

1500 Oliver Road, Fairfield, CA  
±4.06 Acres



## Offering Memorandum

**RIC RUSSELL**  
Senior Managing Director  
+1 415 677 0448  
ric.russell@cushwake.com  
Lic #00848691

**NICHOLAS RUSSELL**  
Senior Brokerage Coordinator  
+1 415 677 0431  
nicholas.russell@cushwake.com  
Lic #01937794

## CONFIDENTIALITY & DISCLAIMER

The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Cushman & Wakefield Real Estate (“Agent”). The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The Materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property.

The information contained in the Materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB’s, asbestos, mold, etc.); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant’s intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of the information set forth in the Materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property.

By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein.

**All Property showings are by appointment only and must be coordinated through the Agent.**

## TABLE OF CONTENTS

Subject Property .....	?
• About Subject Property	
• Mixed-Use Residential	
• Self-Storage	
• Subject Property Photos	
Maps .....	?
• Property Map	
• Parcel Map	
• Zoning Map	
• Local Map	
• Area Map	
• Aerial Map	
• Retail Map	
Mixed-Use Residential Regulations.....	?
General Development Regulaions.....	?
• Commercial District Regulations	
• Alternative Multifamily Development Regulations	
• Parking Requirements	
About Fairfield.....	?
• Solano County Facts and Figures	

**Subject Property**

**APN** 0152-280-080  
**Parcel** ±4.03 Acres  
**Zoning** Community Commercial  
**History**

Fairfield Corners is ±6.8 acre shopping center located at the southeast corner of Oliver Road and Woodcreek Drive. The center is comprised of 5 individual parcels with 4 separate owners. The property was developed as a home improvement and general retail center in the early 1990’s. The subject parcel housed the anchor tenant of the center, Yard Birds and then Orchard Supply Hardware. OSH closed in 2013 and the building has been occupied intermittently since that time. This is a well located property in a fully developed area of retail, office, and residential. It is less than 1 mile from interstate 80.

The center is comprised of:

Parcel	Acres	Building	Tenant
050	±0.41	±5,005 SF	Fedex Office
060	±0.37	±5,005 SF	Fedex Office
070	±1.30	±10,140 SF	Mary's Pizza, etc.
080	±4.03	±38,796 SF	Vacant
100	±0.70	±12,333 SF	Dentist, etc
N/A	N/A	±10,000 SF	Enclosed Garden
<b>TOTAL</b>	<b>±6.81</b>	<b>±71,274 SF</b>	



**Building** This is a big-box single tenant building. Clear height is 17-21 ft. The building is in very good condition including roof and HVAC system. Dock high and grade level access. Gated yard.

**Use Restrictions** The center is governed by a Grant of Reciprocal Easements and Declaration of Covenants Running with the Land and First Amendment (together “REA”) that was recorded in June 1990. A Second Amendment was recorded in March 2008 (“2nd Amendment”).The REA sets forth building locations, common areas, CAM’s, etc. The REA is relatively standard for a shopping center built in the early 1990’s. Some highlights are:

- Building height for the subject building is 35 ft.
- Owner may remodel or reconstruct in the indicated building area on its parcel as long as the parking ration of 3.84 spaces per 1,000 sf is maintained.
- Paragraph 2 of the 2nd Amendment allows the subject building to be used for any lawful purpose except a Chinese Restaurant, a Mexican Restaurant, or a copying and shipping services business. Additionally, hours and days of operation are at the discretion of the property owner.

### Mixed-Use Residential Development Opportunity

Section 25.22.4.3 of the Fairfield zoning ordinance provides for Mixed-Use Residential Development in Community Commercial zoning districts. This allows a density of 32 units per acre and a FAR of 0.85. There is a limitation on ground floor residential which may be met with design considerations. Parking is 1 per unit plus required retail parking of 5 per 1,000 sq. ft. of retail / commercial space. Building height is 45 ft. Mixed-Use development requires a Conditional Use Permit.

It is anticipated that a mixed-use development will be for 119 rental residential units with +/-10,000 sq. ft. of complimentary retail space, perhaps on pads at the perimeter of the parcel. Alternatively, it may be developed as +/-80 attached townhouse units for sale to individual owners, again with +/-10,000 sq. ft. of retail space.

