

**Kinetic Real Estate proudly presents:**



## **2608, 2616, and 2624 Springs Road Vallejo, CA**

Three (3) units available ranging in size from 1,187 to 1,673 gsf.



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## About 2600 Springs Road

2600 Springs Road is a commercial professional office building that consists of 5 units and allows retail, professional, or medical users to operate out of this building. The building is 6,191 square feet and has a dermatologist and a dental office currently occupying units in the building. The building includes a large parking lot in the front of the building with tenant signage viewable from the street. Your employees will like the gated back parking lot for employees' cars. Located across the street for well-known restaurants such as McDonalds, Round Table Pizza, & Popeyes as well as well-known retailers such as Walgreen & FedEx. Located at the end of Springs Road with quick access routes to highway 780 and the 80 freeway.

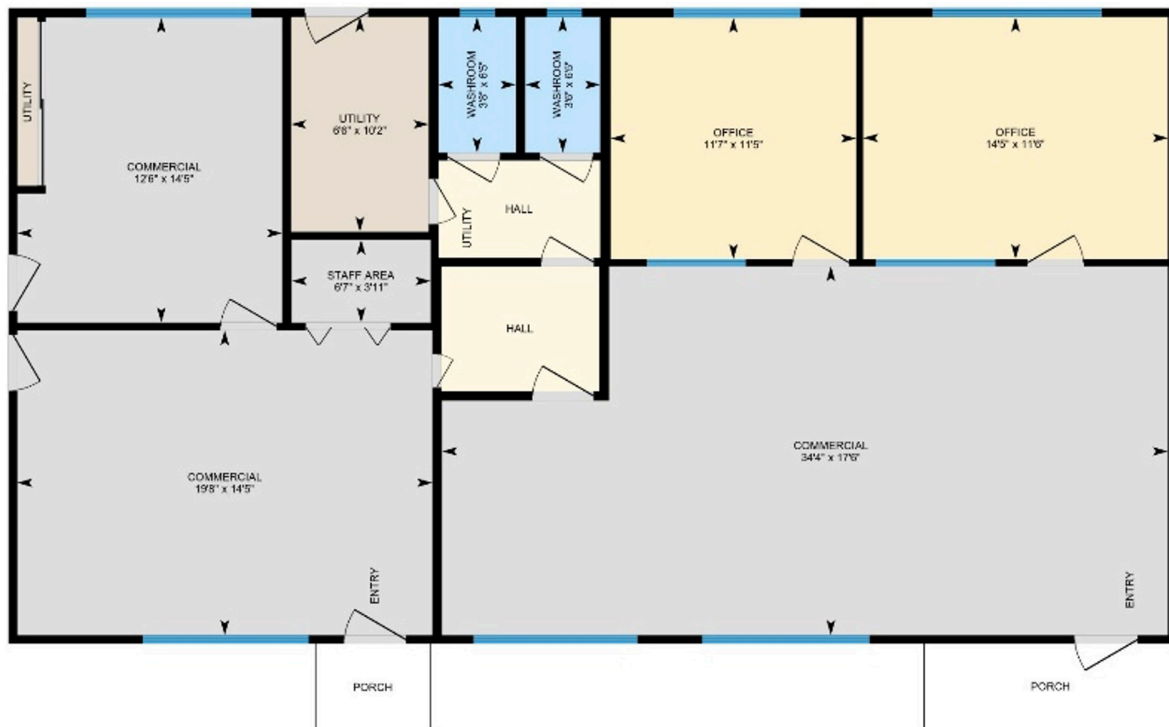
The building currently has three units available for Lease.

| Units Available    |               |        |             |           |            |
|--------------------|---------------|--------|-------------|-----------|------------|
|                    |               | Gross  | Base Rent   | CAM       | Total Pmt. |
| <b>2600</b>        | Aquino DMD    | Leased |             |           |            |
| <b>2608</b>        | Vacant        | 1,186  | \$ 1,304.60 | \$ 339.83 | \$1,644.43 |
| <b>2612 - 2614</b> | Dermatologist | Leased |             |           |            |
| <b>2616 - 2624</b> | Vacant        | 1,673  | \$ 1,923.95 | \$ 482.92 | \$2,406.87 |

**2616–2624 Springs Road can be offered individually or combined to make up one larger unit.**

The units were recently renovated with new floors, interior paint, new window coverings, two remodeled bathrooms that include new toilets and vanities. Configured with three private offices, two interior restrooms, a wet bar area, an IT closet, and two large open areas that can be used to display merchandise, a waiting room or to place cubicles. Unit benefits from a lot of natural sunlight with dedicated heating and cooling systems. The units are move-in ready and ready for its new occupant. Come and see if this unit is right for your business.

## 2600 Springs Road Floor Plan





## About 2608 Springs Road

This one has not been rehabbed but Landlord is willing to paint it and make additional upgrades for a well-qualified tenant. Looking for a 2–4-year lease. Unit's layout includes up to 4 private offices and some offices are configured as pass-through offices which is a great layout for users who have assistance who need their own offices. Large reception area that can be used to display merchandise or as a reception area. A dedicated private office with a front and back entrance and includes signage that is visible from the street. Come and see if this unit is right for your business.

