

# 5117 Business Center Dr

Fairfield, CA 94534

**FOR LEASE**

Freestanding 4,400 SF building | Existing drive-through | Adjacent to Costco | Visibility along I-80



**Terrence Tallen**  
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**Retail | For Lease**



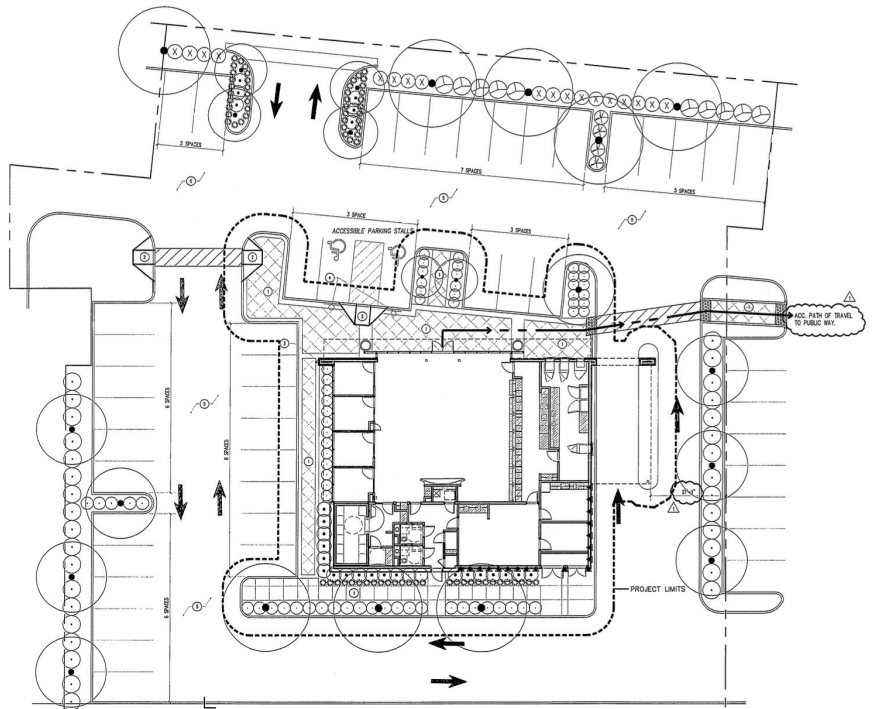
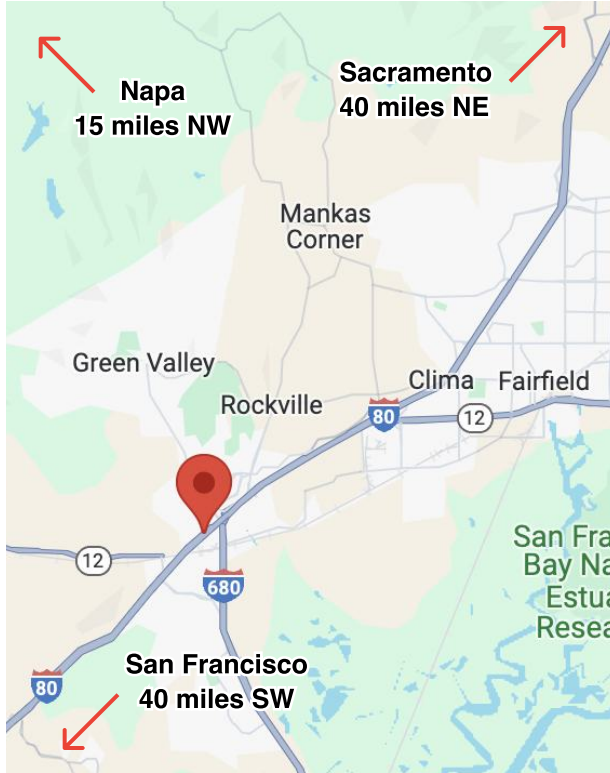


# Property Highlights






- Freestanding 4,400 SF building with existing drive-through
- Fronting high volume Costco
- Center is located off of Green Valley Road and Interstate 80 at the junction with Interstate 680
- I-80 Visibility, I-80 traffic counts 186,000 ADT
- Adjacent to Green Valley Crossing shopping center (Safeway, CVS, TJMaxx anchors)
- Low vacancy in the area, 1st time on the market in 20 years
- 48 parking spots

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## 2023 Estimated Demographics

Radius	2-Miles	4-Miles	6-Miles
 Population	14,516	25,560	51,463
 Daytime Population	20,340	33,310	67,656
 Businesses	574	938	2,456
 Households	4,813	8,278	17,087
 Avg HH Income	\$155,677	\$163,953	\$142,702

\*Source: FastReport

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# Regional Commercial | For Lease



**Amble Parking | Great Visibility | Drive-through**

## Contact Us

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