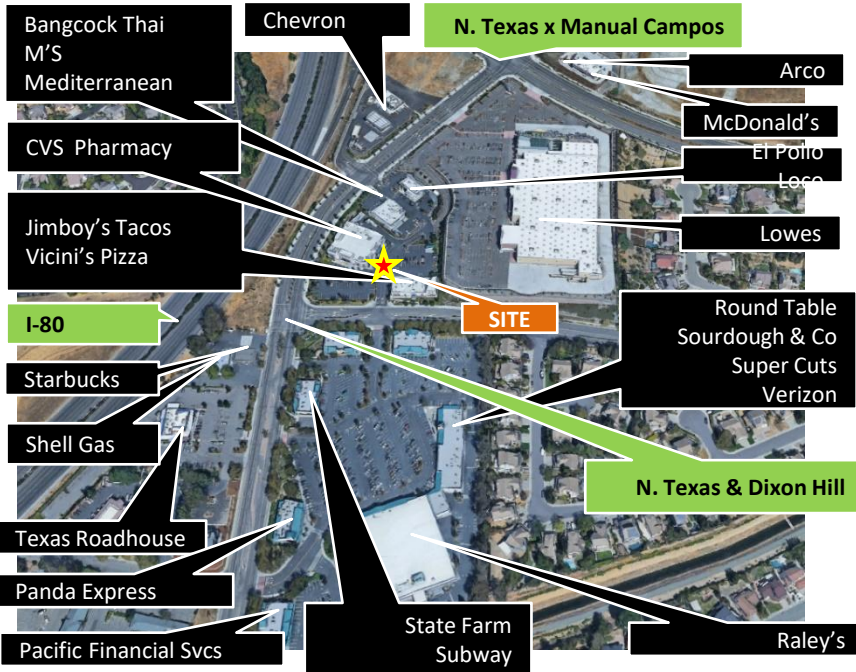


## RETAIL SPACE FOR LEASE - ANCHORED CENTER



**Hillside Terrace** is a modern major pharmaceutical-anchored retail center situated at a busy signalized intersection with impressive surrounding retailers. Situated at corner of N. Texas and Dickson Hill Rd.

**3344 N. Texas** is a freeway visible building at a signalized intersection. Ste D is an interior facing space with open floor plan and ample window line. Sorry no nail salons.



### Property Features

Building Size	5,848 sf
Features	<ul style="list-style-type: none"> <li>• Easy access to I-80</li> <li>• Great Signage</li> <li>• High Traffic Area</li> <li>• Good Parking</li> <li>• On Site Parking</li> </ul>
Suite D 1,138sf	\$1.50/sf/mo + NNN Former Hair Salon Suite, Open Retail Floor Plan, Semi-Private Office

FOR MORE INFORMATION,  
 PLEASE CALL: 707-469-8000

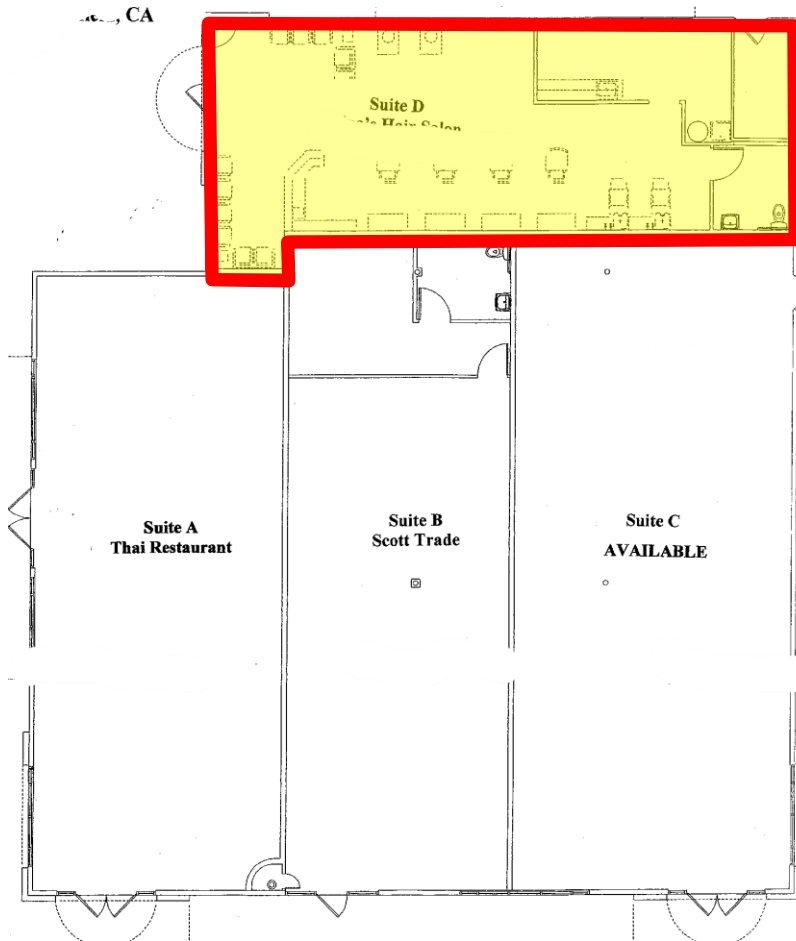
Spectrum Properties  
 Commercial Real Estate Services

785 Alamo Dr. Ste. 170  
 Vacaville, CA 95688  
[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)

The depiction in the included photograph of any person, entity sign, logo, or property other than Spectrum Properties (S.P) client, and the property offered by S.P, is included only, and it not intended to connote any affiliation, connection, association, sponsorship or approval, by or between that which is incidentally depicted and S.P or it's clients. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker expect if otherwise provided pursuant to the express terms, rates and conditions of S.P agreement with it's principal, if, as and when such commission (if any) is actually received form such principal.

3344 N. Texas St.  
Fairfield, CA 94533  
Ste. D – 1,138sf

OFFERED FOR LEASE BY  
**SPECTRUM PROPERTIES**



←—————→  
N. Texas St.

3344 N. Texas St.  
Site Plan

OFFERED FOR LEASE BY  
**SPECTRUM PROPERTIES**

