

# 5054

PEABODY RD  
FAIRFIELD, CALIFORNIA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



45,350± SF BUILDING ON 9.88 ACRES

# PRESENTED BY

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# PROPERTY HIGHLIGHTS



**\$8,750,000**  
Asking Price



**±45,350 SF**  
Total Building Area



**9.88 Acres (±430,372 SF)**  
Lot Size



**1,600+Amps/480V/3-Phase**  
Heavy Power (To Be Verified)



**5 Dock High/7 Grade Level**  
Doors



**Truck Servicing Bay/Truck Wash**  
Amenities

# THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 5054 Peabody Road (The Property”), located in the city of Fairfield, CA. Located off the Interstate 80 Freeway, the Property offers an exceptionally convenient location between the Bay Area and Sacramento. Located 48 miles from Oakland, 35 miles from Sacramento, 25 miles from Napa, 7 miles from the I-505 interchange in Vacaville, and 4.8 miles from CA-12 in Suisun. Built in 1981, this 45,350 square foot property situated on 9.88 acres offers an uncommon opportunity for an owner-user, investor, or developer to acquire a rare property type in an excellent location. The Property features concrete block construction, heavy power, Five (5) dock high doors, Seven (7) grade level doors, a truck wash, and a truck/equipment servicing bay. An owner-user can utilize the diverse assets the Property offers by bringing their manufacturing, storage, logistics and equipment maintenance together. Conversely, an investor can acquire a property that is highly sought after by a wide array of different tenants, and add value by leasing the property to a single tenant or multiple tenants to achieve an optimized return on investment. When the location is ready for redevelopment, an investor can benefit from receiving years of cash flow while the property’s value has been increasing in developer demand.

# INVESTMENT HIGHLIGHTS



## Exceptional Owner-User Opportunity

Rare opportunity for a user to acquire a large diversified building footprint on a large parcel.



## Future Development Potential

An investor/developer can redevelop the property in the future in accordance with the train station specific plan (Mixed-Use possible)



## Value-Add Opportunity

An investor can make improvements to the property to minimize their downtime and maximize their stabilized value.

# LOCATION HIGHLIGHTS



## I-80

Located just 4.3 miles from Interstate 80, the Property is central between the core Bay Area and Sacramento.



## I-505

Located just 7 miles from the Interstate 505, offering convenient access to Interstate 5.





