

An aerial photograph of Vallejo, California, showing a dense residential area, a large body of water (Suisun Bay), and a major highway (Interstate 80) running diagonally across the scene. A blue rectangular box with white text is overlaid on the left side, and a white arrow points from the box to a specific area in the city. A blue dashed line outlines a specific area in the city.

Skyline

Vallejo, California

**Un-Entitled 20.5 Acre Residential Development Opportunity
with Sweeping Bay Views**

Project Highlights

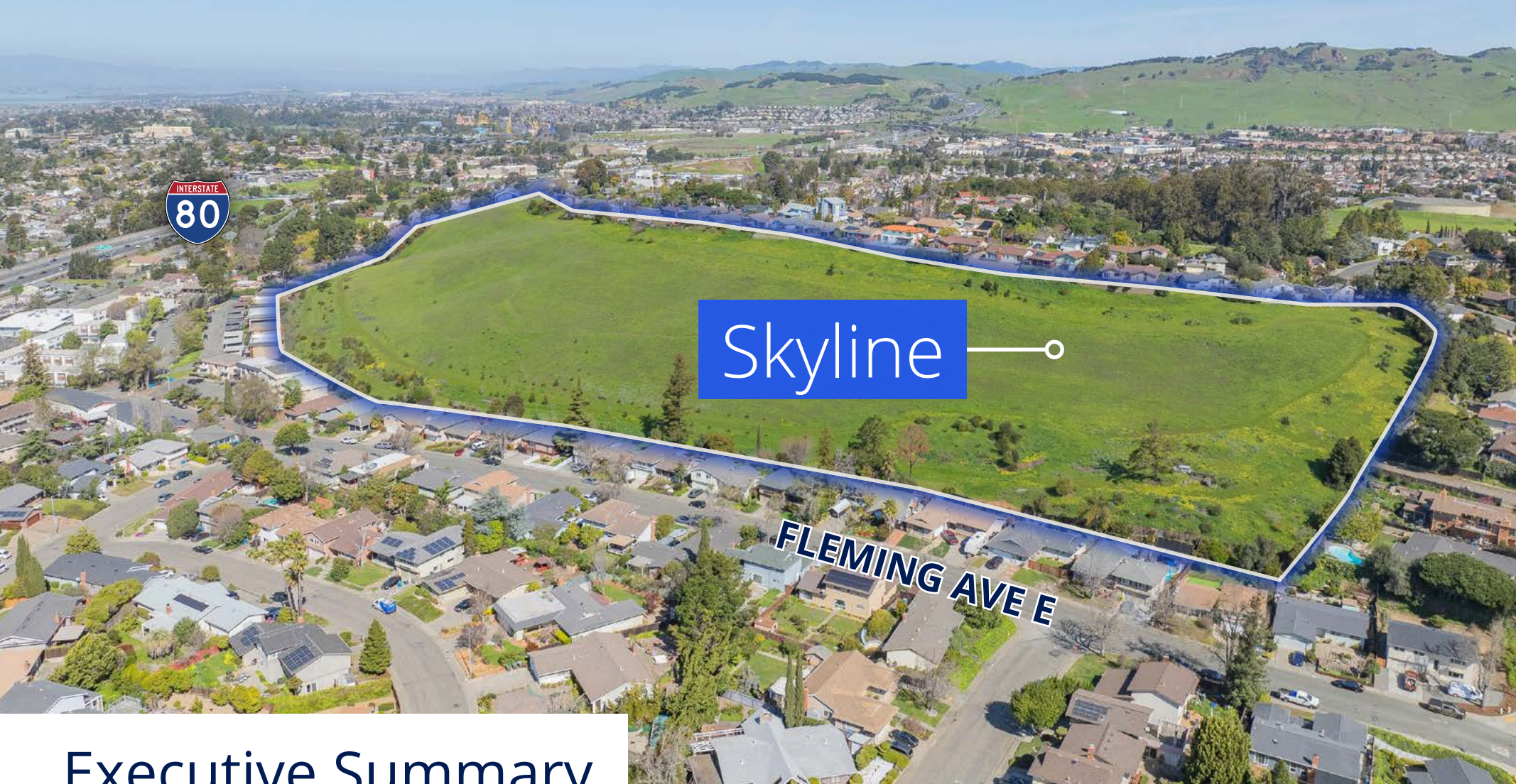
- 20.5 ACRE SITE WITH SWEEPING VIEWS
- RMD ZONING ALLOWS FOR A MIX OF HOUSING TYPES
- INCREDIBLE OPTIONALITY PERTAINING TO DENSITY
- 10 MINUTE DRIVE TO VALLEJO FERRY TERMINAL WITH DIRECT SERVICE TO DOWNTOWN SAN FRANCISCO
- VALLEJO IS ONE OF THE FASTEST GROWING RESIDENTIAL MARKETS ACROSS THE COUNTRY



Colliers

SKYLINE

PAJARO WAY



Executive Summary

Colliers, as Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire Skyline Vallejo (the "Property"), an un-entitled +/- 20.5 Acre site in Vallejo, California.

This rare opportunity presents the potential to deliver a mix of housing types on a sloped lot offering sweeping views of the San Francisco Bay. The site is situated just east of I-80 and within a 10 minute drive from the Vallejo Ferry terminal providing local and Bay Area wide accessibility.

Property Highlights & Access



Access Points

The Property has two (2) existing access points which are included in this Offering: Access point #1, located off Pajaro Way; and access point #2, located off Vervais Avenue.

SWEEPING
BAY
VIEWS

2
POTENTIAL ACCESS
POINTS

RMD
RESIDENTIAL
MEDIUM DENSITY" ZONING

R-MH
MIX OF HOUSING TYPES
GENERAL PLAN

NO
MINIMUM
DENSITY LIMIT

25
MAXIMUM DENSITY
UNITS/AC

Property Views



View to the left from Pajaro Way Entrance (top right side of the Property)



Top view - facing West



Amenities & Attractions



Walmart
Neighborhood Market

Vallejo Plaza Shopping Center



BIG 5
SPORTING GOODS

T-Mobile

Bank of America



TOGO's
GREAT SANDWICHES

Foot Locker

VALLEJO HIGH SCHOOL
HOME OF THE REDHAWKS

HIGHLAND ELEMENTARY
1309 ENGLISH AVE | VALLEJO, CA 94590

CAL MARITIME

Colliers

Napa



CALIFORNIA 37

foodmaxx

INTERSTATE 80

East Bay/San Francisco



UNITED STATES
POSTAL SERVICE



GROCERY
OUTLET
Bargain Market



Gateway Plaza



COSTCO
WHOLESALE

LOWE'S

TARGET

BEST BUY



PETCO
Where the pets go.

CHASE

Michaels

ROSS
DRESS FOR LESS



KOHL'S

Marshalls

GameStop
power to the players

DOLLAR TREE



McDonald's

Chick-fil-A

Olive Garden
ITALIAN KITCHEN

Red Lobster

Habit
HOMES



Applebee's
GRILL + BAR

ihop
RESTAURANT

FIRE WINGS

Panera
BREAD

STARBUCKS
COFFEE

SOLANO 360

FAIRVIEW @ NORTHGATE
DEVELOPMENT

Redwood Plaza



IN-N-OUT
BURGER

crumbl
cookies

Jesse Bethell High School

Wardlaw Elementary School

Skyline



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