



McGUIRE  
COMMERCIAL GROUP

# 1319 W Texas Street

FAIRFIELD

OFFERED AT \$2,390,000

## Property Details

Rare owner-user opportunity with redevelopment potential on highly visible West Texas Street. This  $\pm 22$ k SF multi-tenant retail/warehouse property is situated on  $\pm 2.25$  acres and offers exceptional flexibility for an owner-user, investor, or developer. The property features a vacant  $\pm 16,000$  SF main building available for immediate occupancy, plus an approximately  $\pm 5$ k SF rear space leased on a month-to-month basis, providing interim income while preserving future flexibility. The building also includes a second-floor 2/1 apartment, ideal for on-site management or additional rental income. The site offers approximately  $\pm 14$ k SF of fenced yard area, 63 on-site parking spaces, multiple points of ingress and egress, and outstanding frontage along West Texas Street. Convenient access to I-80 and Highway 12 enhances regional connectivity. Buyer to verify square footage, zoning, permitted uses, and redevelopment potential.

### Highlights:

- Rare owner-user opportunity
- $\pm 16$ k SF retail/warehouse building vacant for immediate occupancy
- $\pm 5,000$  SF month-to-month tenant
- 2<sup>nd</sup> Floor 2 bed/1 ba  $\pm 1.5$ k SF apt
- $\pm 2.25$ -acre commercial site
- $\pm 14,000$  SF fenced yard/storage area
- 63 on-site parking spaces
- Prime West Texas Street frontage
- Redevelopment and value-add potential
- Excellent access to I-80 & Highway 12



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## Location

Downtown Vacaville





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All LLC concerning 1319 W Texas St  
P&L  
2024

TOTAL

Rental Income:

|                                         |              |
|-----------------------------------------|--------------|
| Napa Auto Rental Income                 | \$103,873.56 |
| Church Rental Income                    | \$34,284.00  |
| Total Rental Income & Lease Termination | \$138,157.56 |

Expense:

|                                             |             |
|---------------------------------------------|-------------|
| Bank Charges                                | \$60.25     |
| Bookkeeping                                 | \$540.00    |
| Professional Services-Tax Prep              | \$875.00    |
| Meeting Expenses (Meals)                    | \$48.39     |
| P. O. Box Rental                            | \$400.00    |
| Postage                                     | \$33.13     |
| Property Tax                                | \$10,655.22 |
| Repairs & Maint-Church-new hot water heater | \$2,840.00  |
| Water                                       | \$1,788.68  |
| Electricity                                 | \$0.00      |
| General Liability Insurance                 | \$7,797.00  |

Misc Expenses

|                                              |          |
|----------------------------------------------|----------|
| 2024 LLC Tax- FFCA                           | \$800.00 |
| 2024 LLC Tax- Fairfield Grocery Partners LLC | \$800.00 |
| Misc                                         | \$150.00 |
| Misc                                         | \$170.58 |

Total Expenses \$26,958.25

Net Income \$111,199.31

\$ 2024 P/L



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# Demographics

Median Household  
Income

\$87,834

Median  
Age

36.2

Education  
Level

82.4% High School  
Grad or Higher

Occupancy %

55.9% Owner  
44.1% Renter

[Full Report](#)



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More Info

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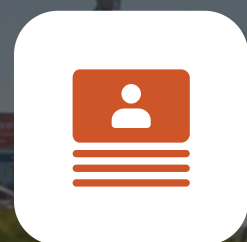


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## Listing Agent



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