

3340 N. TEXAS ST.

3340 N. TEXAS ST. FAIRFIELD, CA

+/- 15,755 sf ANCHOR RETAIL ON HARD CORNER

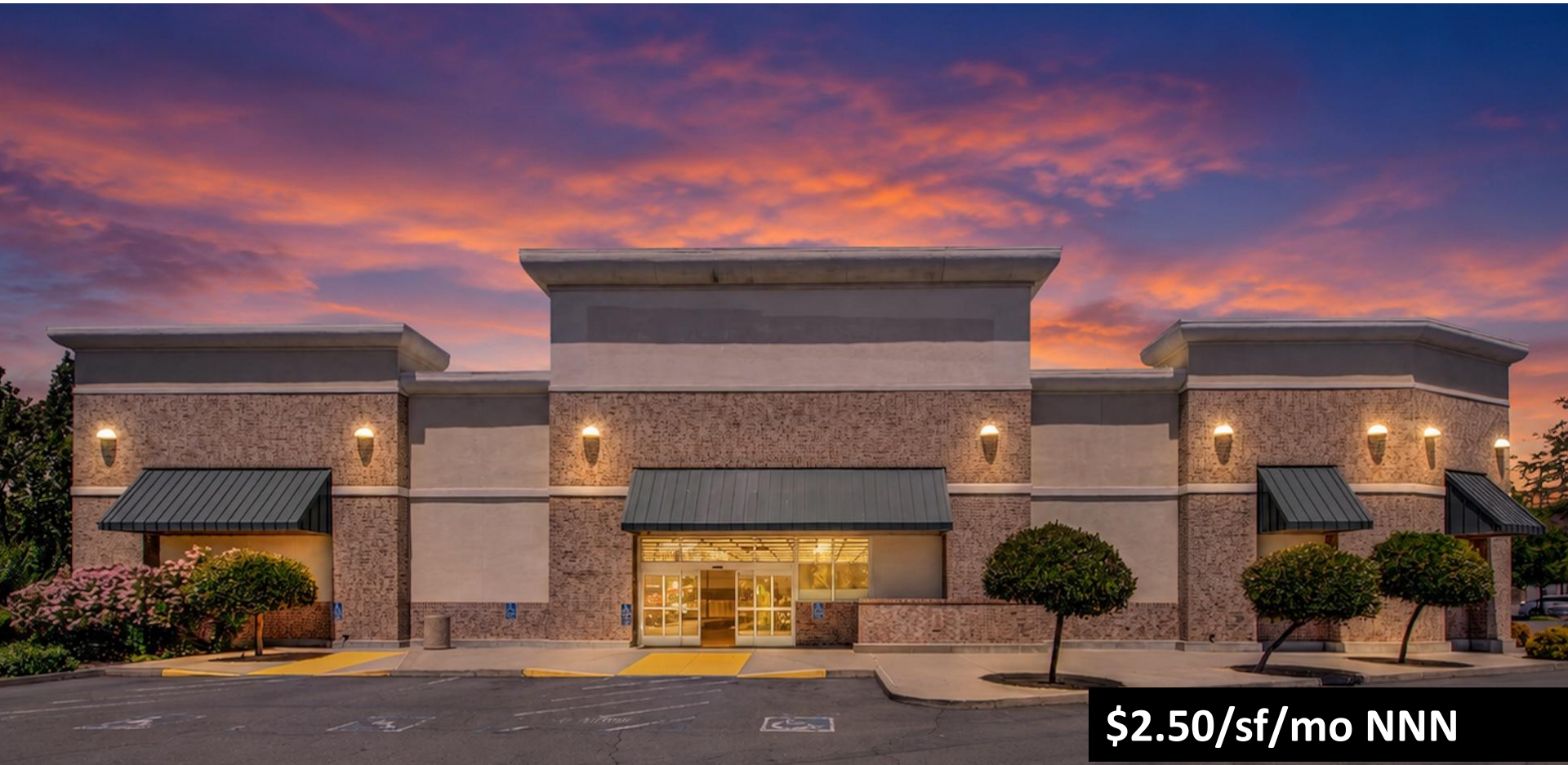


SPECTRUM PROPERTIES

Commercial Real Estate Services

Traci@SpectrumPropertiesRE.com

707-469-8000 CA DRE 01860534



\$2.50/sf/mo NNN

Stand Alone w/ Drive Thru
Freeway Visibility
Easy Access to I-80

High Traffic/Hard Corner
Retail/Restaurant Support
5/1000 On Site Parking

Regional Commercial – H (CR-H)
Left Turn & U Turn
Signage

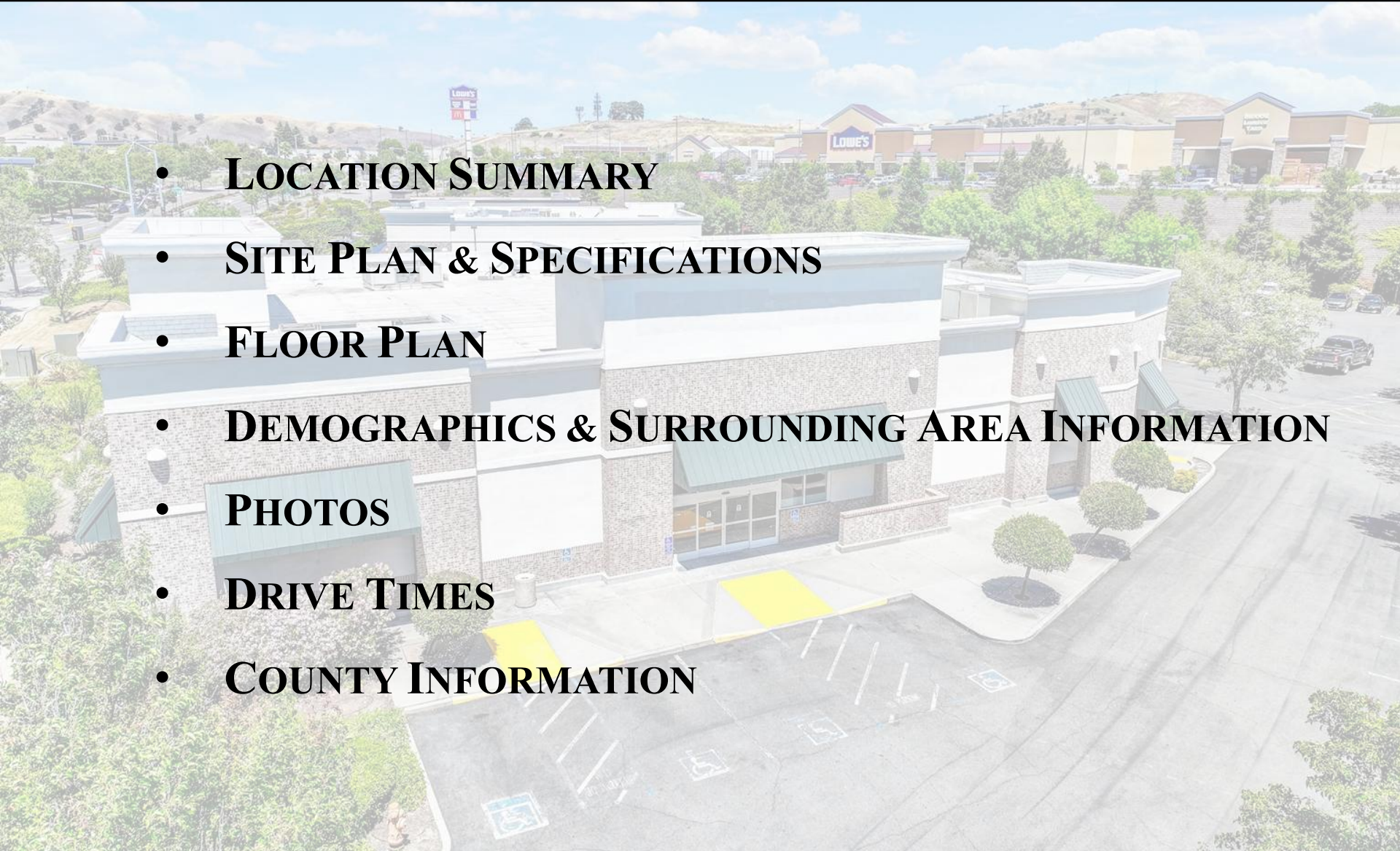


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LOCATION SUMMARY

Located at the major
Interstate 80 freeway
In Fairfield, CA this
marquee location
features strategic location with
strong demographics and
access to households.

←
32 miles to Sacramento
19 miles to Davis

22 miles to Napa
40 miles to Oakland
47 miles to San Francisco
→

Fairfield is centrally located
between the
San Francisco Bay Area and
Sacramento. The location offers
high visibility & ease of access.