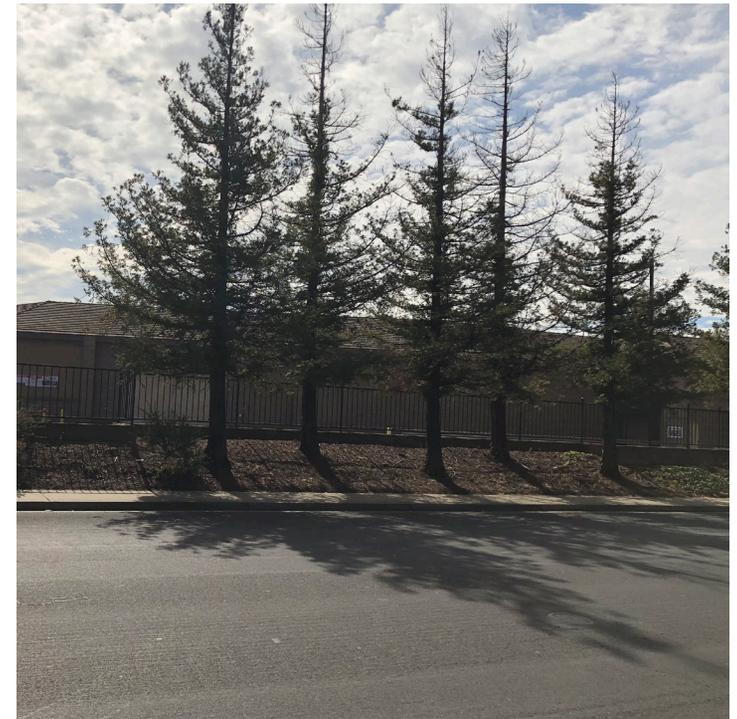
There is no affordable housing requirement.

### Self Storage Development Opportunity

Section 25.22.10 of the Fairfield zoning ordinance provides for commercial zoning districts. There are a multitude of permissible and conditionally permissible retail and commercial uses in a Community Commercial zoning district. Self-storage is a conditionally permitted use. Self-storage will allow reuse of the existing building at a relatively low conversion cost. There is a loading dock and grade level access at the rear of the building as well as ample space for boat and RV storage, or truck rental. It is anticipated that an additional +/-8,000 sq. ft. of pad retail will be added at the perimeter of the parcel.

The self-storage market in Solano County is extraordinarily strong with vacancy of +/-3%. Rental rates vary depending on unit size and property location. This site, in the heart of a retail, commercial and residential area is an ideal location for storage. This facility will offer immediate access for most of the commercial and individual clients that will occupy the units. Additionally, the building can provide a climate controlled environment. This site has a significant advantage over other storage facilities that are located in light industrial areas some distance from tenant's home business.

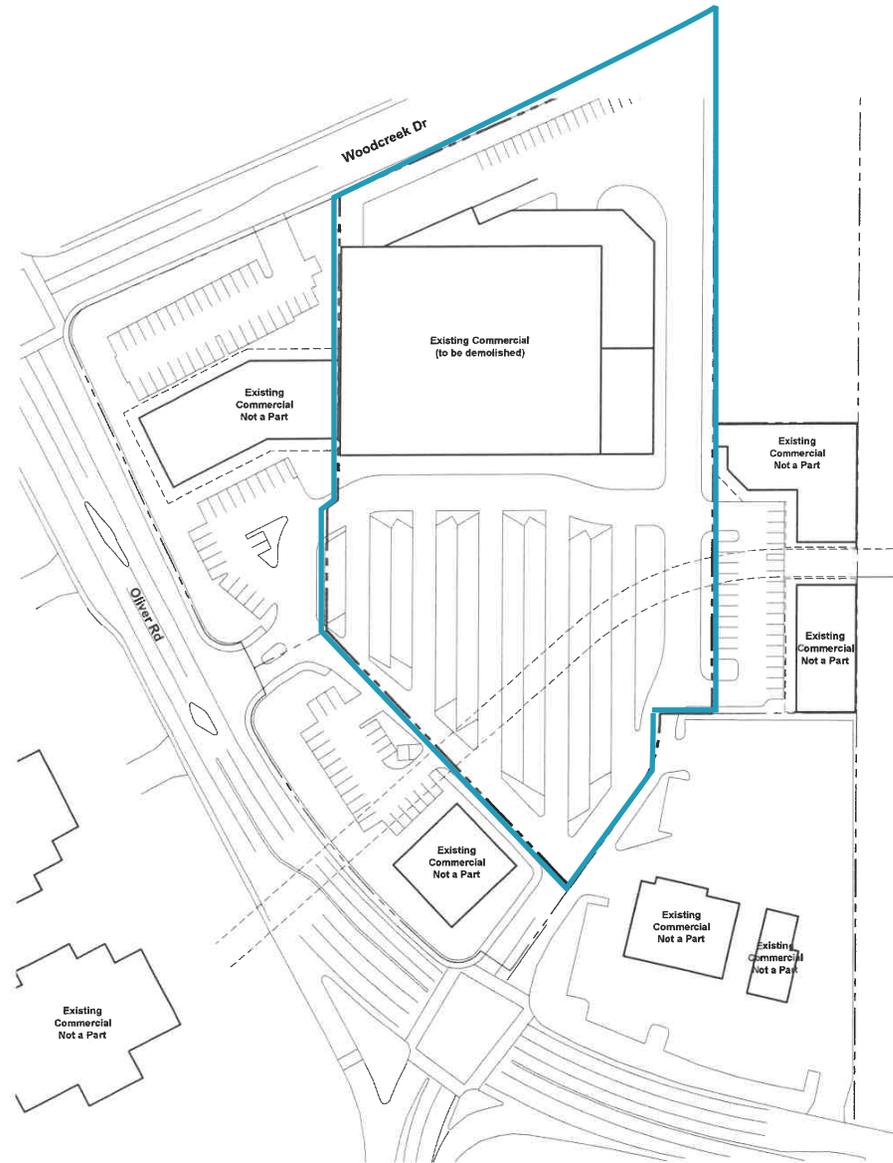
The building height limit pursuant to zoning is 45 ft. while the REA limits the height to 35 ft. This provides the opportunity to add an additional story to increase the intensity of the use. Note that the FAR for Community Commercial is 0.50 and that the parking requirements will be for the shopping center as a whole. With the addition of +/-8,000 sq. ft. of second story space within the building or retail space the parking ratio drops to 4 spaces per 1,000 sq. ft. This is a 6.8 acre center that will be improved with +/-80,000 sq. ft. This provides +/-5 acres for common area and parking.



