

OFFERING MEMORANDUM

1798 Blossom Avenue

Fairfield, California 94533

4.85 Acres | Residential High Density (RH)
\$2,400,000 | 15–22 Units/Acre
APN: 0037-070-030



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INVESTMENT OVERVIEW

1798 Blossom Avenue presents a compelling opportunity to acquire an entitled-ready multifamily development site in one of the North Bay's most active residential markets. The approximately 4.85-acre parcel is zoned RH (Residential High Density), allowing 15 to 22 dwelling units per acre, and is positioned for near-term development with an existing SB330 pre-application already on file.

The property benefits from strong infill characteristics — a level, rectangular lot with direct access from Blossom Avenue, walking distance to schools, parks, and shopping, and proximity to both I-80 and I-680. The site sits within a community experiencing significant housing demand driven by Travis Air Force Base, NorthBay Healthcare, and broader Bay Area workforce migration into Solano County.

PROPERTY OVERVIEW

Address	1798 Blossom Avenue, Fairfield, CA 94533
County	Solano
APN	0037-070-030
Lot Size	4.85 Acres (211,266 SF)
Zoning	RH (Residential, High Density)
General Plan	High Density Residential (HDR)
Density Range	15–22 dwelling units per acre
Asking Price	\$2,400,000
Price Per SF	\$11.36/SF
Price Per Acre	\$494,845/Acre
Topography	Level, rectangular infill lot
Shape	Rectangular with frontage on Blossom Avenue
Gross Property Area	4.96 Acres (per conceptual site plan)
Net Buildable Area	3.96 Acres (excl. ROW & wetlands)
Wetlands	0.745 acres total (USACE verified 12/18/2019)
Comments	SB330 pre-application on file (Workbench, 134 units)

SITE DESCRIPTION & ACCESS

The property is a level, rectangular infill parcel with approximately 4.85 acres of listed land area (4.96 acres gross per the conceptual site plan). The site has direct frontage and access from Blossom Avenue. Two seasonal wetlands have been identified and delineated by LSA Associates and field-verified by the U.S. Army Corps of Engineers on December 18, 2019: SW 1 (32,350 SF / 0.743 acre) on the eastern portion, and SW 2 (90 SF / 0.002 acre), totaling 0.745 acre. The net buildable area, excluding right-of-way and wetlands, is approximately 3.96 acres.

Utilities

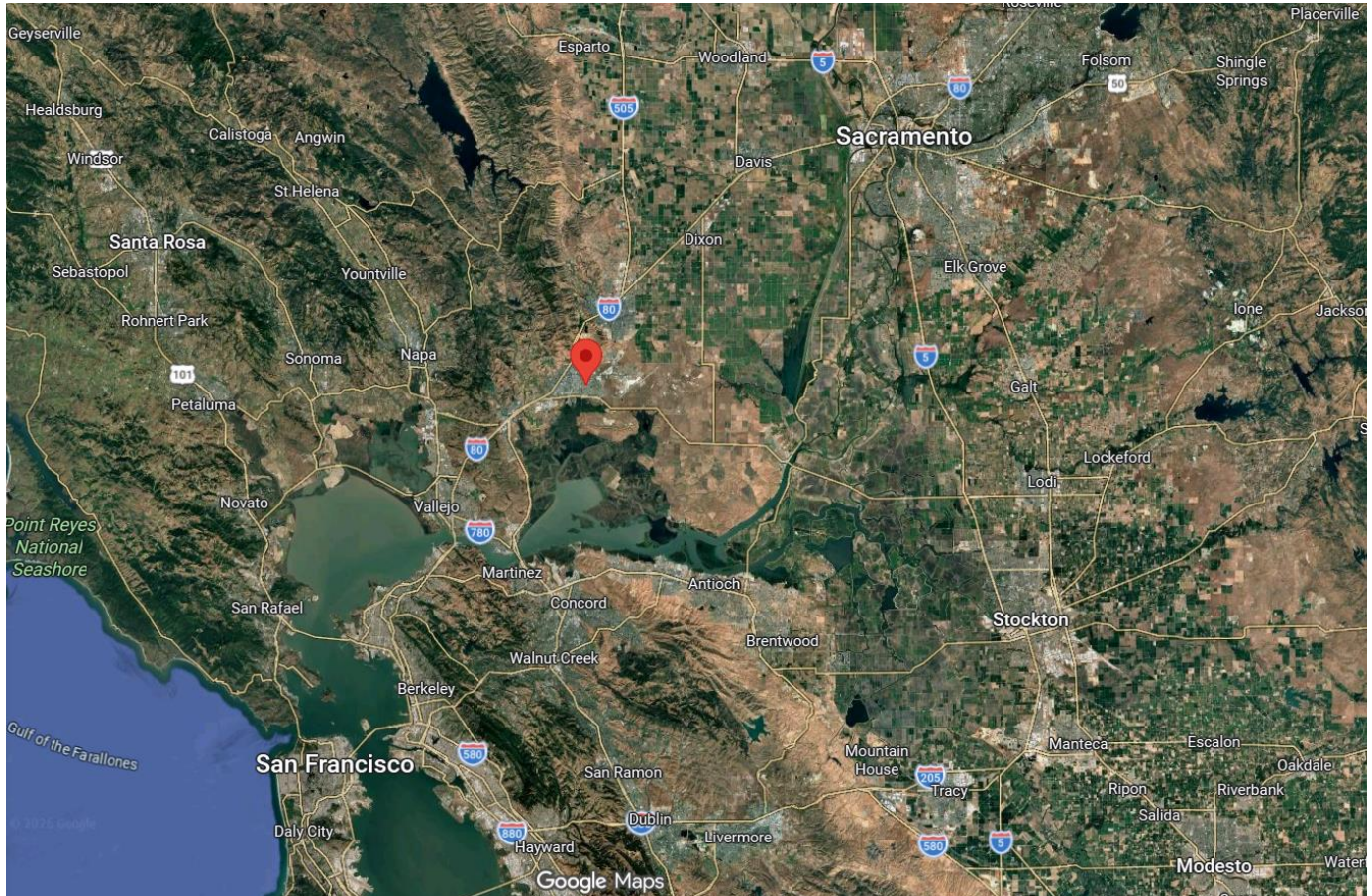
Water	City of Fairfield
Sewer	Fairfield-Suisun Sewer District
Gas	PG&E
Electric	PG&E
Storm Drain	City of Fairfield