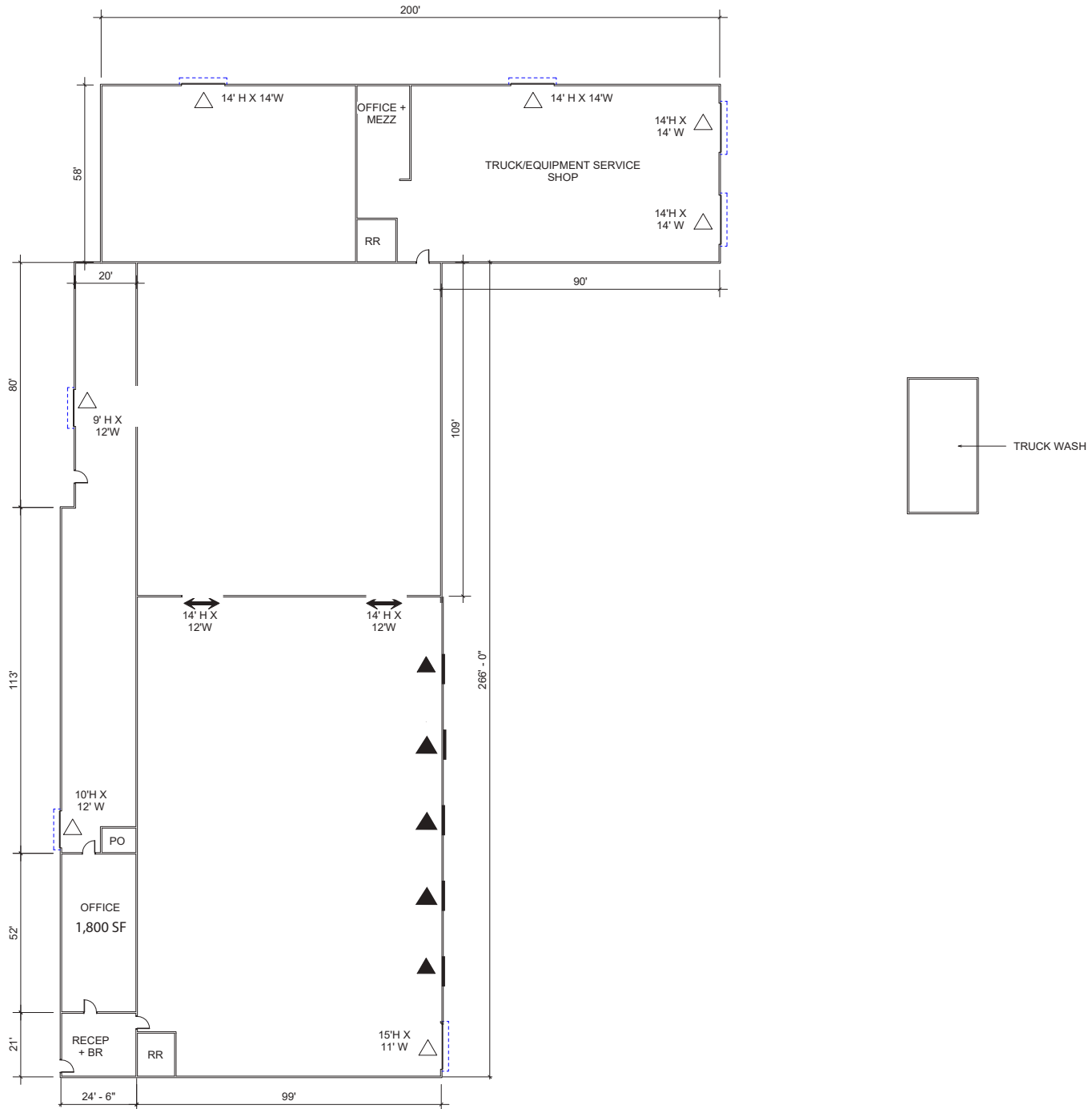
# PROPERTY OVERVIEW

Address	5054 Peabody Rd Fairfield, CA
APN	0166-080-050
Building Size	45,350
Parcel Size	9.88 Acres (430,372 SF)
Year Built	1981
Percent Leased	Delivered Vacant at COE
Power	1,600+Amps/480V/3-Phase (To Be Verified)
Zoning	Train Station Specific Plan Area 3
Sprinklers	Partial (in rear warehouse)
Clear Height	18' - 20'