Subject Property Photos

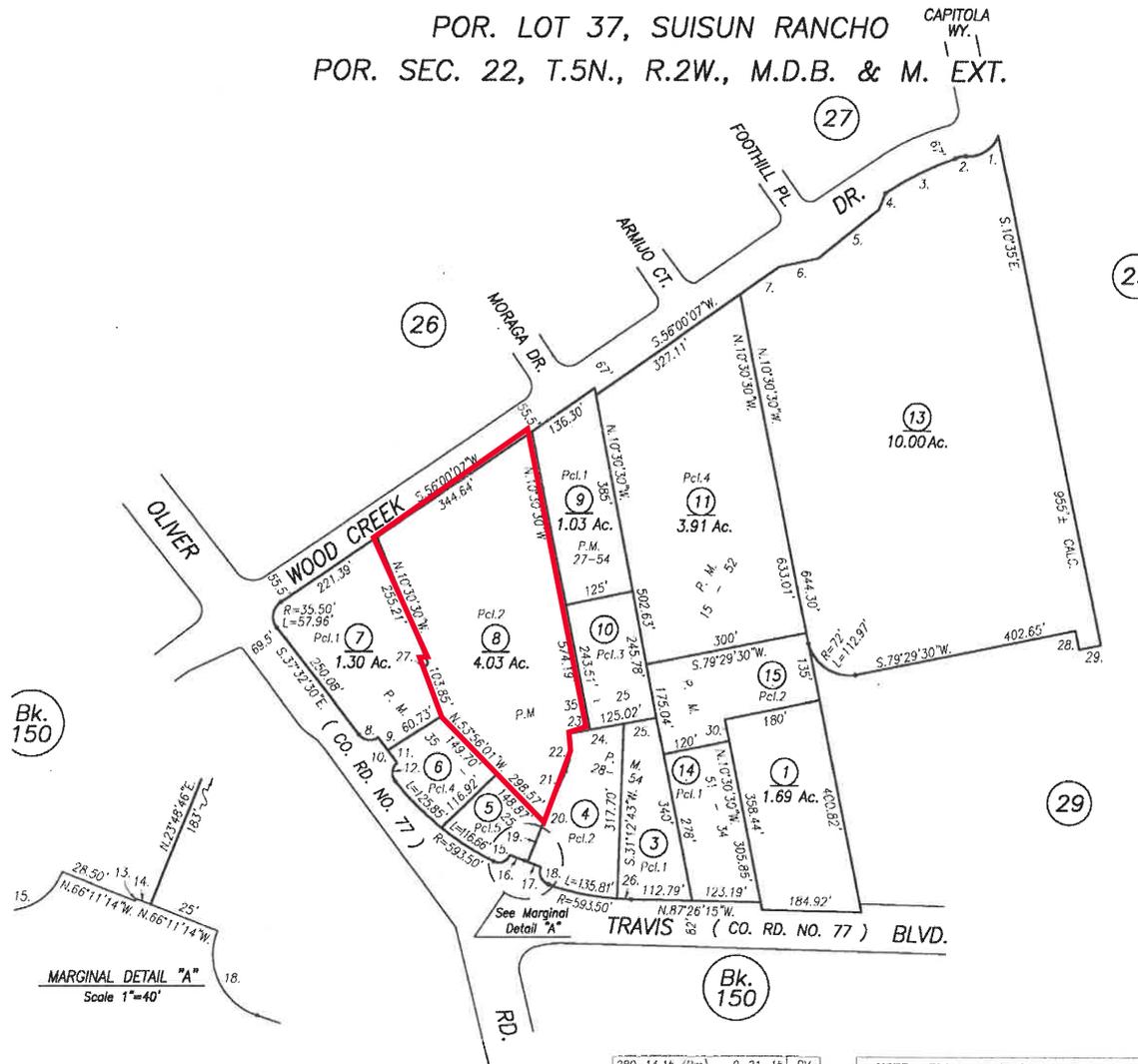


## Property Map



Parcel Map

POR. LOT 37, SUISUN RANCHO  