TRANSPORTATION & ACCESS

Fairfield is strategically located at the intersection of two major interstate corridors: I-80 (connecting San Francisco to Sacramento) and I-680 (connecting to the Tri-Valley and South Bay). The city is often described as the midpoint between San Francisco and Sacramento.

Highway 12	Less than 1 mile
I-80 Access	5 miles to I-80 interchange
I-680 Access	8 miles to I-680 interchange
Sacramento	43 miles east (45 min drive)
San Francisco	50 miles southwest (60–90 min drive)
Oakland	40 miles southwest
Travis Air Force Base	4 miles east
Downtown Fairfield	3.7 miles / 8 min drive
Vacaville	10.3 miles / 14 min drive
Napa	25 miles northwest
Walnut Creek (via I-680)	30 miles south
Airports	Sacramento Intl (40 mi) / SFO (via freeway & transit)
Amtrak	Suisun-Fairfield & Fairfield/Vacaville stations
Public Transit	FAST (Fairfield & Suisun Bus Transit)



DEVELOPMENT POTENTIAL

The RH zoning designation supports significant multifamily development potential. The following table illustrates estimated unit counts under various development scenarios:

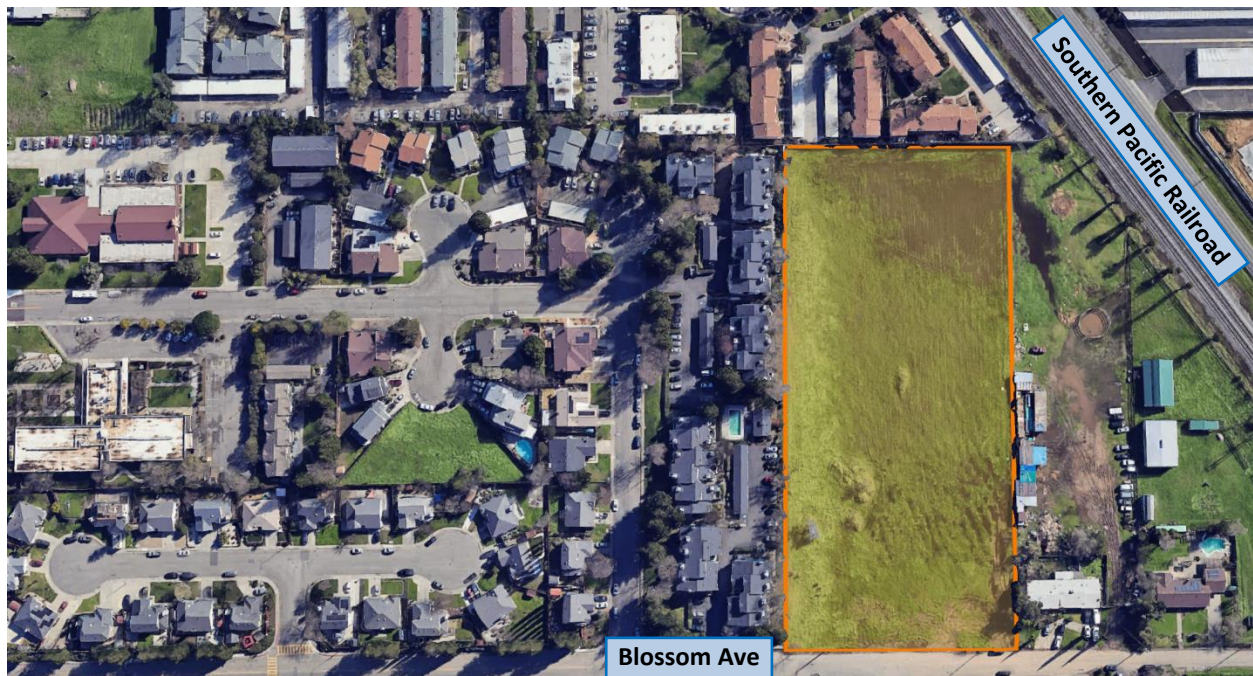
Scenario	Estimated Units
Total Site Area	4.85 Acres (211,266 SF)
Minimum Density (15 units/acre)	73 units
Maximum Density (22 units/acre)	107 units
With State Density Bonus (50%)	Up to 160 units

State Density Bonus (Gov. Code §65915)

California's Density Bonus Law allows developers to exceed the base density by up to 50% in exchange for including affordable units in the project. The bonus percentage depends on the level of affordability commitment:

- Very Low Income: 5% set-aside = 20% bonus, up to 15% set-aside = 50% bonus
- Low Income: 10% set-aside = 20% bonus, up to 24% set-aside = 50% bonus
- Moderate Income: 10% set-aside = 5% bonus, up to 44% set-aside = 50% bonus

In addition to the density bonus, developers may qualify for reduced parking standards, concessions on development standards (height, setback, lot coverage), and waivers of development standards that would physically preclude the project at the proposed density.





ZONING & LAND USE

The property is zoned RH (Residential, High Density) under the City of Fairfield Zoning Ordinance, Chapter 25. The RH district is intended for multifamily development such as apartments and condominiums, typically located along major collector and arterial roads, adjacent to neighborhood-serving uses, and near employment centers.