UTILITY/SERVICE	PROVIDER
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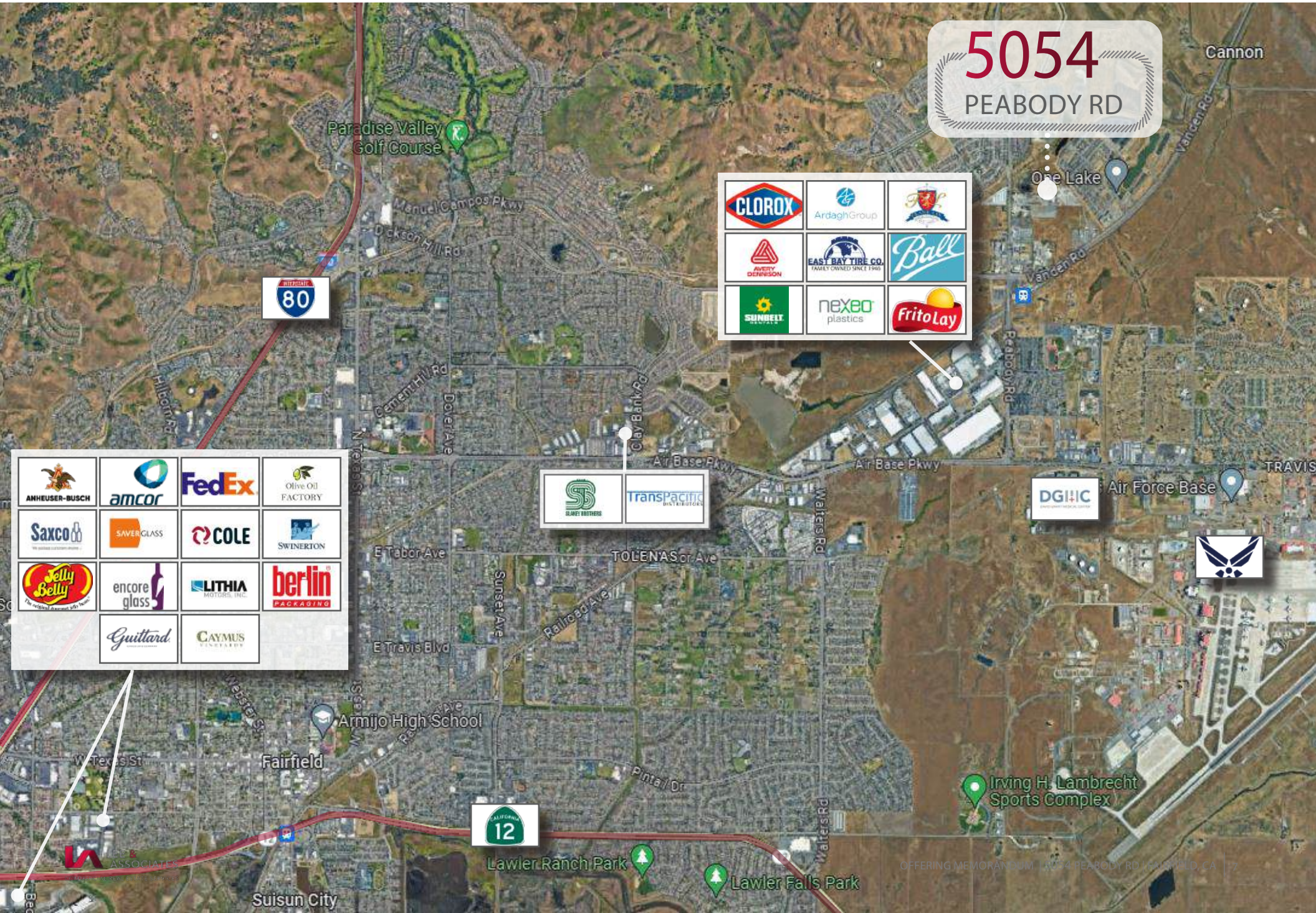
Electricity	PG&E
Gas	PG&E/Propane
Water	Well
Sewer	Septic

# FLOOR PLAN



△ = GRADE LEVEL DOOR      OFFERING MEMORANDUM | 5054 PEABODY RD | FAIRFIELD CA  
 ▲ = POCK HIGH DOOR (10'x10')

