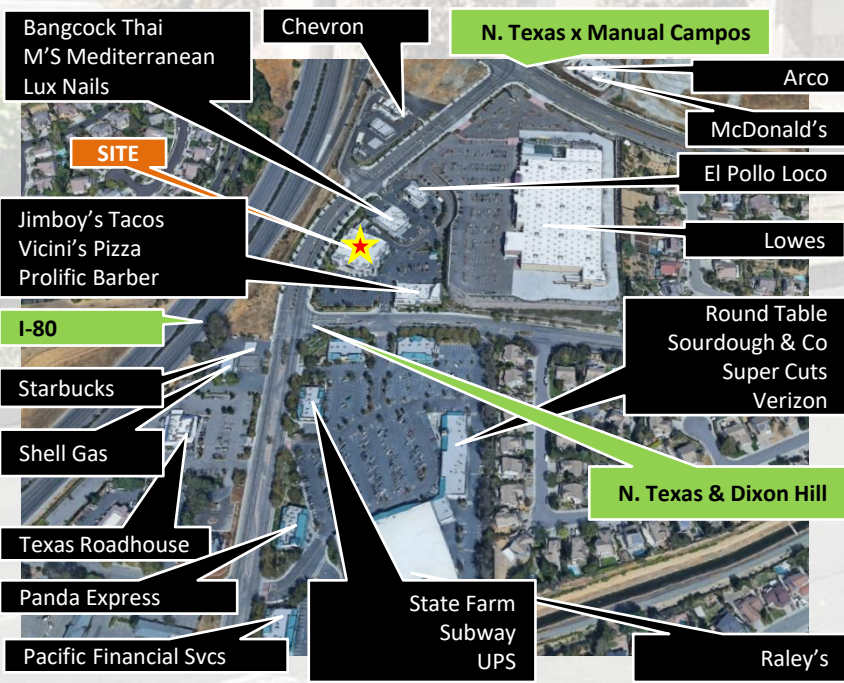


FREEWAY VISIBLE ANCHOR ON HARD CORNER with DRIVE THRU FOR LEASE



3340 N. TEXAS ST. is modern, stand-alone retail building on hard corner with 2 traffic signals and building Drive Thru. Signage to freeway, main streets and interior of Center. Professionally managed, on-site parking, visibility and many possibilities. Former drug anchor. Access May 2026.

SUBJECT PROPERTY is located at I-80 EB near on- and off-ramps, at the busy intersection of N. Texas and Dickson Hill Rd; across from Raley's Shopping Center. This center serves immediate neighborhoods of Rolling Hills and Paradise Valleys as well as the greater and diverse City of Fairfield. Area businesses report friendly support from City government & economic development staff support at every step.



PROPERTY FEATURES	
Bldg 3340	\$2.50/sf/mo + NNN
15,755 sf	
Features	<ul style="list-style-type: none"> • Stand Alone w D/Thru • High Visibility • Easy access to I -80 • High Traffic • Bldg/Monument Signage • On Site Parking
Zoning	Regional Commercial – H (CR-H)
Parking	5/1000 @ ctr

