

# 1455 OLIVER ROAD | FAIRFIELD, CA FAIRFIELD WEST PLAZA

## ±29,536 SF Class 'A' Office Building



### THE OFFERING

JLL, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 1455 Oliver Road, a two-story, Class “A” office building totaling 29,536 rentable square feet. The purchase price of the property is \$6,250,000 (\$211.60 psf), which is significantly below the property’s estimated replacement cost. The building was substantially remodeled in 2015, and is currently 79% leased to three well known, credit-worthy tenants with long-term leases in place, including First Northern Bank, Papyrus Recycled Greetings, Inc., and Wells Call Injury Lawyers.

The Property is strategically situated in Fairfield West Plaza, within the central business district region of Fairfield, less than 0.5 miles from Interstate 80, one of the major thoroughfares throughout the San Francisco Bay Area Region.

Fairfield’s centralized location, which is the midpoint between Sacramento and San Francisco, allows it to draw beyond the local economy that attracts regional office demand, healthcare and government type service operators with its proximate location to Travis Air Force Base in Fairfield. The local government has a reputation as supportive, creative and sophisticated in its dealings with local businesses. These are just a few of the many ingredients that continue to draw major firms to the Fairfield region.

The Property offers investors a quality, remodeled Class “A” office building with stable, diversified in-place income, credit worthy tenants, flexible suite sizes, and located directly in the path of the Bay Area’s projected future growth.

**Offers will be reviewed and responded to when received.  
Tours of the property can be arranged at Buyer’s earliest convenience.**

### INVESTMENT HIGHLIGHTS

- Remodeled class ‘A’ office building
- Three long-term leases; 79% leased
- ±6,207 SF available for occupancy (divisible to ±2,316 SF)
- Prominent location and visibility
- Located less than 0.5 miles from I-80
- Outstanding retail amenities within a short walking distance from the Property

### FINANCIAL SUMMARY

TOTAL NET RENTABLE AREA (RSF):	29,536 rsf
PERCENT LEASED:	79%
TENANCY	Three tenants
CURRENT NET OPERATING INCOME	\$250,611.00
PROJECTED NET OPERATING INCOME	\$425,648.00*

\* For the 12 month period commencing Jan 1, 2025



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