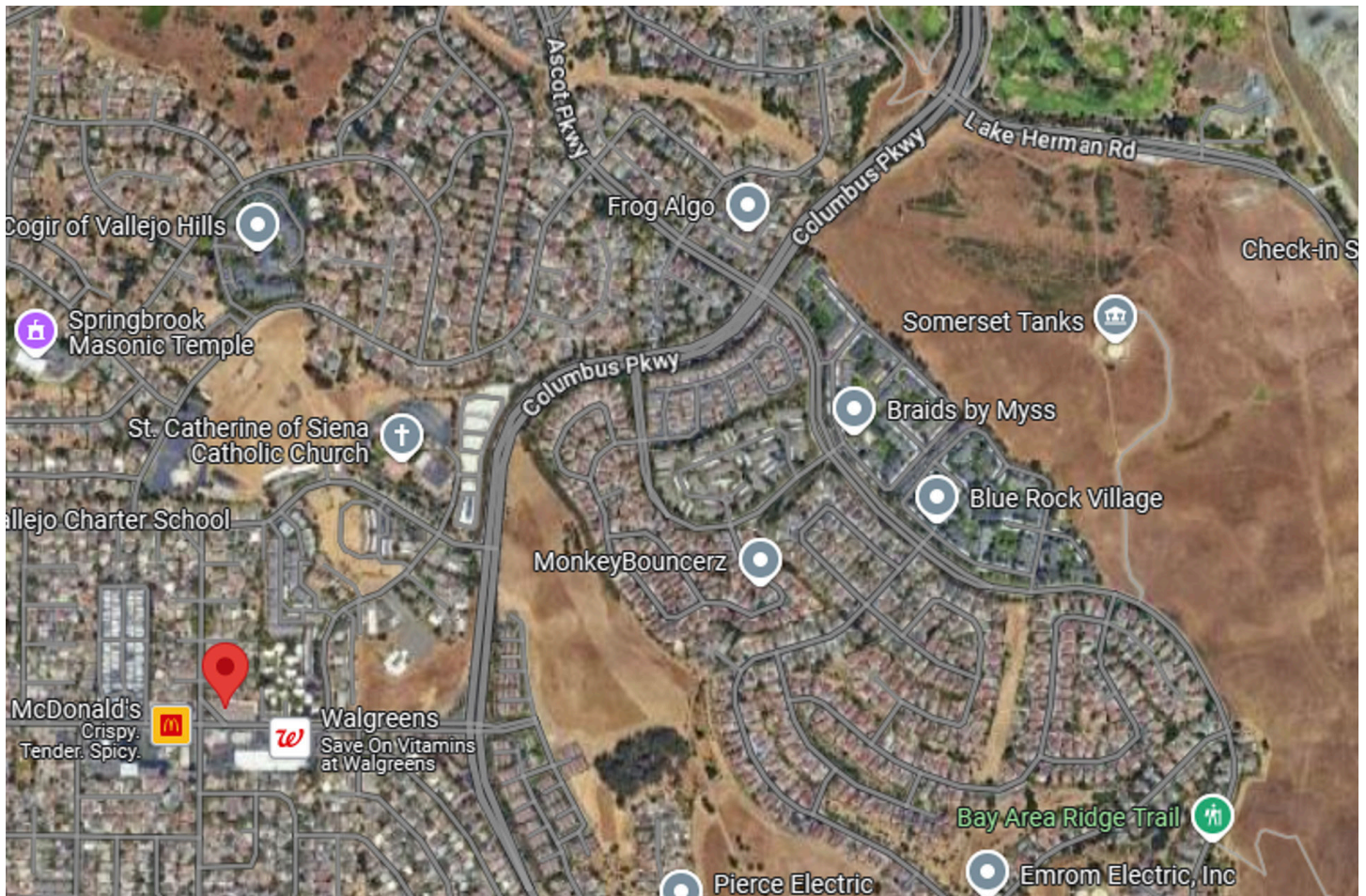




## A Growing Artistic Region of the Bay Area

In recent years, Vallejo has attracted a large community of artists to the region in search of lower rent and larger work-spaces.<sup>[34]</sup> Artists pushed out of larger Bay Area cities like San Francisco and Oakland have been working with city leaders to revitalize the downtown area.

The artist-run Vallejo Art Walk scheduled on the second Friday of every month in downtown Vallejo has been recognized as a hub for artists in the Bay Area and the entirety of California.<sup>[35]</sup>



Vallejo is located on the southwestern edge of [Solano County, California](#) in the [North Bay region](#) of the [San Francisco Bay Area](#) in Northern California. Vallejo borders the city of [Benicia](#) to the east, American Canyon, and the Napa county line to the north, the [Carquinez Strait](#) to the south, and the [San Pablo Bay](#) to the west. The city had a population of 126,090 at the [2020 census](#).