



**2525 N TEXAS ST**

FAIRFIELD, CA

RETAIL FOR LEASE

**±20,000 SF**

# PROPERTY HIGHLIGHTS



Modern looking facade.



National Credit Co-tenancy.



Across the street from a Walmart achieving 2.3M visitors annually.

2nd highest visited Walmart within 15 Miles.



Thriving activity in the existing tenants:

*Smart & Final* has **36,500** visitors monthly.

*Planet Fitness* has **32,000** visitors monthly.

*Dollar Tree* has **19,000** visitors monthly.

*DD's Discounts* has **15,000** visitors monthly.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	26,512	109,954	134,525
Avg. HH Income	\$93,221	\$111,108	\$115,259
Daytime Population	4,094	31,626	43,516

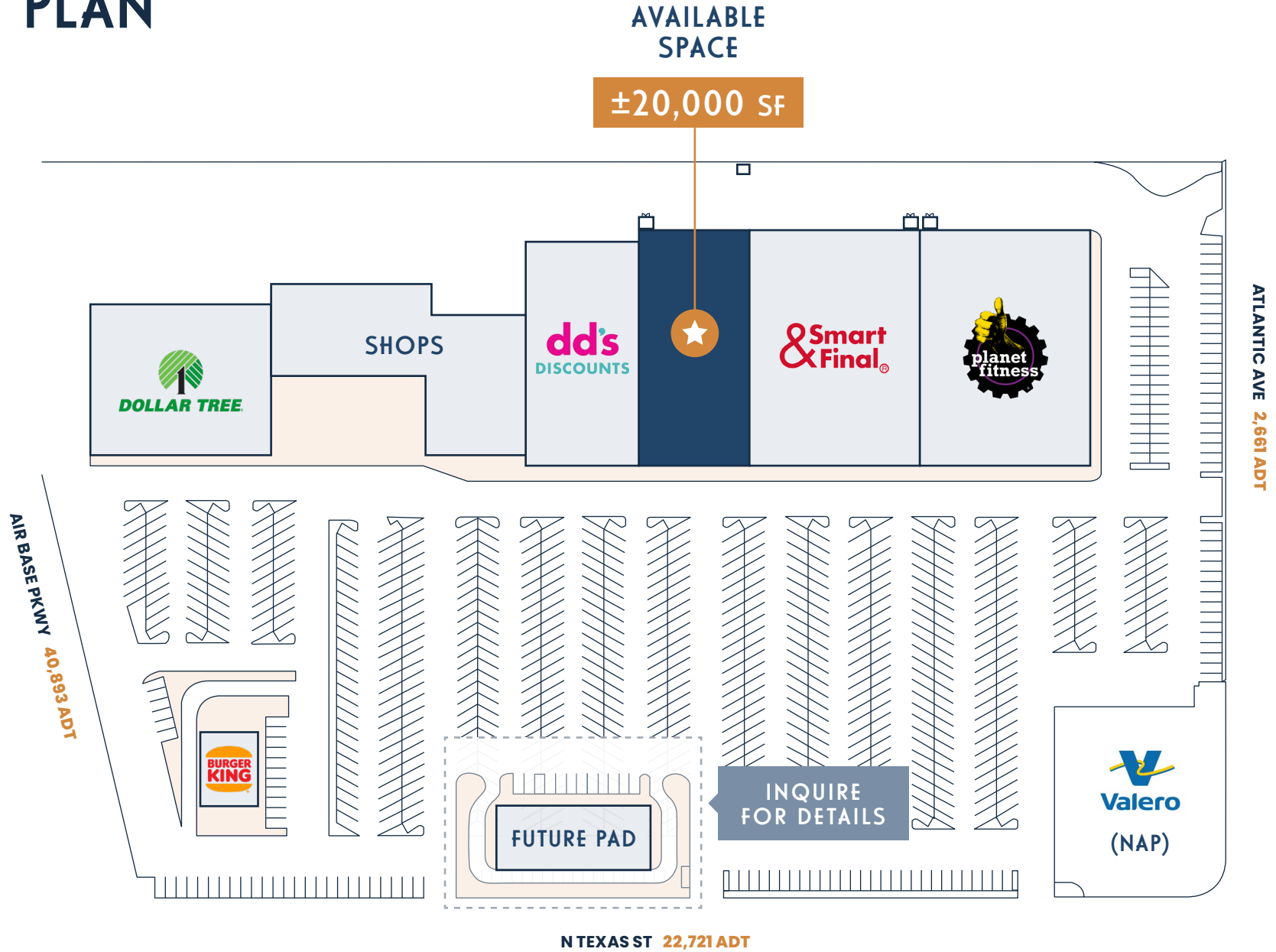
## TRAFFIC COUNTS

Source: 2023 Esri.

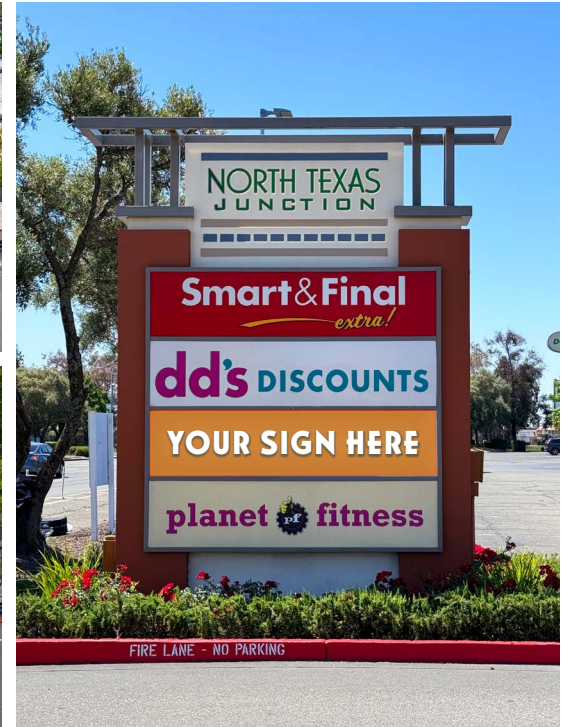
N Texas St	22,721 ADT
Air Base Pkwy	40,893 ADT
Atlantic Ave	2,661 ADT



# PROPERTY SITE PLAN



# PROPERTY GALLERY





**NORTH TEXAS JUNCTION**

Smart & Final  
planet fitness  
dd's DISCOUNTS  
BURGER KING  
DOLLAR TREE

**2525**  
N TEXAS ST

N TEXAS ST 22,721 ADT

ATLANTIC AVE 2,661 ADT

AIR BASE PKWY 40,893 ADT

CEMENT HILL RD

E ATLANTIC AVE

DWIGHT D. EISENHOWER HWY



PUBLIC SAFETY ACADEMY



TRAVIS CREDIT UNION



Bank of America



FAIRFIELD HIGH SCHOOL



DOVER ELEMENTARY SCHOOL



**GATEWAY COURTYARD**



**RALEY'S PLAZA**



**2525  
N TEXAS ST**

**GATEWAY PLAZA**



**SUNSET CENTER SHOPPING MALL**



**SOLANO TOWN CENTER**



**TRAVIS  
AIR FORCE  
BASE**



**HERITAGE PARK SHOPPING MALL**



# 2525 N TEXAS ST

FAIRFIELD, CA



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