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SITE PLAN AND SPECS



5/1000
Parking

2 Signals,
hard
corner

Center
Security

Signage

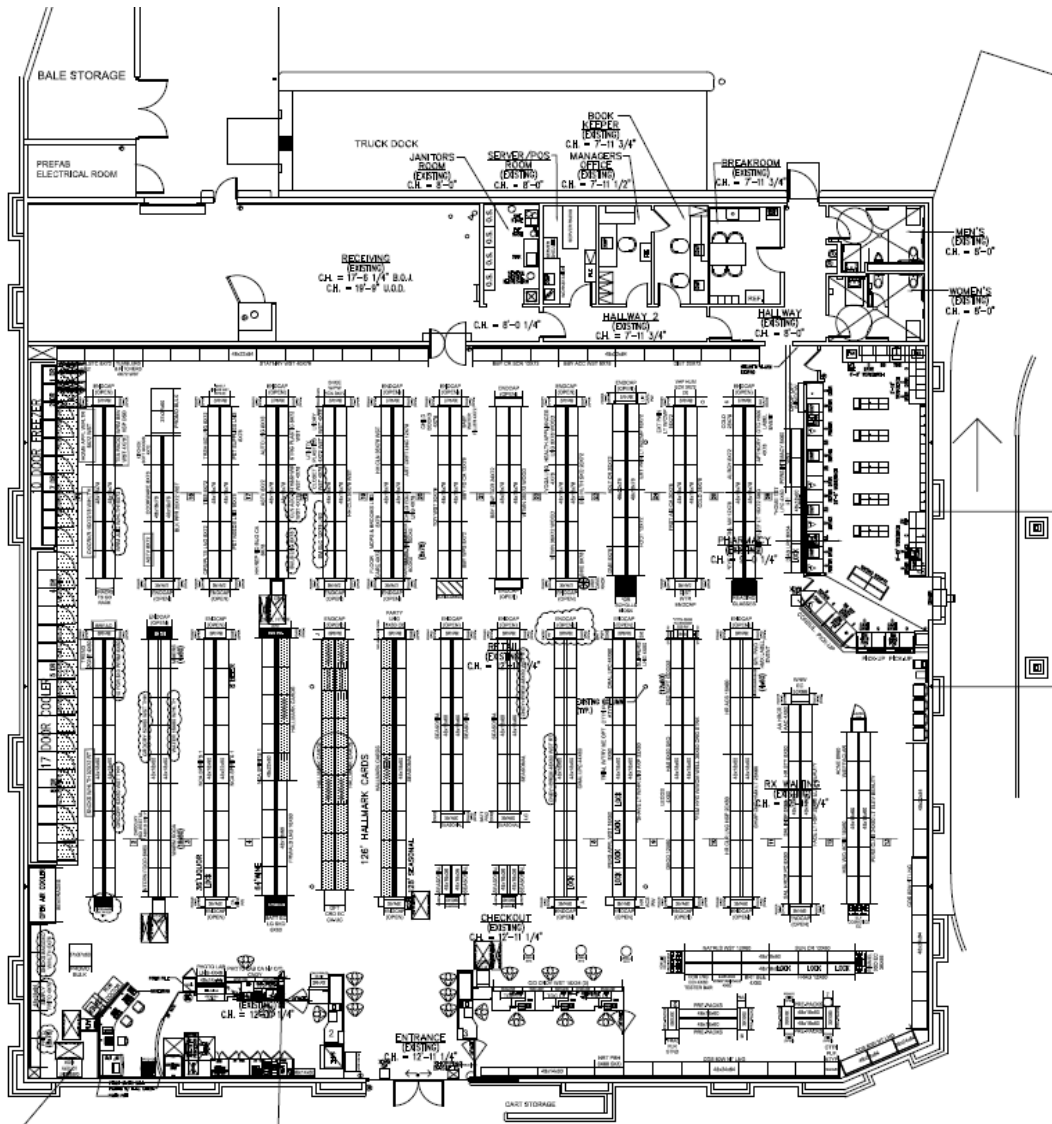


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FLOOR PLAN



15,755sf

Open floor, pharmacy, warehouse, mezzanine, private offices, IT, 2 private restrooms.

Single lane drive thru.

Shelving removed,
Coolers remain.

1 grade level roll up door, 2 rear man doors, 1 entry door (slides), 1 depressed loading doc with sump pump.

