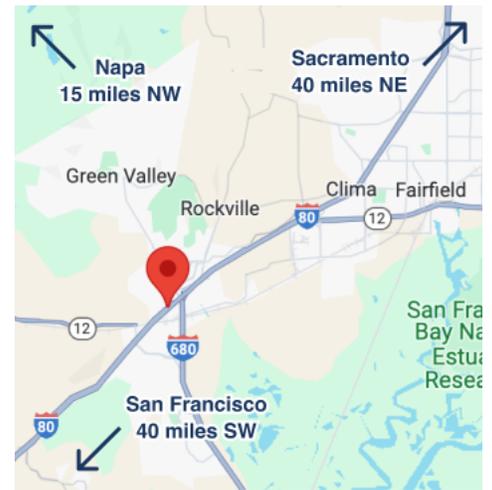


5121 Business Center Dr
Fairfield, CA

Prime Retail for Lease



Property Highlights

- Coming soon: Orangetheory Fitness (opening early 2025)
- Suite 104-A available for lease (1,956 sf)
- Fronting high volume and popular Costco Wholesale
- Adjacent to future, brand new Starbucks site with drive-through (opening November 2025)
- Prominent location at I-80 & I-680 junction
- Freeway-visible signage with 70 ft of frontage
- Nearby anchor stores: Costco, Safeway, TJ Maxx, CVS, La-Z-Boy, Crumbl Cookie, Anytime Fitness, Travis Credit Union
- Co-tenants: Orangetheory Fitness, The Napa Deli (voted Best Deli in Solano), L&L BBQ

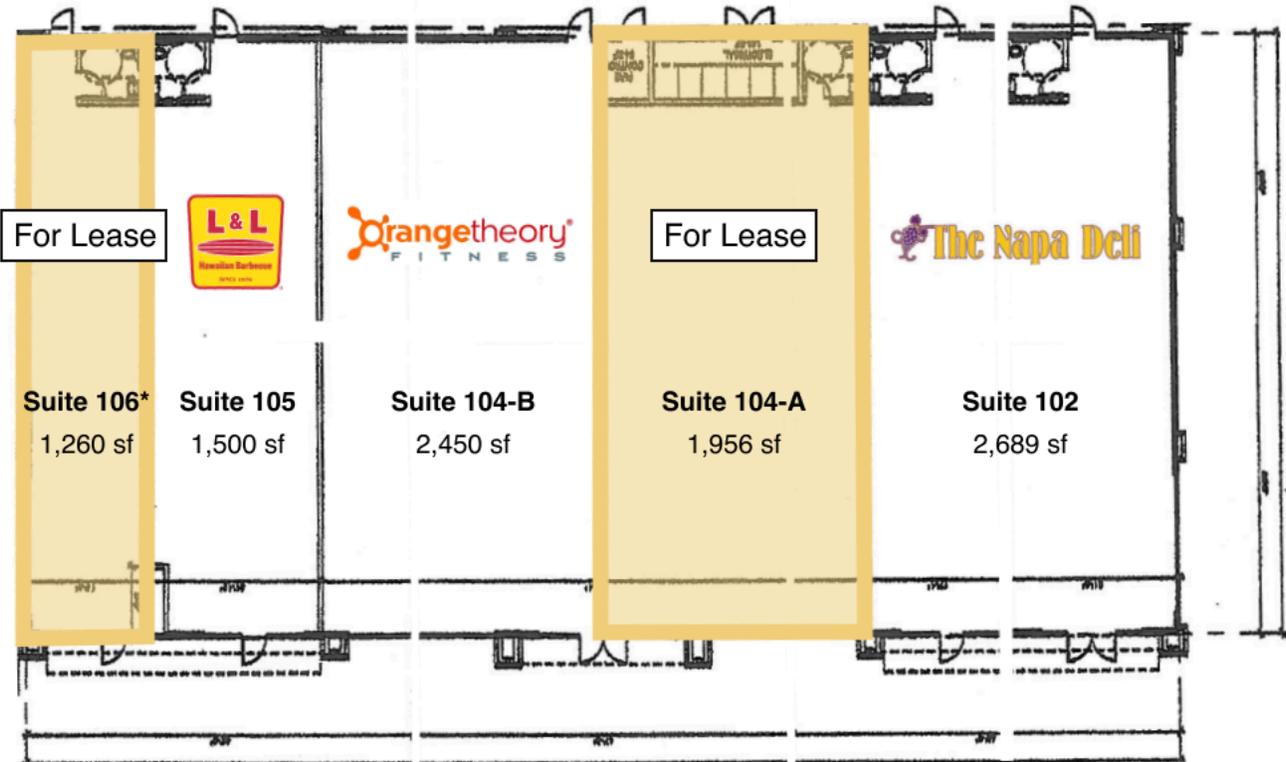
Terrence Tallen
Founder & CEO

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- ttallen@tallencapital.com



Area & Traffic

- 170,000 ADT on I-80
- 28,816 ADT on Green Valley Road
- Regional draw from Suisun City & Vacaville
- 3-Mile radius population: 19,685
- Avg HH income (3-mile radius): \$161,529
- 80% owner-occupied units within 3 miles
- Regional Commercial CR district zoning
- Very favorable & extensive permitted uses
- Napa Deli voted Best Deli in Solano County
- Coming soon: Orangetheory Fitness
- Join our popular tenant roster



* Former Starbucks with cafe improvements. End Cap. Estimated availability November 2025.

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