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COMMERCIAL PROPERTY REPORT

1626 N Texas St, Fairfield, CA 94533



Presented by

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Alpert Commercial Real Estate
3016 Las Palmas Dr
El Dorado Hills, CA 95762

1626 N Texas St, Fairfield, CA 94533

OFF MARKET
 • Sold Date: 8/19/2004
 • Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	-
Property Subtype	Retail Stores (Personal Services, Photography, Travel)	-
Building Area (sq ft)	18,310	-
Lot Size	1.02 acres	-
Lot Dimensions	1.02 AC	-
Year Built	1953	-

Extended Property Facts

Interior Details

1st Floor	9830 sq ft
2nd Floor	8080 sq ft
3rd Floor	400 sq ft

Exterior Details

Lot Size - Square Feet	44431 sq ft
Lot Size - Acres	1.020 ac

Schools (based on location)

Elementary School	Anna Kyle Elementary School
Middle School	Grange Middle School
High School	Fairfield High School
School District	Fairfield-Suisun Unified School District

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Tenant Data – Total Tenants Found: 4

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
-	C	-	-	9/6/2016
-	-	-	-	9/6/2016
-	-	-	-	-
-	-	-	Auto repair (& related), Garage	4/12/2017

Public Facts

Owner Information

Owner Name

Mailing Address

Legal Description

APN: 0033-160-200	Tax ID: -	Zoning: -	Census Tract: 060952526.062000	Abbreviated Description: -	City/Municipality/Township: Fairfield, CA 94533
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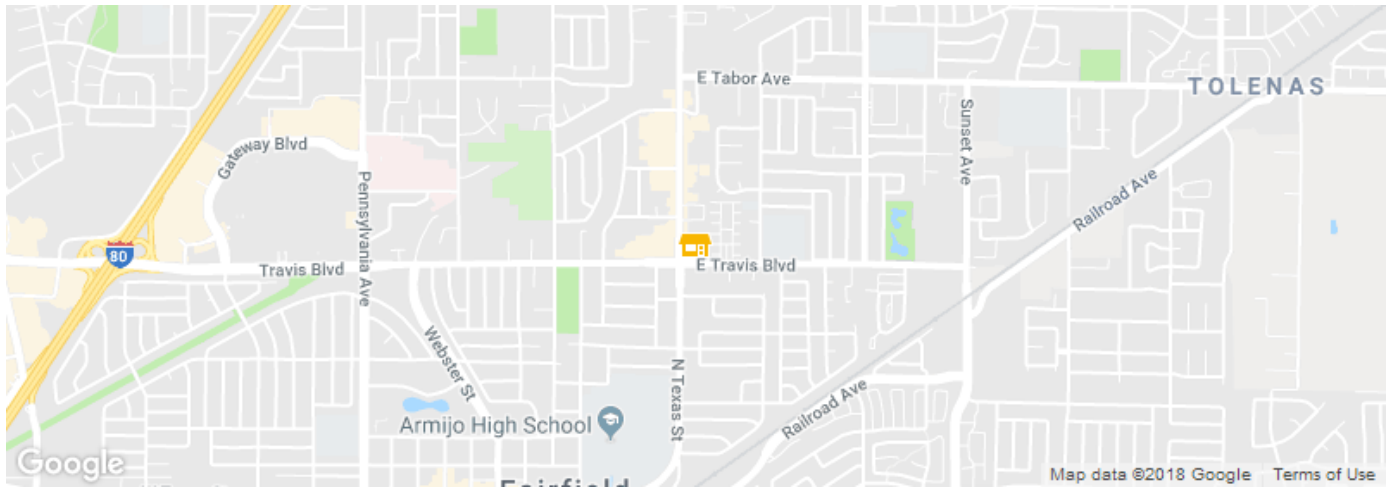
Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$1,470,082	\$612,533	\$2,082,615	\$24,847
2017	\$1,441,257	\$600,523	\$2,041,780	\$23,705
2016	\$1,412,998	\$588,749	\$2,001,747	\$23,590
2015	\$1,391,774	\$579,906	\$1,971,680	\$22,033
2014	\$1,364,512	\$568,547	\$1,933,059	\$21,834
2013	\$1,358,345	\$565,977	\$1,924,322	\$21,765
2012	\$1,331,711	\$554,879	\$1,886,590	\$21,120
2011	\$1,305,599	\$543,999	\$1,849,598	\$20,672
2008	-	-	-	-