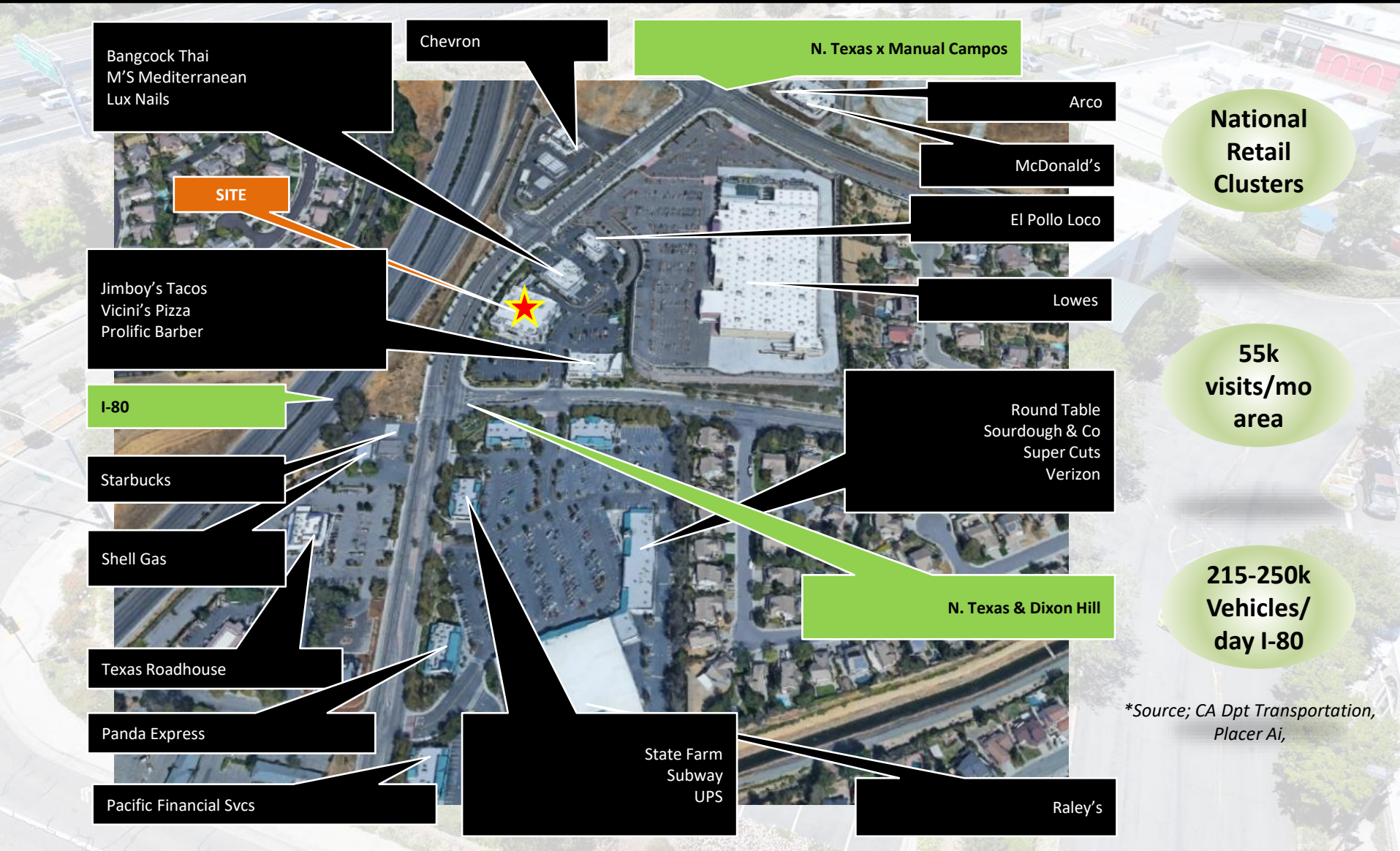


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SURROUNDING AREA INFORMATION