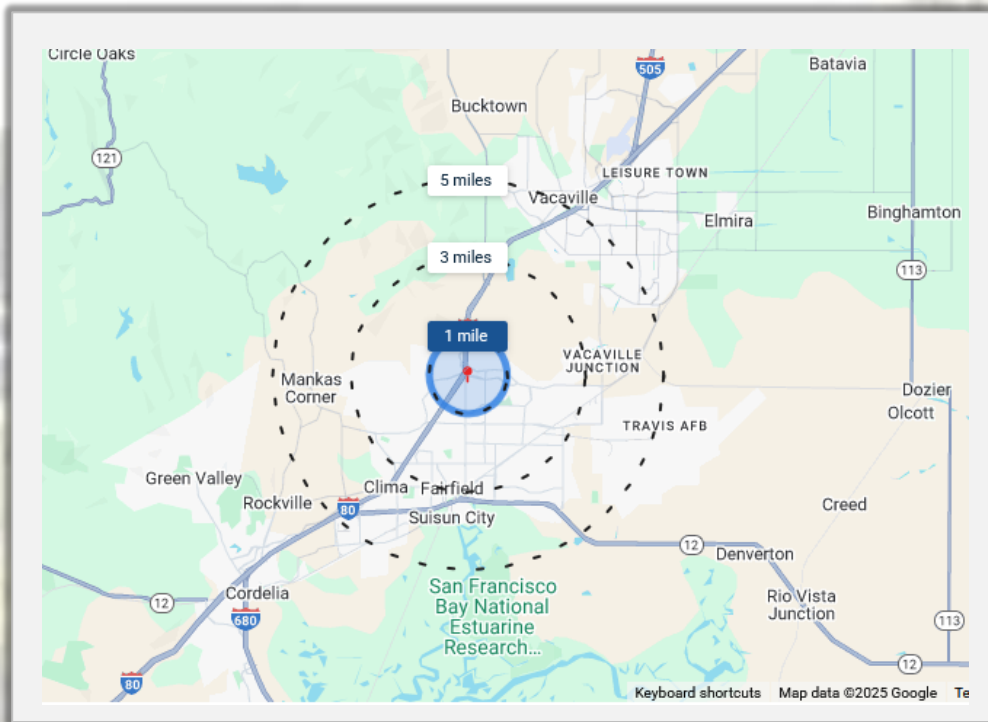
- Bldg/Monument Sign
- Left Turn & U Turn
- Retail/Rest Support
- Drive Thru
- High Traffic
- National Neighbors



3340 N. Texas St.
Fairfield, CA

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES





**112,400 Avg
H/Hld Inc
1 Mile**

**23,680
veh/day N. Texas;
215k+/day I-80**

**202k
Population
5 mi**

POPULATION			
Radius	1 mile	3 miles	5 miles
Total Population 2023	32,900	131,300	201,500
Avg Median Age 2023	40	37	37
Avg Median Age est 2029	43	38	39
INCOME			
Radius	1 mile	3 miles	5 miles
Avg Household Income 2023	112,400	95,600	97,400
Avg Household Income est 2028	105,500	110,100	113,300



*Source Crexi '26

Fairfield, CA is one of the last Bay Area locations in which employees can affordably live AND work; offering housing options that range from workforce housing to executive estates, 9 two-year and four-year educational institutions within a 50-mile radius, open space for recreation, and a population with disposable income. Fairfield is a diverse and dynamic community... *Source Solano EDC.

FAIRFIELD, CA

Fairfield is one of the last bay area locations in which employees can affordably live AND work, situated between San Francisco Bay Area, and Sacramento metro area and the Napa Valley.

Fairfield has open space for recreation, population with disposable income and diverse & dynamic community. Businesses report business-friendly City government.

It is centrally located between the San Francisco Bay Area and Sacramento and can offer new, high-quality space at lower costs. The location provides an enviable work-life balance between jobs, housing and recreational opportunities.

Family Living – Moderately-priced homes and a unique location between major metropolitan areas make Fairfield an ideal place to raise a family.

Travis Air Force Base is a major employer and Fairfield is one of the homes to its many residents.

Nearby Retailers in Fairfield include Lowes, Paradise Valley Plaza (Raley's), Solano Town Center, Walmart Super Center, Target,; Sportsman's Warehouse, 5.11, Vici, Tripple H, Work World, Urban Wear, Gateway Plaza, Dick's Sporting Goods; in neighboring Vacaville includes designer outlet stores; Specialty Retail include Trader Joes and specialty markets.