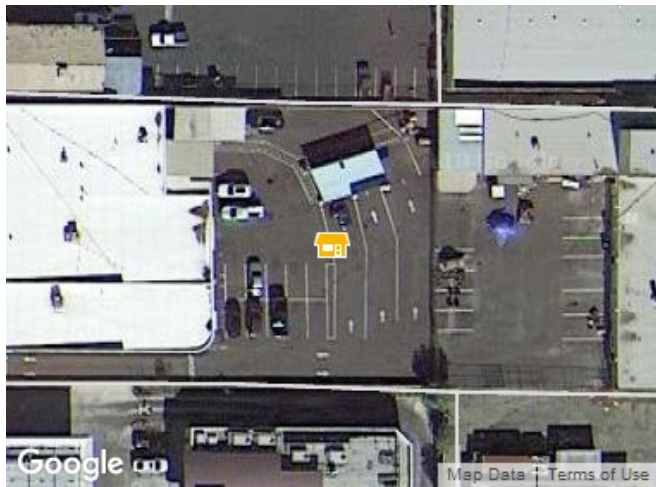
Deed Records

Recording Date	8/19/2004
Document Type	Grant Deed
Sales Price	\$1,700,000
Sales Price Code	Full amount computed from Transfer Tax or Excise Tax.
Buyer Name	
Buyer ID	Husband and Wfe
Seller Name	RUSS ON, WILLIAM S TAYLOR III
Seller ID	Trustee
Document #	200400116216
County Transfer Tax	\$1,870
Contract Date	8/12/2004