 POR. SEC. 22, T.5N., R.2W., M.D.B. & M. EXT.



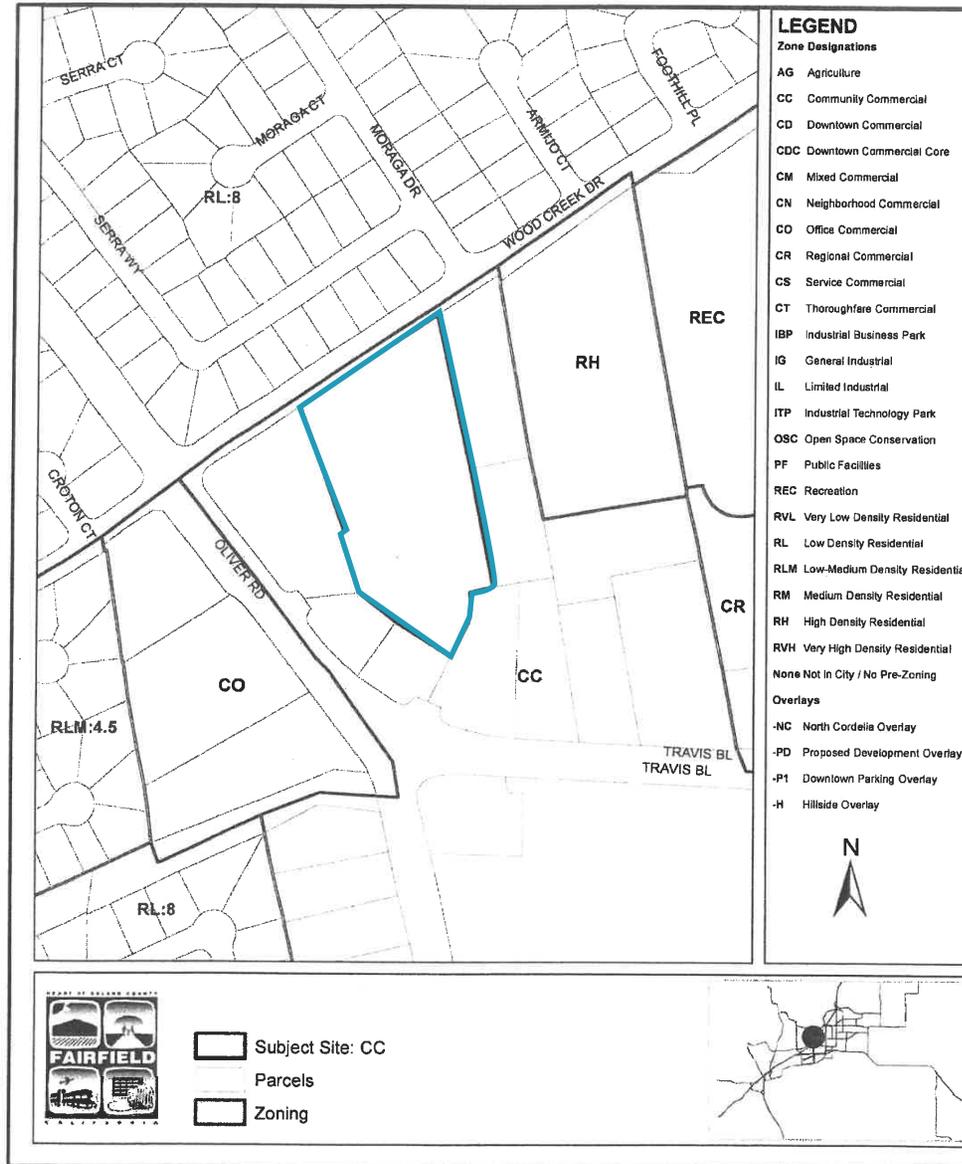
MARGINAL DETAIL "A"  
 Scale 1"=40'

Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

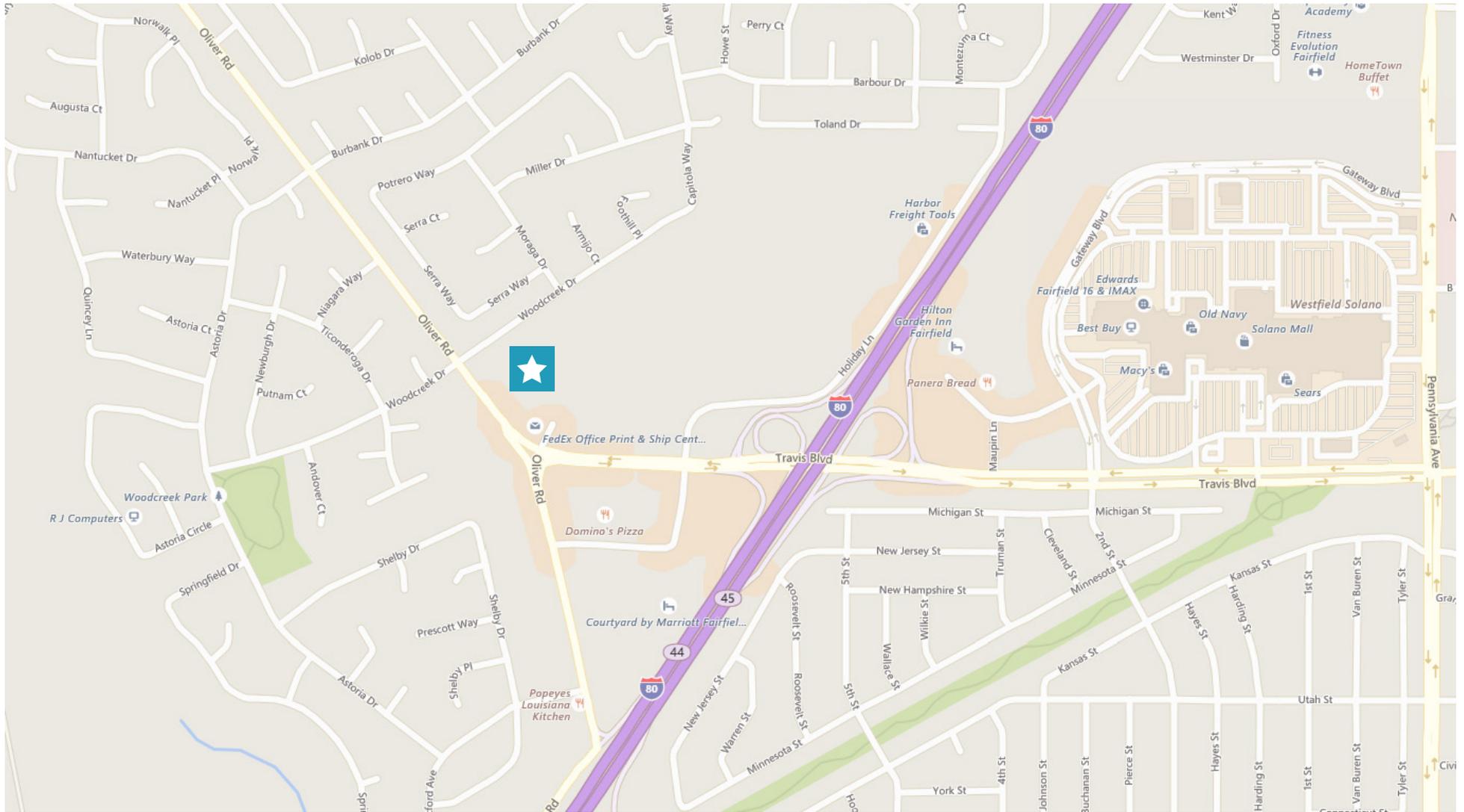
REVISION	DATE	BY
280-14,15 (Pm)	9-21-15	DV
280-13 Chq Dd	12-19-96	FG
280-13	9-12-95	SW
280-12 Kll Dd	3-16-95	SW

