

AVAILABLE FOR SALE

Busch Campus Park

540 CHADBOURNE ROAD, FAIRFIELD, CA 94534

HIGHWAY 12 & CHADBOURNE ROAD

LAND



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CBRE

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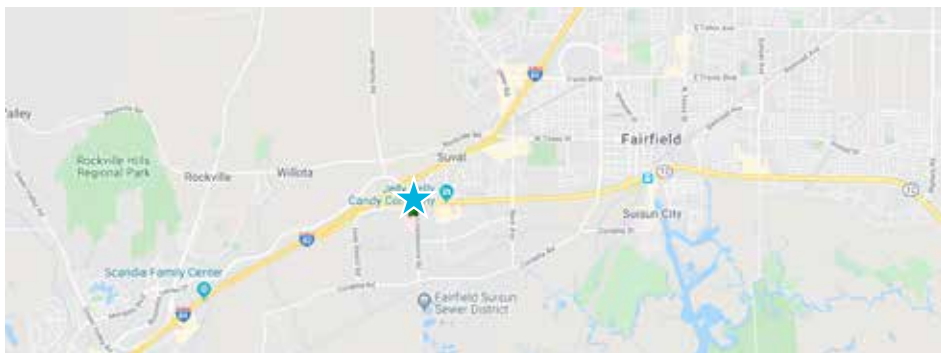


HIGHWAY 12 VISIBILITY

- + **±3.77 Acres**
- + **APN 0028-761-340 and 0028-761-370**
- + **Asking price: Call Broker**

PROPERTY HIGHLIGHTS

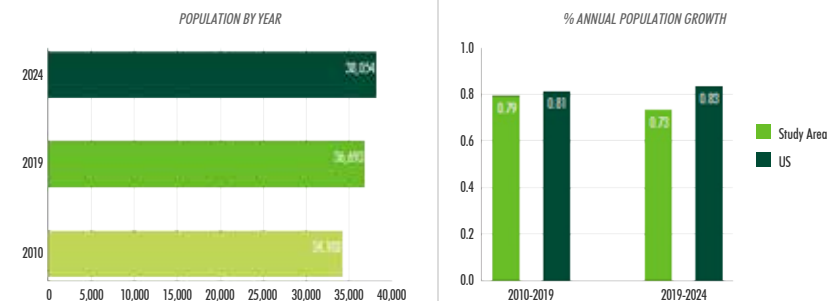
- + Development opportunity with convenient access to I-80 and Highway 12
- + Zoned IBP (Industrial Business Park)
- + Potential uses intended for master-planned business and industrial parks in campus-like settings. Suitable for office, R&D, limited distribution, light manufacturing and assembly (Contact City to verify use)
- + Signalized intersection at Chadbourne Rd & Entrance to Busch Campus Park
- + Nearby businesses include Jelly Belly Candy Company, Kaiser, Sutter Healthcare, Guittard Chocolate Company, Anheuser Busch, Abbott, Bimbo Bakeries, CarMax, Ford Fairfield, Mercedes-Benz of Fairfield



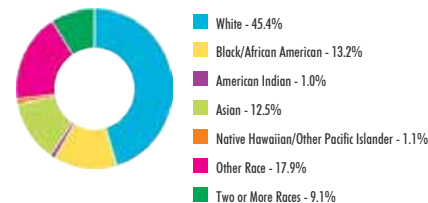
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Demographics 3 Mile

POPULATION



RACE & ETHNICITY



35.3% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$73,199
MEDIAN HOUSEHOLD INCOME