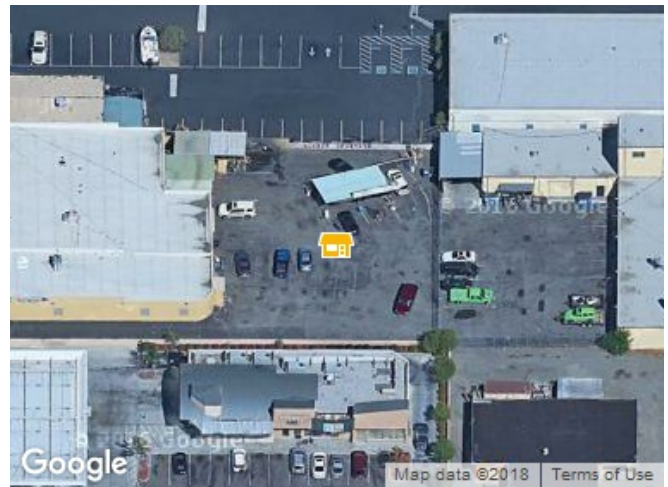
Maps



Legend:  Subject Property

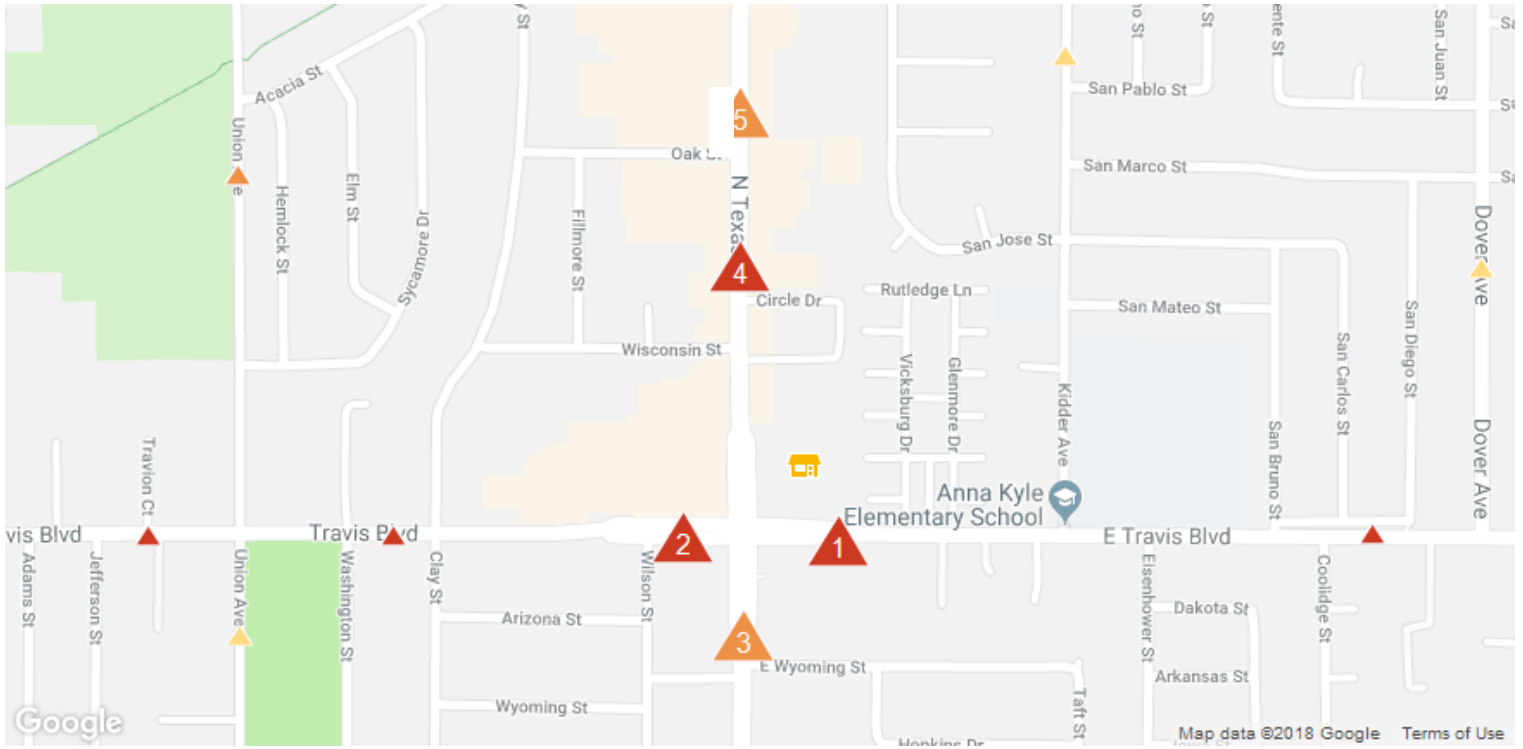


Legend:  Subject Property



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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
20,166

2016 Est. daily traffic counts

Street: **E Travis Blvd**
Cross: **Ellsworth Ct**
Cross Dir: **E**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2009	20,166	ADT
2007	20,058	ADT
2000	8,770	ADT
2000	17,260	ADT

2
22,306

2016 Est. daily traffic counts

Street: **Travis Blvd**
Cross: **Wilson St**
Cross Dir: **W**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2007	22,306	ADT
2000	14,280	ADT

3
14,551

2016 Est. daily traffic counts

Street: **N Texas St**
Cross: **E Wyoming St**
Cross Dir: **S**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2009	14,551	ADT
2007	15,517	ADT
2000	4,780	ADT

4
16,654

2016 Est. daily traffic counts

Street: **N Texas St**
Cross: **Circle Dr**
Cross Dir: **S**
Dist: **0.02 miles**

Historical counts

Year	Count	Type
2013	16,654	ADT
2010	24,314	ADT
2007	20,907	ADT
2002	26,846	ADT

5
6,500

2016 Est. daily traffic counts

Street: **N Texas St**
Cross: **Oak St**
Cross Dir: **S**
Dist: **0.03 miles**

Historical counts

Year	Count	Type
2000	6,500	ADT
1998	25,470	AADT Adj.

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

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