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

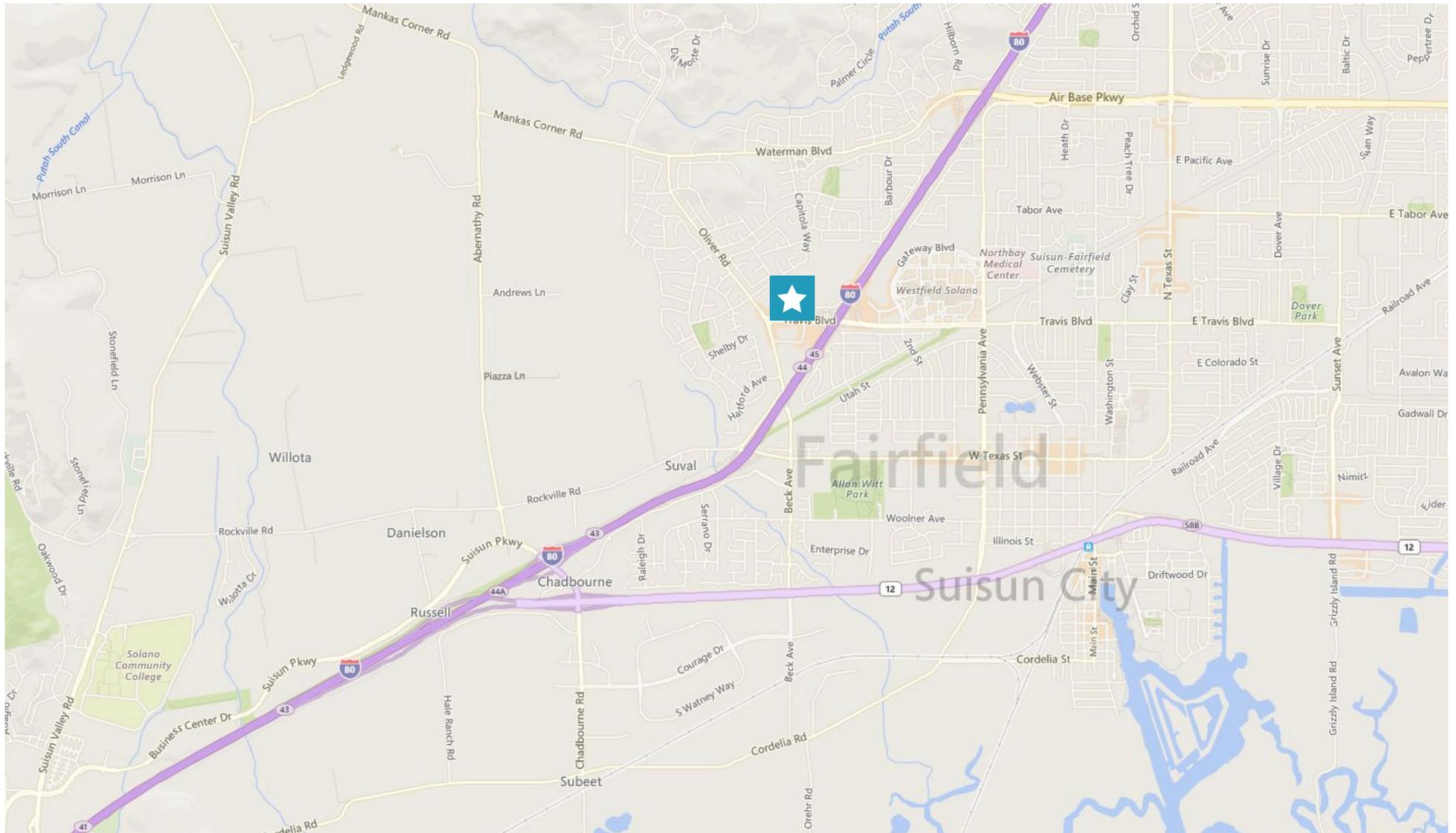
**Property Map**



### Local Map



Area Map



**Aerial Map**



### Retail Map



## Mixed-Use Residential Development Regulations

This Section establishes allowable density and provides development regulations for mixed-use development projects incorporating residential and commercial uses in the Community Commercial (CC), Mixed Commercial (CM), and Commercial Thoroughfare (CT) zoning districts. For the purpose of this Section, mixed-use development shall be defined as development of a site or building with two or more different land uses, including a combination of residential, office, retail, or entertainment in a single or physically integrated group of structures. When the director has determined that a project meets this definition, the following standards shall apply:

- A. Density and intensity. The maximum permitted residential density for any mixed-use development project shall be 32 dwelling units per acre. To achieve this density, the maximum allowable floor area ratio in the CD, CC, CM, and CT zoning districts shall be increased to .85. However, the amount of ground floor area devoted to any residential use in a mixed-use project shall not exceed 50 percent of the ground floor area in any building fronting on the public street.
- B. Development regulations. Projects that have been identified by the City to meet definition of Mixed-Use identified above shall comply with the development regulations identified for the respective commercial zone in which they are located, as identified in Table 25-10: Commercial District Development Regulations and any other regulations in this Ordinance that would apply to a commercial project on the site (e.g., provision of trash enclosures, bicycle storage, etc.).