\$30,948
PER CAPITA INCOME

HOME OWNERSHIP

53.2%
OWNER-OCCUPIED UNITS

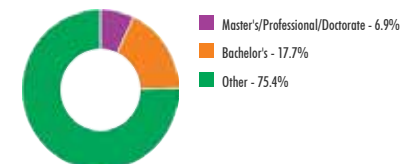
EMPLOYMENT

26,331 EMPLOYEES

2,201 BUSINESSES

6.5% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



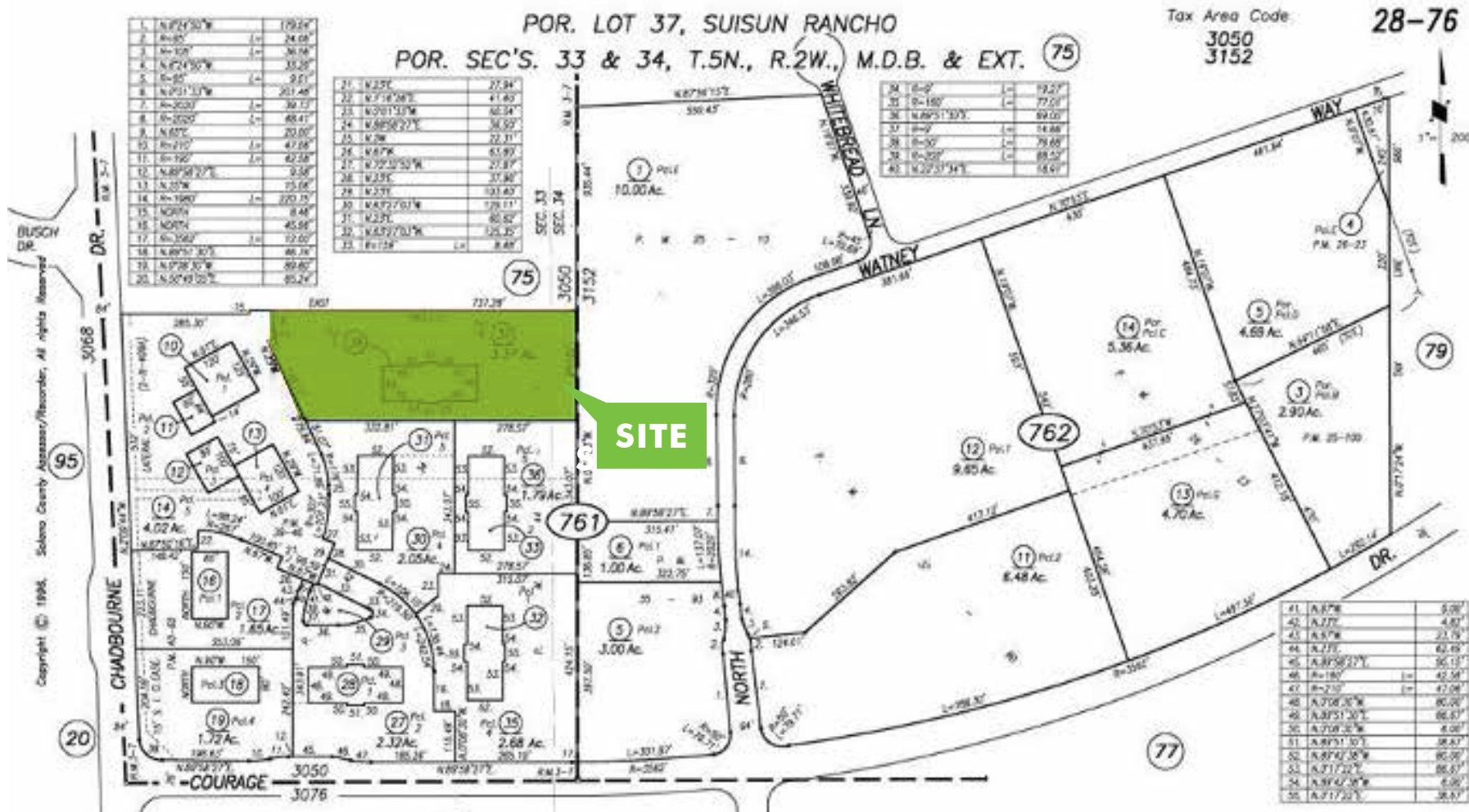
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