Permitted Uses

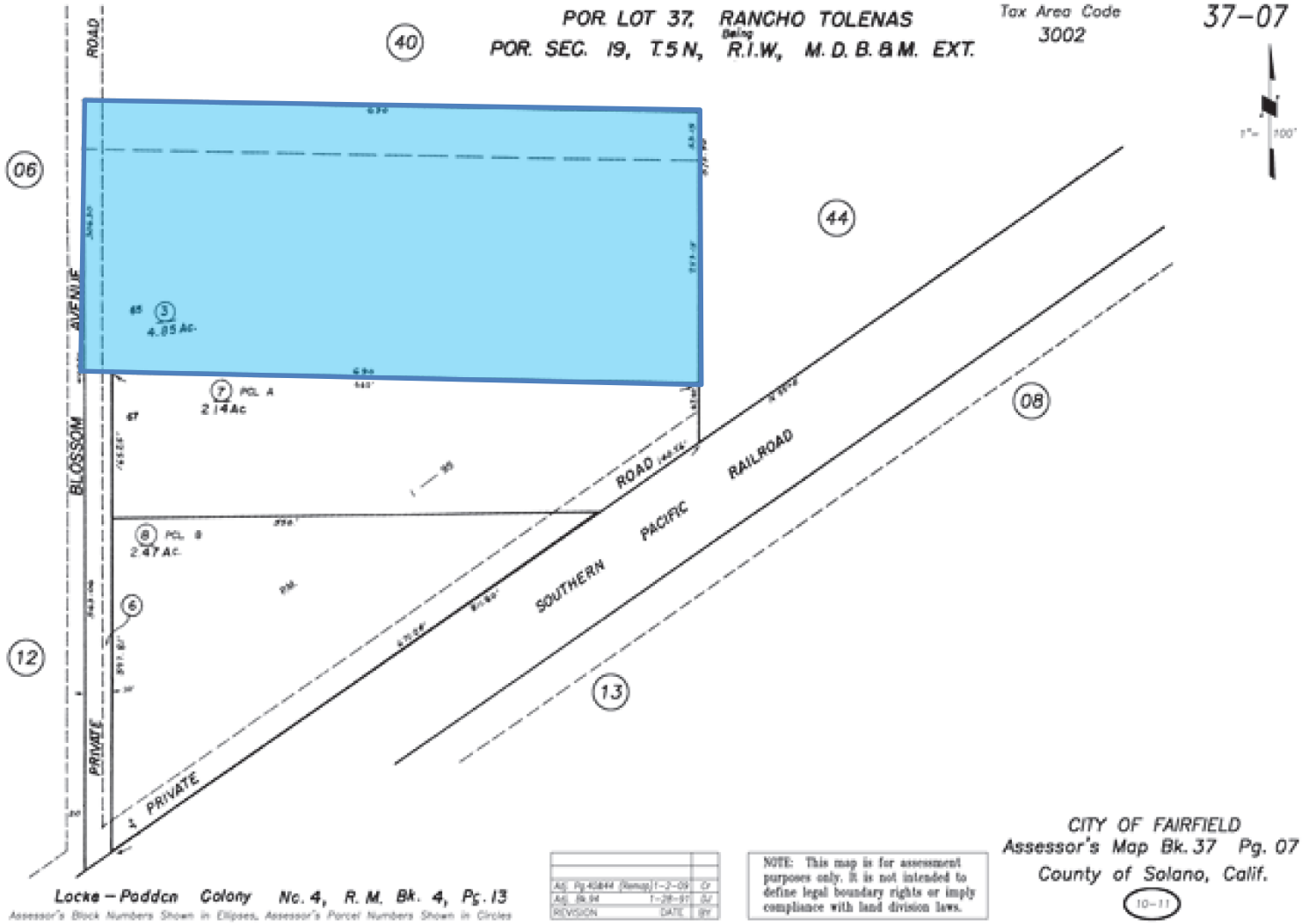
- Multifamily Dwellings (Apartments, Condominiums, Townhomes)
- Senior Housing and Assisted Living Facilities
- Residential Care Facilities
- Public and Quasi-Public Uses (Parks, Schools, Community Facilities)
- Home Occupations (subject to standards)
- Accessory Dwelling Units

Development Standards (RH District — Chapter 25)

The following standards apply to the RH zoning district per the Fairfield Zoning Ordinance. Buyers should verify all standards with the City of Fairfield Planning Division for any project-specific variations.

Standard	RH District
Density Range	15–22 dwelling units per acre
Maximum Height (Principal)	45 ft
Maximum Height (Accessory)	30 ft
Front Setback (Building)	20 ft from property line abutting road
Front Setback (Parking)	15 ft from property line abutting road
Interior Side Setback (Building)	15 ft
Interior Side Setback (Parking)	2 ft
Parking (1-BR)	1.5 spaces per unit
Parking (2/3-BR)	2.0 spaces per unit
Visitor Parking	1 space per 7 units
Open Space	Required per multifamily standards

PLAT MAP





INCLUSIONARY HOUSING STATUS

As of March 2026, Fairfield's inclusionary housing ordinance (proposed Chapter 5F) remains in draft form and has not been adopted. The published municipal code shows Chapter 5F as "Mobile Food Vending and Licensing," confirming the inclusionary housing ordinance has not yet been codified. This means there is currently no mandatory affordable unit requirement for new residential development in Fairfield.

This is a notable advantage for developers, as many neighboring jurisdictions have adopted inclusionary housing requirements that mandate 10–15% of units be set aside as affordable. The absence of such a requirement in Fairfield provides additional flexibility in project underwriting and unit mix planning.

Contact for updates: LaTanya Terrones, ltarrones@fairfield.ca.gov

ACTIVE DEVELOPER INTEREST (SB330 PRE-APPLICATION)

There is demonstrated developer interest in this site. Workbench, a residential developer, has filed an SB330 pre-application for 134 units (1 and 2-bedroom homes) at this address, totaling approximately 149,058 gross square feet. The project is designed as a three-story building with tuck-under and surface level parking.