# AERIAL OVERVIEW



5054  
PEABODY RD


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# AERIAL OVERVIEW



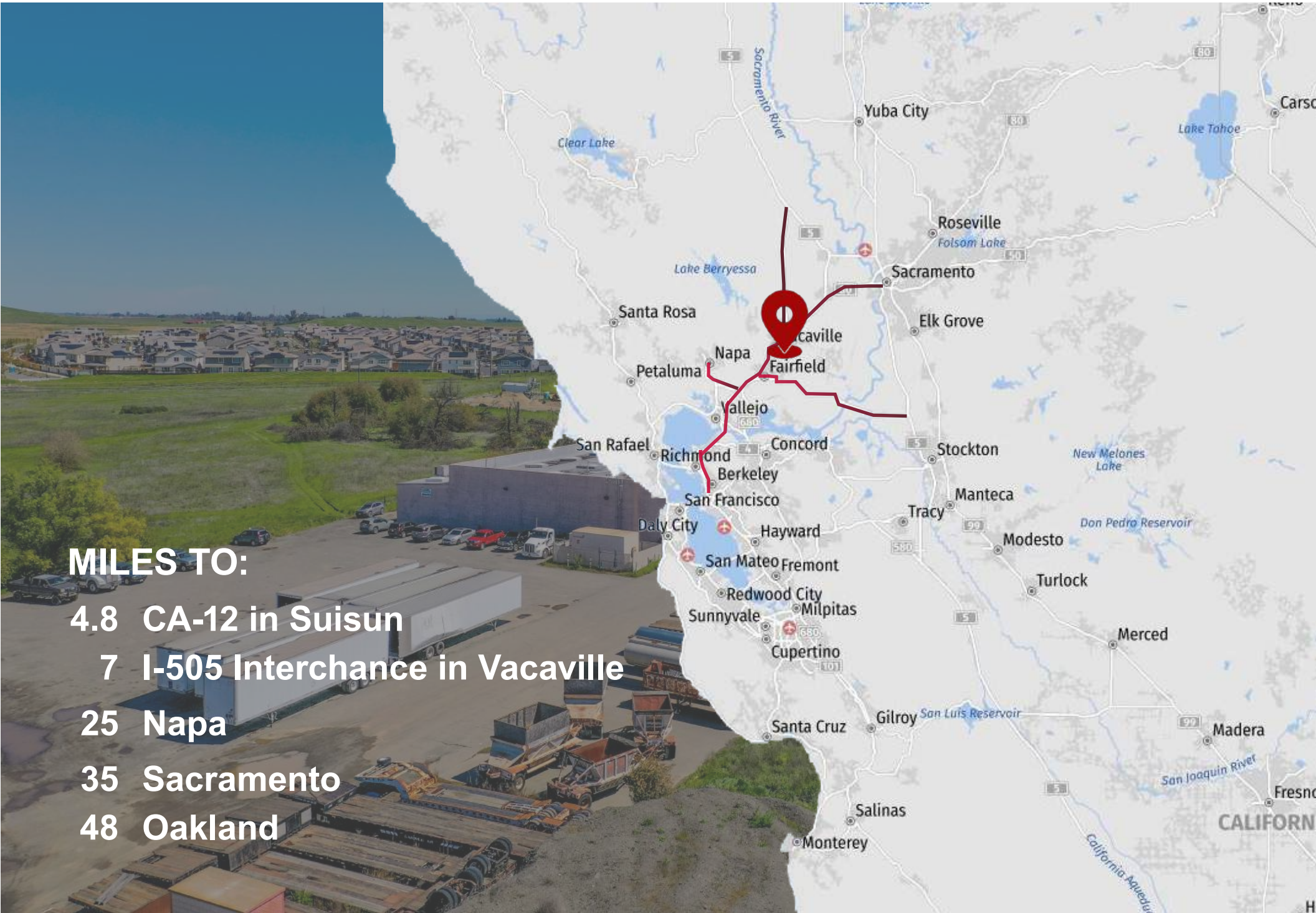
5054  
PEABODY RD



# PROPERTY PHOTOS



# LOCATION OVERVIEW



## MILES TO:

- 4.8 CA-12 in Suisun
- 7 I-505 Interchange in Vacaville
- 25 Napa
- 35 Sacramento
- 48 Oakland

# OWNER-USER COSTS (ESTIMATED)

Purchase Assumptions	Building PSF	Total
<b>Purchase Price</b>		\$8,750,000
<i>Tenant Improvement Cost</i>		\$453,500
<i>SBA Fees</i>		\$105,840
<b>Total Project Cost</b>		\$9,309,340
<b>Start-Up Costs</b>		
<i>Cash Down Payment (10%)</i>		\$920,350
<b>Monthly Costs</b>		
<i>Monthly Payment (6.15% Interest, 27.5 Yr Am)</i>	\$1.16	\$52,093
<i>Property Taxes</i>	\$0.18	\$8,293
<i>Operating Expenses</i>	\$0.25	\$11,250
<i>Tenant Rental Income - 4 Acres @ \$.15/SF</i>	\$0.58	\$26,136
<b>Total Monthly Costs</b>	<b>\$1.00</b>	<b>\$45,500</b>
<b>Monthly Ownership Benefits</b>		
<i>Monthly Depreciation Estimate</i>	\$0.31	\$13,766
<i>Interest Deduction 5 Yr Avg</i>	\$0.91	\$40,838
<b>Total Ownership Benefits</b>	<b>\$1.21</b>	<b>\$54,604</b>
<b>Total Effective Monthly Cost</b>	<b>\$0.20</b>	<b>\$9,104</b>

