

FOR LEASE – 26,740 SQ.FT.

1500 Oliver Road, Fairfield, CA 94534



DEMOGRAPHIC PROFILE *EASY ACCESS to/from INTERSTATE 80.*

POLYGON MAP – CALL FOR REPORT

POPULATION	28,279
HOUSEHOLDS	10,251
MEDIAN HOUSEHOLD INCOME	\$106,884
MEDIAN HOME VALUE	\$567,538

** Demographic Source: ESRI Community Profile 2018*

FAIRFIELD CORNERS HIGHLIGHTS

- For Lease 26,740 SQ.FT. Crunch Adjacent.
- Can subdivide to accommodate smaller formats.
- Easy access to/from Interstate 80.
- Established neighborhood.
- Centrally located near multiple credit retailers: Raley's, Staples, Harbor Freight, Petco, Westfield Solano Mall located directly across freeway from site.
- Favorable Zoning.
- Ideal for retail, grocery, pharmacy, creative office uses.
- New store front pending.



TALLEN
CAPITAL PARTNERS, LLC
RETAIL INVESTMENT PROPERTY ADVISORS, INC.
CA BRE LIC# 01927287

Linda Sturdevant – Director
CA BRE LIC# 00886275
t. 415-326-4048



Ric Russell
Executive Managing Director
CA BRE LIC# 00848691
t. 415-677-0448



CUSHMAN & WAKEFIELD

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AERIAL MAP VIEW

AVERAGE DAILY TRAFFIC COUNTS:

I-80 at Travis
175,000 vehicles
per day*

Adjacent to the
Project on Oliver Rd
14,213 vehicles
per day

Just East of the
Project on Travis Blvd
18,344 vehicles
per day

*Source: ESRI Traffic Count
Profile 2017-2018



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RETAIL TRADE AREA MAP

NEARBY FEATURED RETAILERS:

- 24 HR. FITNESS
- REGAL CINEMA
- OLD NAVY
- MACY'S
- FOREVER 21
- WORLD MARKET
- BARNES & NOBLE
- AARON BROTHERS
- ROSS
- MICHAELS
- TRADER JOE'S
- CVS
- PETCO
- WALGREENS
- TARGET
- HOME DEPOT



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PROSPECTIVE LEASE PLAN

- **FOR LEASE** 26,740 SQ.FT.
- **CRUNCH** 18,015 SQ.FT.
- **FOR LEASE** 4,979 SQ.FT.

VICINITY PLAN



CONTEXTUAL MAP



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TENANT ROSTER

ANCHOR Crunch



A Mary's Pizza Shack



B Favela's Fusion Mexican Restaurant



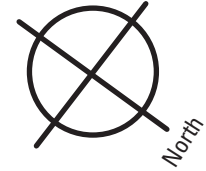
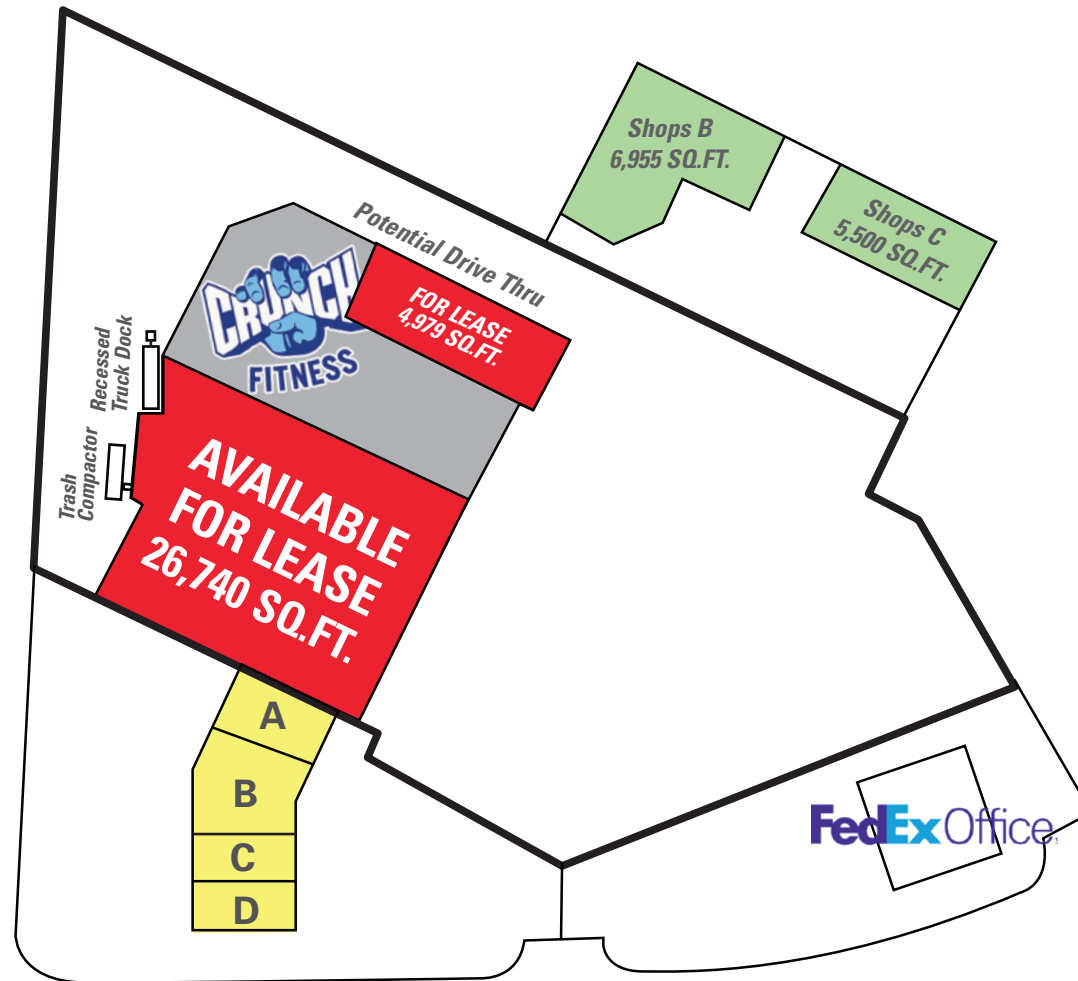
C Patina Home & Garden



D Avalanche Frozen Yogurt



PAD FedEx Office



HIGHLIGHTS

- Loading Dock
- Great Neighborhood
- Ample Parking
303 Parking Spaces



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