Developer	Workbench
Application Type	SB330 Pre-Application
Unit Count	134 units (1 and 2-bedroom)
Gross Square Feet	149,058 SF
Building Type	Three-story with tuck-under parking
Density Achieved	27.6 units/acre (with density bonus)
Project Website	workbenchbuilt.com/1798-blossom

Note: The Workbench pre-application demonstrates the site's development feasibility and provides a reference point for density, building type, and site planning. The SB330 pre-application locks in the development standards and zoning in effect at the time of submittal, providing regulatory certainty for any subsequent formal application.

Environmental Note: The site contains two seasonal wetlands (0.745 acres total, USACE verified 12/18/2019). Workbench's plans include a lot line adjustment to separate the existing parcel into two lots, allowing development on one lot while the wetlands remain on a separate, undeveloped parcel.

LOCAL HOUSING MARKET & COMPARABLE DEVELOPMENT

Fairfield's housing market reflects strong demand driven by its strategic location between San Francisco and Sacramento, the presence of Travis Air Force Base, and growing healthcare and logistics employment. The city has attracted multiple multifamily development projects in recent years.

Market Indicators

Metric	Fairfield Market
City Population (2024)	122,646
Median Household Income	\$101,895
Median Home Price (2025)	\$624,000
10-Year Annual Appreciation	6.6%

Recent Multifamily Development Activity

- Green Valley 3 Apartments: 185 units proposed on 5.78 acres in Green Valley Corporate Park.
- Parkside Flats: 168 affordable units on 4.82 acres at Woolner Avenue and Gregory Lane (6 three-story buildings).
- Fair Haven Commons (MidPen Housing): 72-unit affordable community, now open — MidPen's third development in Fairfield.
- Multiple SB330 and density bonus applications in process across the city, reflecting strong developer interest in the market.

LOCATION HIGHLIGHTS & NEARBY AMENITIES

The property is located in an established residential area of Fairfield with convenient access to schools, parks, shopping, and major employment centers.

City	Fairfield, CA (Population 122,646)
County	Solano County
Nearby Schools	Grange Middle School (walking distance)
Nearby Parks	Tabor Park (walking distance)
Shopping	Solano Town Center, Gateway Plaza (Trader Joe's), Waterman Village (Safeway)
Interstate Access	I-80 (5 mi), I-680 (8 mi), Hwy 12 (<1 mi)
Travis Air Force Base	4 miles east (major economic driver)
NorthBay Medical Center	Major employer — adjacent to property area
Solano Community College	4 miles south
Amtrak / Capitol Corridor	Suisun-Fairfield station
Sacramento	43 miles east
San Francisco	50 miles southwest



FAIRFIELD DEMOGRAPHICS & ECONOMY

Fairfield is the largest city in Solano County and serves as the county seat. The city's economy is diversified across military (Travis AFB), healthcare (NorthBay Health), government, education, and a growing logistics and distribution sector along the I-80 corridor.

- Population: 122,646 (2024 estimate), with steady growth driven by housing affordability relative to Bay Area core markets.
- Median Household Income: \$101,895, well above the national median.
- Major Employers: Travis Air Force Base, NorthBay Healthcare, Kaiser Permanente, Genentech, Jelly Belly, Anheuser-Busch, Guittard Chocolate, Novici Biotech, Sutter Health, Janssen Pharmaceuticals.
- Travis AFB: Total economic impact of \$1.65 billion, \$111 million in contracts to local businesses, 40,000 active duty and civilian employees. 44% of Travis personnel live in the Suisun-Fairfield-Vacaville area, generating significant demand for off-base housing.
- Housing Demand: Fairfield's median home price of \$624,000 represents a significant discount to Bay Area core markets, attracting both homebuyers and renters priced out of San Francisco, Oakland, and the Tri-Valley.

CITY CONTACT

For development inquiries, developers are encouraged to contact the City of Fairfield Planning Division for pre-application consultation and project review.

Planning Division	City of Fairfield, Community Development
Phone	(707) 428-7461
Email	planning@fairfield.ca.gov
Inclusionary Housing	LaTanya Terrones — lterrones@fairfield.ca.gov
Website	www.fairfield.ca.gov
Zoning Ordinance	Chapter 25 — Zoning Ordinance

DISCLAIMER: The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. Tamarack Real Estate has not verified, and will not verify, the information and makes no representation or warranty regarding its accuracy. All potential buyers must verify the information and perform their own due diligence, including but not limited to confirming zoning standards, development standards, and environmental conditions with the City of Fairfield. This document does not constitute an offer to sell or a solicitation to purchase. Projected development scenarios are estimates only and subject to City review, environmental review, and applicable state and local regulations.