# INVESTOR PROFORMA CASH FLOW (ESTIMATED)

Suite	Tenant	Use	Square Feet	% of Property	Monthly Rent	Monthly PSF	Annual Rent	Annual PSF
Building	TBD	TBD	45,350	13.1%	\$38,548	\$0.85	\$462,570	\$10.20
Yard	TBD	TBD	300,000	100.0%	\$45,000	\$0.15	\$540,000	\$1.80
<i>Leased Space</i>			0	0.0%	\$0	\$0.00	\$0	\$0.00
<i>Vacant Space</i>			345,350	100.0%	\$83,548	\$0.24	\$1,002,570	\$2.90
<b>Totals &amp; Averages</b>			<b>345,350</b>	<b>100.0%</b>	<b>\$83,548</b>	<b>\$0.24</b>	<b>\$1,002,570</b>	<b>\$2.90</b>

## Income & Expense Summary

### Potential Gross Revenue

		PSF
<i>Scheduled Base Rental Revenue*</i>	\$1,002,570	\$22.11
<i>General Vacancy (3%)</i>	\$30,077	\$0.66
<b>Effective Gross Revenue</b>	<b>\$972,493</b>	<b>\$21.44</b>

### Operating Expenses

<i>None Per NNN Lease</i>	\$0	\$0.00
<b>Total Operating Expenses</b>	<b>\$0</b>	<b>\$0.00</b>

<b>Net Operating Income</b>	<b>\$972,493</b>	<b>\$21.44</b>
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\*\$.85/SF on Building, \$.15/SF on Usable Yard

# INVESTOR FINANCIAL OVERVIEW (ESTIMATED)

## Debt, CapEx, & Lease-Up Assumptions

PSF

### Debt

<i>Debt Service (60% LTV, 6.25% Int, 30 Yr Am)</i>	\$387,902	\$8.55
<i>Interest Payment (Yr 1)</i>	\$328,125	\$7.24
<i>Principal (Yr 1)</i>	\$59,777	\$1.32
<b>Cash Flow After Debt Service</b>	<b>\$584,591</b>	<b>\$12.89</b>

## Financial Overview

<b>Offering Price</b>	\$8,750,000	<b>Total Rentable Building Area SF</b>	45,350
<b>CapEx + Tis + LCs</b>	\$718,691	<b>Total Land Area SF</b>	430,372
<b>Total Costs</b>	\$9,468,691	<b>\$/SF (Building)</b>	\$116.53
<b>NOI (ProForma)</b>	\$972,493	<b>\$/SF (Land SF - Building SF)</b>	\$9.00
<b>Cap Rate (Including CapEx, Tis, LCs)</b>	10.27%	<b>Leveraged Cash on Cash Return</b>	16.70%

