

1590
WEBSTER STREET
FAIRFIELD, CALIFORNIA



±1,400 SF OFFICE SPACE FOR LEASE

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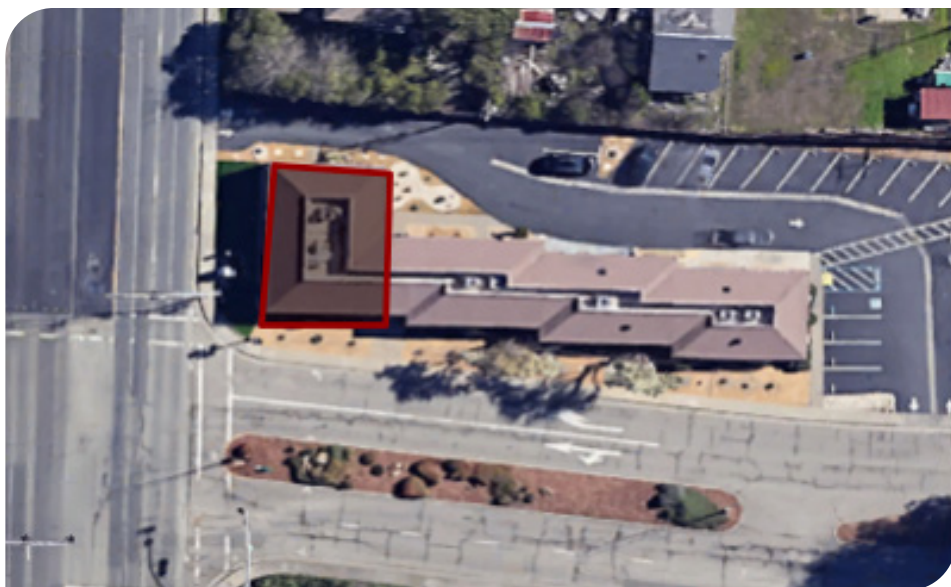
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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±1,400 SF OFFICE SPACE

1590 WEBSTER ST, SUITE A, FAIRFIELD, CA



PROPERTY HIGHLIGHTS

- ±3 private offices plus open area for flexible use
- Stand-alone building — no shared walls with other tenants
- Excellent corner visibility at Webster St. & Travis Blvd.
- Newly improved with fresh paint and flooring
- Ideal for professional office, medical, or service use

LOCATION HIGHLIGHTS

- 3-minute drive to I-80 for seamless regional access
- High-traffic location near Solano Town Center Mall with strong retail backing (dining, shopping, services)
- Prominent signage opportunities with strong street presence
- Central Fairfield location convenient for employees and clients

ECONOMIC DATA

Contact Brokers for Pricing

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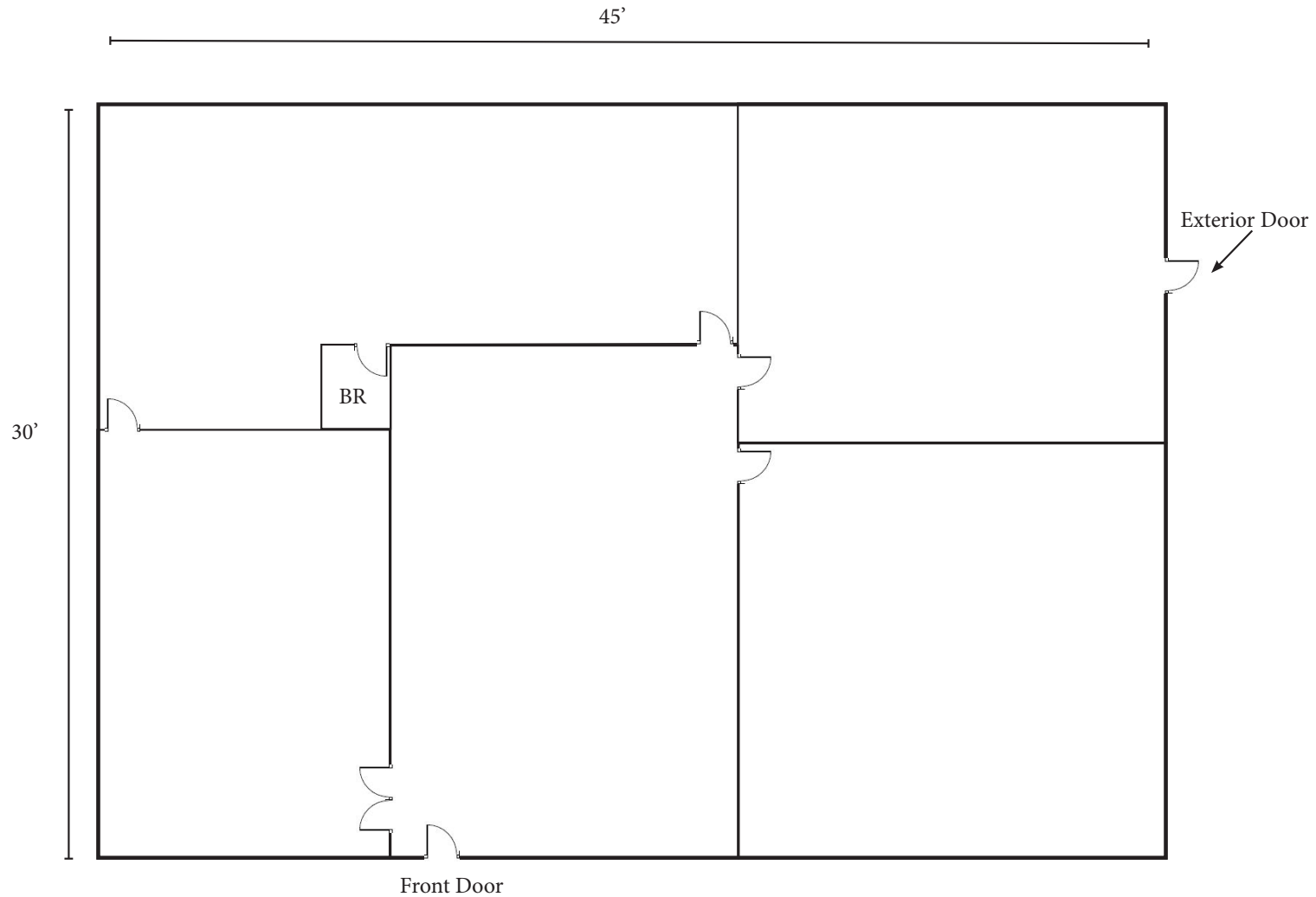
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FLOOR PLAN:



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SUITE A - INTERIOR PHOTOS:



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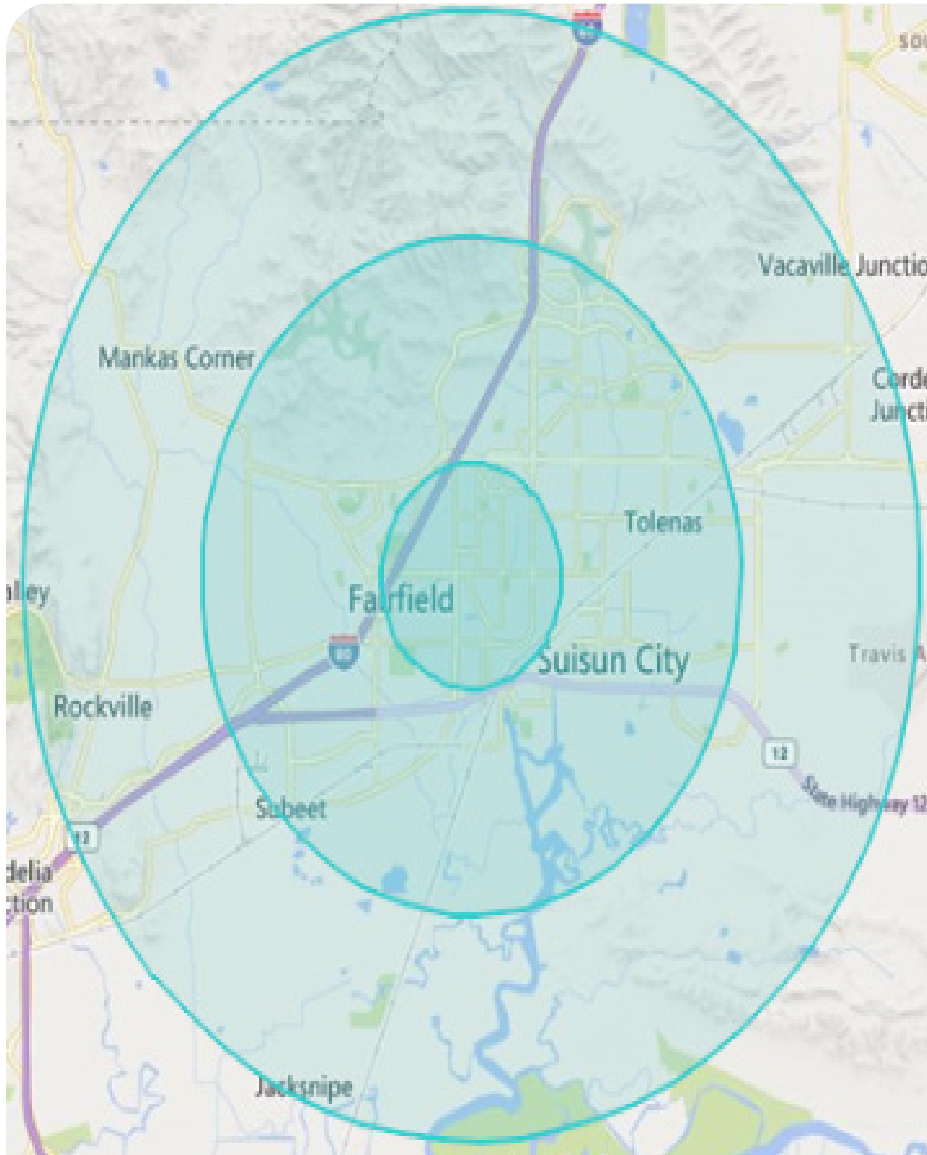
LOCATION OVERVIEW AND NEARBY AMENITIES:









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DEMOGRAPHICS:



		1 MILE	3 MILES	5 MILES
	POPULATION	24,289	98,647	126,436
	MEDIAN AGE	32	36	36
	AVERAGE HOUSEHOLD INCOME	\$87,095	\$110,474	\$119,613
	AVERAGE HOUSEHOLDS	8,339	34,158	43,622
	TOTAL ESTABLISHMENTS	170	1,679	1,949
	TOTAL CONSUMER SPENDING	\$543 M	\$2.5 B	\$3.2 B

*Demographics source: Landvision