The following exceptions shall however apply:

- 1. Open Space. A minimum of 200 square feet of common open space shall be provided for each dwelling unit (e.g., outdoor garden, atrium, or indoor recreational area separate from the floor area internal to any dwelling unit). The Planning Commission shall have the ability to reduce or waive the requirement for common space in any project where the Commission determines that commercial activity integrated into the mixed use project would effectively serve as common open space.
- 2. Parking. The residential portion of any mixed-use development project shall provide one space per unit, irrespective of the number of bedrooms within individual units, in addition to the parking that the City would normally require for commercial portion of the project:
- 3. Projects with residential and commercial buildings not physically connected. The residential portion of any mixed-use development project in which the proposed commercial building is physically separated from the proposed residential building shall comply with the development regulations contained in Table 25-6: Alternative Multifamily Development

Regulations, with the exception of the minimum lot area and parking requirements identified by Table 25-6. Instead, the minimum lot area specified in Table 25-10 for the respective zone in which the project is proposed shall apply and the parking regulations identified in the Parking section above shall apply. (Ord. No. 2015-06, § 2; Ord. No. 2017-14, §§ 13, 14. Formerly 25.22.4.4.)

## General Development Regulations

All new development, subdivisions, establishment of new land uses, and alterations to existing land uses, structures and site improvements, shall be designed and constructed in compliance with the regulations in the following Tables, except those activities and land uses specified in Section 25.10.6 (Exemptions from Zoning Ordinance Requirements). Additional Zoning Ordinance regulations may apply as referenced in the tables, as well as other City Code regulations City Standards, Specifications and Details, or regulations of another local agency, special district, and State or Federal agency.

Table 25-10: Commercial District Development Regulations								
Regulations	Zoning							Applicable Sections and Footnotes
	CM	CN	CO	CS	CT	CC	CR	
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)								
Site Planning								
Floor Area Ratio (Max % of Net Lot Area)	0.7	0.4	1.0	0.5	0.5	0.5	1.0	Note 1
Lot Area (in sq.ft., for new subdivisions only)	6,000	20,000	20,000	20,000	10,000	20,000	40,000	Notes 2 & 3
• Width	60	100	100	100	80	100	200	
• Depth	100	150	150	150	120	150	200	
Landscaping								
• Depth @ street frontage (incl. hwy or fwy)	10	15	15	10	10	15	15	Notes 3,5,9
• Depth @ interior property lines								
• Minimum	5	5	5	0	5	5	5	
Adjacent to Residential zone or use	5	10	5	10	5	5	10	Note 4
Street tree spacing (one tree for each ...)								
Buildings								
Setbacks								
• Front	15	25	20	15	10	15	25	Note 5, 7
• Street side yard (min. abutting arterial)	10	20	15 (20)	10 (15)	10	15	20	Note 6, 10

**General Development Regulations (cont.)**

Table 25-10: Commercial District Development Regulations (cont.)								
Regulations <small>(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)</small>	Zoning							Applicable Sections and Footnotes
	CM	CN	CO	CS	CT	CC	CR	
• Interior side yard minimum	5	10	10	0	0	10	10	
• Abutting residential zone or use	5	10', plus 1' for each 1' of bldg height over 20', up to 30'						
• Rear yard ... minimum (min. abutting arterial road)	5 (10)	10 (20)	10 (20)	0 (15)	0 (10)	10 (20)	10 (20)	
• Abutting residential zone or use	10	15', plus 1' for each 1' of bldg height over 20', up to 40'						
• Adjacent to creek								Note 7
Building Height Limit	35	35	45	35	35	45	55	Note 8

**Notes**

- Note 1: *An increase in the Floor Area Ratio is allowed with approval of a Conditional Use Permit (see Section 25.40.6).*
- Note 2: *Individual parcels within a shopping center or master planned development may vary from the minimum lot size, dimensions, and setbacks so long as the project as a whole complies with the development requirements of this Table. Reciprocal easements shall be recorded to guarantee common maintenance of all parking and landscape areas.*
- Note 3: *On North Texas Street, the required 10 feet of streetscape landscaping may occur within the public right-of-way when planned street improvements will not be impacted.*
- Note 4: *In the CS, CT, CC, and CR zoning districts, an additional five feet of interior property line landscaping is required for buffering adjacent residential property when a drive aisle or loading area used by delivery trucks is within 20 feet of the common property line (not separated by perpendicular parking or a structure).*
- Note 5: *Special Plan Line setbacks apply along North Texas Street, Dover Avenue, and East Tabor Avenue which are generally greater than that listed in this Table (see Section 25.30.5). On North Texas Street, the Plan Line Setback may be used as the front setback and street side yard setback.*
- Note 6: *Where an increased setback is required adjacent to an arterial road, the increased setback shall also apply adjacent to a higher capacity road, such as a highway or freeway. The increased setback shall be fully landscaped.*
- Note 7: *Article VIII (Creekside Protection) requires a stream environment zone to be dedicated to the City (up to 200 feet in width) along all or a portion of Jameson Canyon, American Canyon, Green Valley, Suisun, Ledgewood, Dan Wilson, and Laural Creeks. Refer to that section for the specific requirements.*
- Note 8: *An increase in building height is allowed with approval of a Conditional Use Permit (see Section 25.40.6).*
- Note 9: *Where the building setback is greater than the landscape requirement, the additional building setback shall be fully landscaped.*
- Note 10: *The Zoning Administrator may reduce the front and street side yard setbacks in the CM Zone to reflect abutting character.*