# LOCAL DEMOGRAPHICS

**2**  
MILES

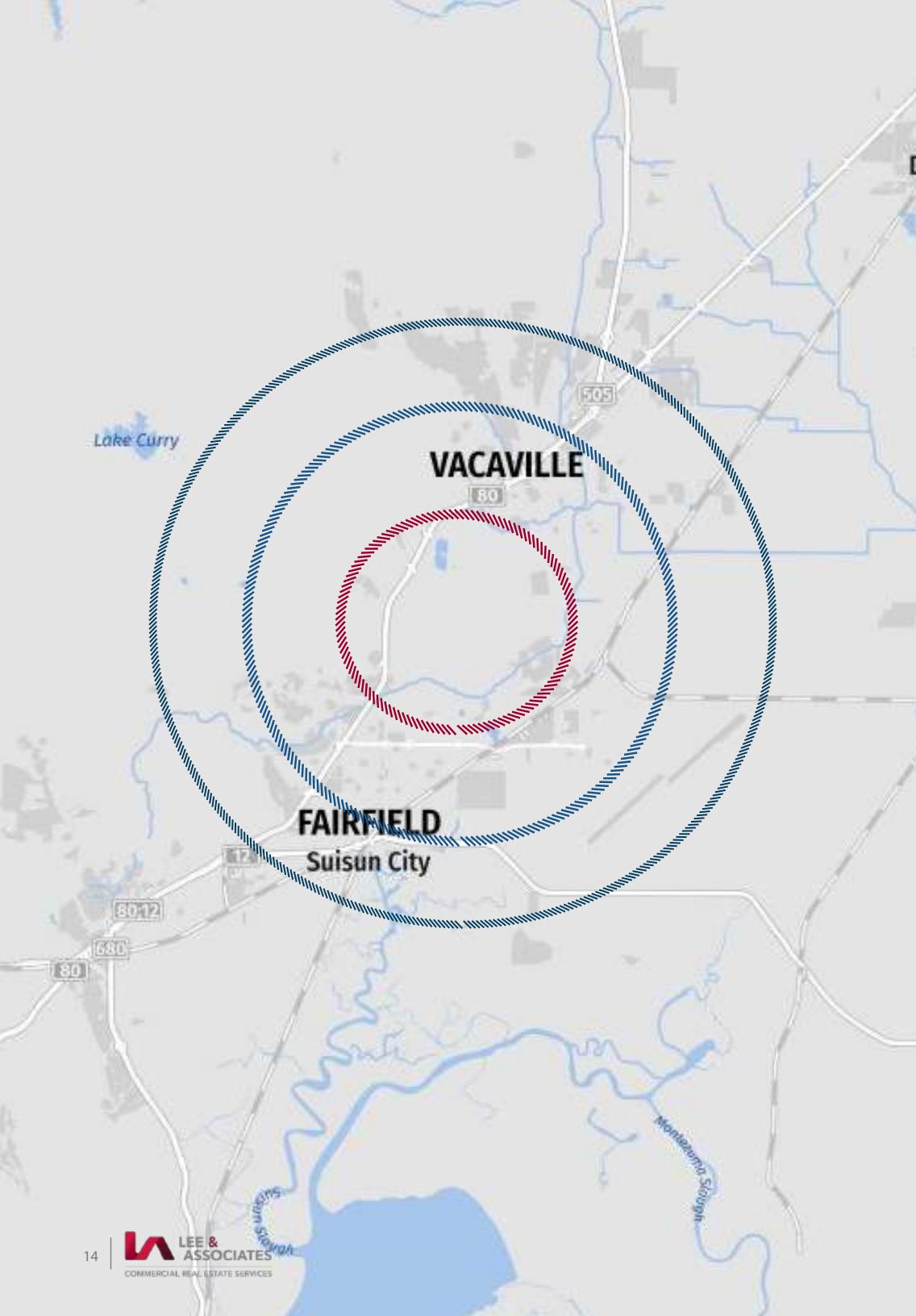
10,955	Population
\$129,207	Avg. Household Income
4,375	Households
852	Businesses
5,299	Employees

**5**  
MILES

158,577	Population
\$110,054	Avg. Household Income
57,163	Households
5,302	Businesses
38,175	Employees

**10**  
MILES

219,467	Population
\$112,237	Avg. Household Income
81,305	Households
9,462	Businesses
75,533	Employees



# FAIRFIELD OVERVIEW

Fairfield, located in Solano County, California, is a thriving city that offers a unique blend of urban amenities and natural beauty. With its strategic location between San Francisco and Sacramento, along the Interstate 80 corridor, Fairfield serves as a gateway to both Northern California's major cities and the scenic landscapes of the Sacramento Valley and San Francisco Bay Area.

## Recreation

The city is home to numerous parks, golf courses, and recreational facilities, providing residents with ample opportunities for outdoor recreation and leisure activities. Additionally, Fairfield hosts a variety of cultural events, festivals, and attractions, including the Jelly Belly Factory and the Western Railway Museum, which showcase the city's rich history and culture.

## Economy

Fairfield, CA, has a diverse economy anchored by sectors such as healthcare, education, manufacturing, retail, and government. The presence of Travis Air Force Base further bolsters the local economy. Its strategic location along the Interstate 80 corridor facilitates logistics and transportation industries. The city offers a business-friendly environment with incentives and support services, encouraging business growth and entrepreneurship. Overall, Fairfield's robust economy, combined with its strategic location and supportive business climate, makes it an attractive destination for businesses and investors.