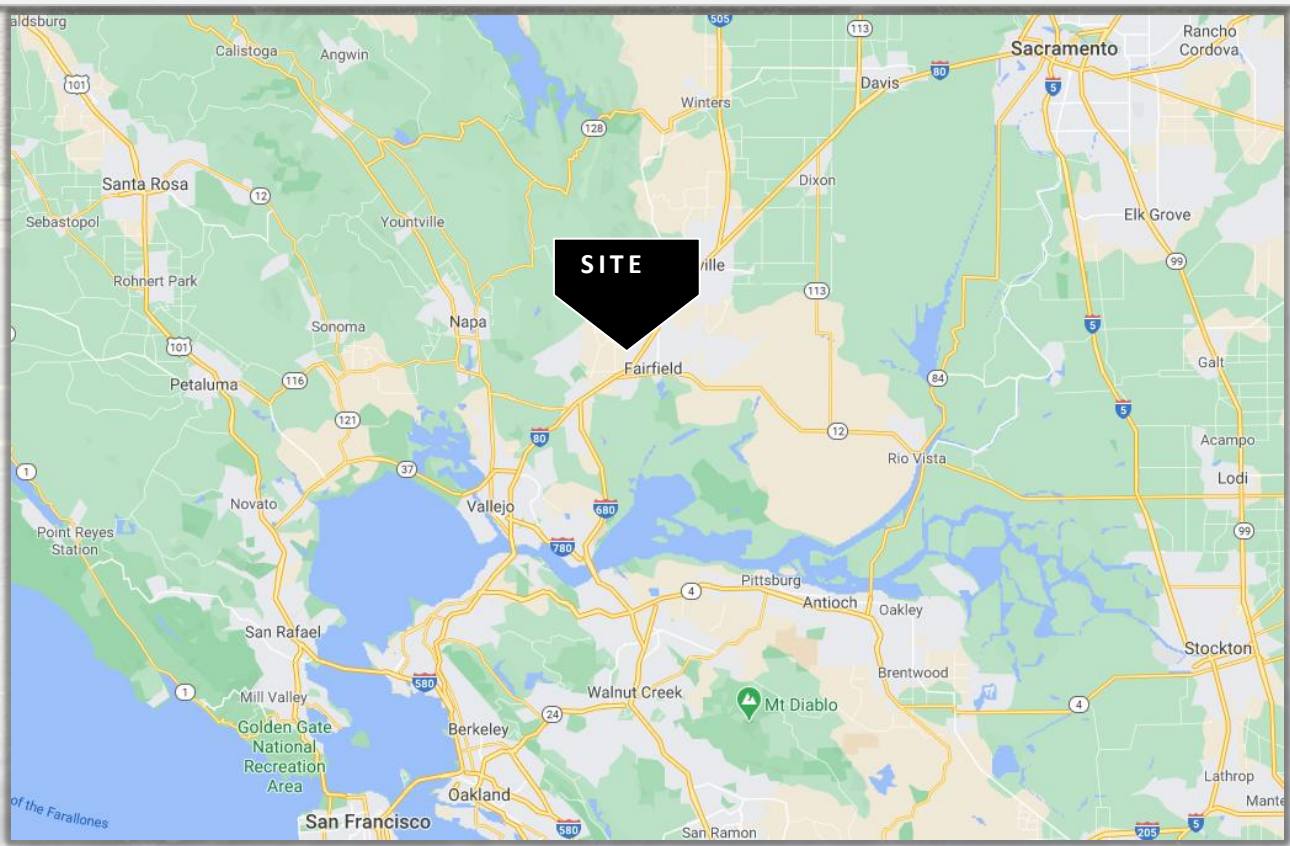
*Primary Source Solano EDC, City of Fairfield, Chamber

SOLANO COUNTY, CA

Solano County is the perfect location for companies seeking space to expand and scale their operations while staying close-in to the Bay Area and Sacramento markets and minutes from Napa.

Solano County is located on I-80, the major transportation corridor. Solano County is known for its manufacturing strength, one of the largest in the north state in advanced manufacturing, food and beverage and bio-tech companies. With seven incorporated cities, four with waterfront cities, Solano County offers exceptional value to these scaling businesses: Centrally located between Sacramento and the San Francisco Bay Area, adjacent to Napa Valley and the Delta, Solano County has something for everybody, making it an ideal location for people of all ages. With beautiful parks, serene lakes and a mild climate, residents take every advantage to get outdoors and enjoy all that nature has to offer. When it comes to shopping, entertainment and the arts, Solano County lives up to the hype, with seven cities, each with unique family activities to explore and enjoy, including the Suisun Valley wineries and Six Flags Marine World theme park.

*Source Solano EDC, City of Fairfield



**3340 N. TEXAS ST.
FAIRFIELD, CA**

For More Information, Please Contact Spectrum Properties:



SPECTRUM PROPERTIES

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