**General Development Regulations (cont.)**

Table 25-6: Alternative Multifamily Development Regulations				
Regulations (all figures are minimums and/or linear feet unless otherwise indicated)	Zoning			Applicable Sections and Footnotes
	RM	RH	RVH	
Site Planning				
Lot Area (maximum)		3 acres		
Lot Dimensions (width/depth) (feet)		150/150		
Open Space				
Private (sq. ft. per ground floor/upper story unit)		80/48		Note 1
Common & private open space (% of net parcel area)		25%		Section 25.20.4.8 (A)
Recreational Amenities		Required for projects with 10 or more units		Section 25.20.4.8 (B)
Parking		One and one-third spaces per unit		Note 2
Landscaping				Section 25.20.4.8 (C)
• Street trees (one tree for each ...)		25 feet of street frontage		Note 3
• Tree density, on-site		1 tree for each 325 SF of landscape area		
Laundry Facilities		Private or common facilities required		
Storage Space (private, exterior area per unit)		100 cubic feet		
Trash Enclosures (for garage and recyclable materials)		Required		
Buildings				
Lot Coverage (maximum)	50%	60%	60%	
Setbacks (feet)				
• Front		15		Note 4
• Side Yard		5 one side, 15 total for both sides		
• Rear		15		
Building Separation and Special Setbacks (feet)				Note 5
• Between any two buildings		10		
• Front to front		20 feet between buildings		
• Front to rear		20 feet between buildings		
Building Height Limit	35	45	45	Note 6

**General Development Regulations** <sup>(cont.)</sup>

Table 25-17: Parking Spaces Required by Land Use		
Use	Minimum Parking Required	Applicable Sections
Food Service		
• Bar	1 space for each 3 seats or 1 space per 100 s.f. of floor area, whichever is greater	Note 2
• Catering services	1 space per 200 s.f. floor area	
• Food and beverage sales	1 space per 200 s.f. floor area	
• Restaurant, counter service	1 space per 80 s.f. of floor area	Note 2
• Restaurant, table service	1 space for each 3 seats or 1 space per 100 s.f. of floor area, whichever is greater	Note 2
General Retail		
• New merchandise sales	1 space per 200 s.f. floor area	Note 6
• Used merchandise sales	1 space per 200 s.f. floor area	Note 6
• Building or landscape material sales	1 space per 300 s.f. of floor area, plus 1 space for each 1000 s.f. of outdoor display area	
• Furniture, fixtures & appliance sales	1 space per 300 s.f. use area	
• Plant nursery - landscape	1 space per 500 s.f. of floor area, plus 1 space for each 2,000 s.f. of outdoor display area	
• Shopping Centers		
- with less than 80,000 SF floor area	1 space per 200 s.f. floor area	Note 3
- with more than 80,000 SF floor area	1 space per 250 s.f. floor area	

**Notes**

Note 2: *Within shopping centers, individual uses shall not be calculated separately.*

Note 3: *Outdoor seating which numbers less than 25 percent of indoor seating is exempt from the parking requirement. Additional outdoor seating area shall be calculated at one-half of the requirement in this table.*

## Solano County Facts and Figures

### Location

Located approximately 45 miles northeast of San Francisco and 45 miles southwest of Sacramento, the County is bordered by Napa, Yolo, Sacramento and Contra Costa counties. The county covers 909.4 square miles, including 84.2 square miles of water area and 675.4 square miles of rural land area Solano County was formed in 1850.

### Government

The County serves seven jurisdictions - Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville and Vallejo - in addition to the unincorporated areas.

The City of Fairfield is the County Seat. Two of the county's seven cities, Benicia and Vallejo, served as the State's Capital in the early 1850s.

The County has a general law form of government. Its five member Board of Supervisors (the "Board") is elected by district for four-year terms of office.