## Key Demographics

19,338  
Residents

\$108,501  
Household Income

5.7%  
Unemployment

35.2%  
Median Age

\$623,000  
Median Home Price

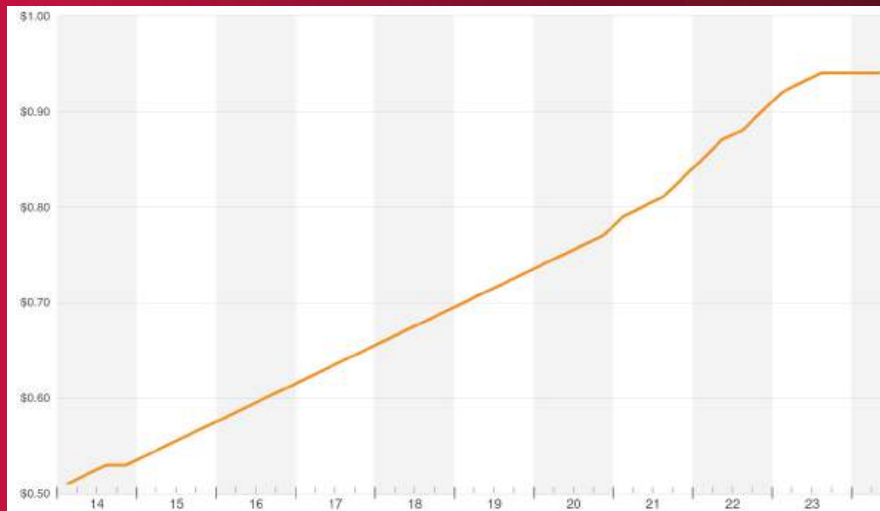
## Major Employers



# FAIRFIELD/VACAVILLE INDUSTRIAL MARKET OVERVIEW

The Fairfield and Vacaville industrial market has exploded over the last 10 years. There has been 7.76 million square feet developed since 2014. Even with 25% of the markets inventory being within 10 years old, the vacancy rate has continued to stay healthy, showing the favorable demand in this region. The Fairfield and Vacaville markets benefit from both core Bay Area companies moving to a more affordable location, and Sacramento companies moving to a location closer to the core Bay Area. The vast majority of new development has been for logistics users, leaving properties like 5054 Peabody Rd in high demand and sought after by users who need heavy power for manufacturing, and yard space and docks for logistics all under one umbrella.

## Historical Rent Chart



## Industrial Market Summary

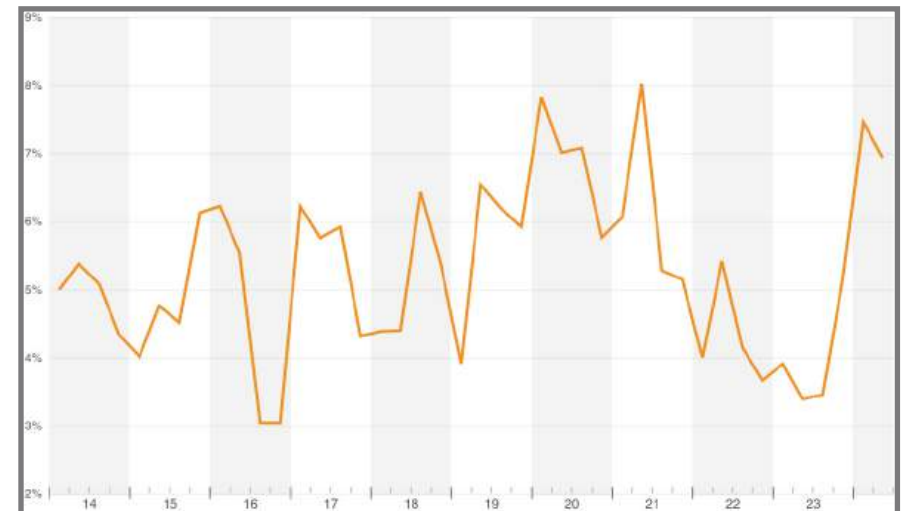
**28.6 Million**  
Total Inventory SF

**93%**  
Occupancy

**\$0.94 NNN**  
Market Rent PSF

**\$930,000**  
Under Construction

## Historical Vacancy Chart





# 5054

PEABODY RD  
FAIRFIELD, CALIFORNIA

**LEE &  
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## OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 5054 Peabody Rd, Fairfield, CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

**5054**  
**PEABODY RD**  
**FAIRFIELD, CALIFORNIA**

PRESENTED BY

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