

FOR LEASE 27,045 SQ FT Former Big Lots

Fairfield Corners Shopping Center, 1500 Oliver Road, Fairfield, CA 94534



PROJECT FEATURES

- Well located. Easy I-80 Access on Oliver Road.
- Located in the Wood Creek neighborhood, one of Solano County's most desirable neighborhoods.
- Located adjacent to a very successful Crunch and several of Fairfield's favorite restaurants including Favala Mexican, Mary's Pizza and more.
- Excellent Zoning: CC – Community Commercial



TALLEN
CAPITAL PARTNERS, LLC
RETAIL INVESTMENT PROPERTY ADVISERS, INC.
CA BRE LIC #01927287

Terrence Tallen
CA BRE LIC #01926021
Tel: 415-286-0712



<https://tallencapital.com>

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AERIAL MAP VIEW

AVERAGE DAILY TRAFFIC COUNTS:

I-80 at Travis
175,000 vehicles
per day*

Adjacent to the
Project on Oliver Rd
14,213 vehicles
per day

Just East of the
Project on Travis Blvd
18,344 vehicles
per day

*Source: ESRI Traffic Count
Profile 2024-2025



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RETAIL TRADE AREA MAP

NEARBY FEATURED RETAILERS:

- DICK'S SPORTING
- 24 HR. FITNESS
- REGAL CINEMA
- OLD NAVY
- MACY'S
- DAVE & BUSTER'S
- WORLD MARKET
- BARNES & NOBLE
- AARON BROTHERS
- ROSS
- MICHAELS
- TRADER JOE'S
- CVS
- PETCO
- WALGREENS
- TARGET
- HOME DEPOT
- BEST BUY



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TENANT ROSTER

ANCHOR Crunch



A Mary's Pizza Shack



B Favela's Fusion
Mexican Restaurant



C Patina Home & Garden



D Avalanche
Frozen Yogurt



PAD FedEx Office



PROPERTY FEATURES

- Ideal Size at 27,045 square feet.
- Significant frontage.
- New Roof in 2022
- New Electric room in 2022
- Dock High Loading
 - Two Docks and Truck Well
- Significant Buildout
- Excellent Condition
- Ideal Flagship Location for Expanding Retailers
- Sited on 4.03-acres
- Great Neighborhood
- Ample Parking 303 Spaces
- Established Crunch Fitness (Adjacent)



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