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DEMOGRAPHICS

Demographics

POPULATION

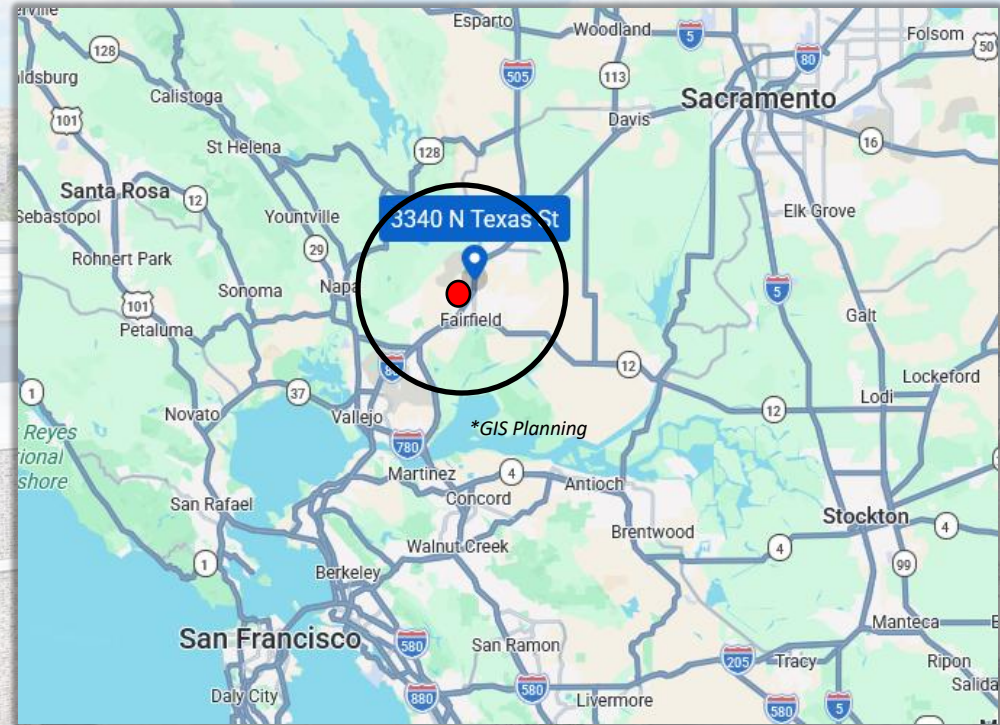
Radius	1 mile	3 miles	5 miles
Total Population 2020	26,963	129,823	203,276
Total Population 2024	26,809	127,690	202,431
Avg Median Age 2024	41.3	37.6	37

INCOME

Radius	1 mile	3 miles	5 miles
Avg HH Income est 2024	119,253	94,200	97,343
Avg HH Income est 2029	127,800	107,000	110,200

**Source Zoneomics; Crexi 2026*

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.*



**Est 455k
Population
In County**

**County Seat in
North Bay, CA**

**Easy access
Sacramento/
San Francisco**

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PHOTOS

Main Entry



Drive Thru Entry and Bldg Elevation



Freeway Pylon Sign – Off Site



Retail Floor



Loading Dock



Arial



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CITY INFO & DRIVE TIMES

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

Destinations	Avg Drive Time in Minutes
Davis	15
Napa	16
Oakland	42
Sacramento	46
San Francisco	47
San Rafael	40
Santa Rosa	43



Distance to Markets

Distance from Solano Cities (miles)

Destination	Benicia	Dixon	Fairfield	Rio Vista	Suisun	Vacaville	Vallejo
Regional							
Sacramento (Capitol)	60	23	42	44	44	34	57
I-5 (nearest junction)	55	43	40	18	39	46	56
Davis (UC Davis)	46	9	28	35	30	20	44
Napa	29	40	21	42	21	28	16
San Francisco	36	65	46	61	48	54	31
Oakland	29	60	41	53	42	48	26
San Jose	63	98	79	87	81	87	70
North							
Portland, OR	609	580	590	606	593	583	606
Seattle, WA	781	751	764	778	765	754	778
East							
Reno, NV	192	156	177	178	176	165	189
Salt Lake City, UT	709	674	694	695	696	685	706
Chicago, IL	2,106	2,070	2,091	2,091	2,090	2,079	2,103
South							
Los Angeles, CA	379	394	390	368	390	403	385
San Diego, CA	497	512	509	486	508	521	504
Tijuana, Mexico	514	529	526	504	525	538	521

Source: Google Maps Directions

Interstate 80 is the only direct corridor between the San Francisco Bay Area and Sacramento. Solano is crisscrossed by 5 additional corridors:



I-505 (to I-5 North)

I-680 (to San Jose)

I-780 (Benicia to Vallejo)

I-780 (Benicia to Vallejo)

SR-12 (to Napa and I-5)

SR-37 (to US-101)

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.