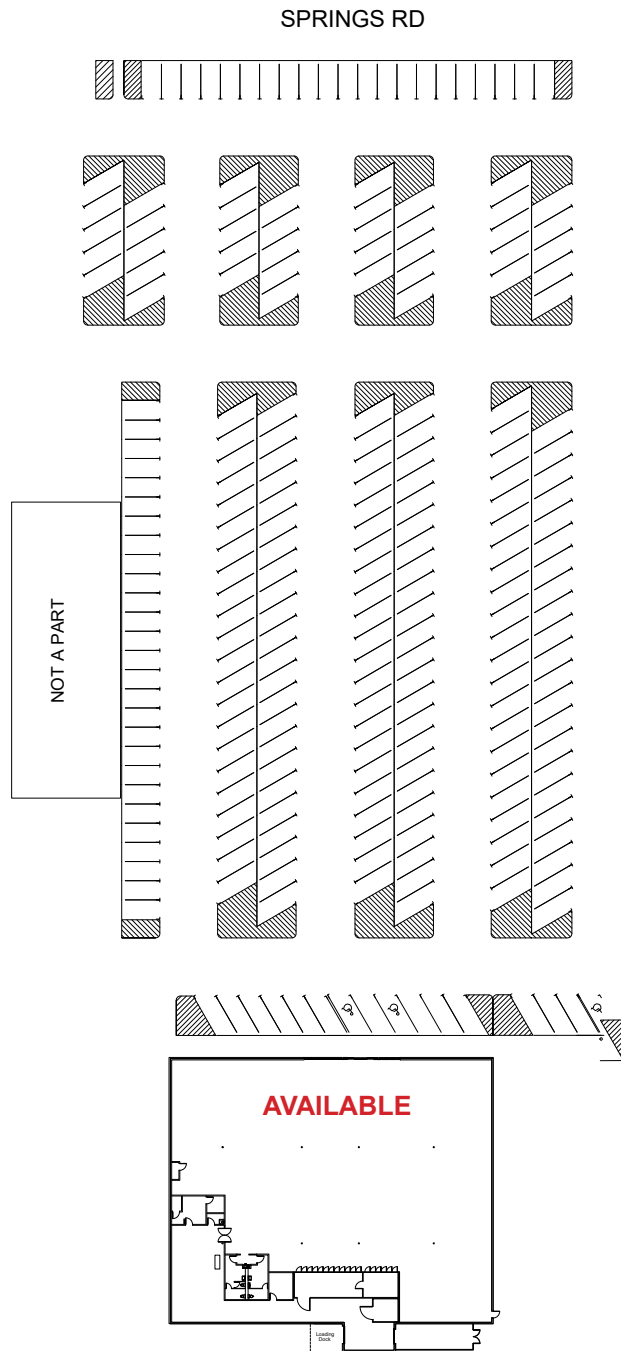
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**SITE PLAN**



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