

FOOD 4 LESS NOW OPEN. 2 SPACES AVAILABLE - UP TO 4,255 SF

ADDT'L SQFT CAN BE MADE AVAILABLE, INCLUDING OUTDOOR AREA

Oakmont Plaza | 1819 N. Texas Street | Fairfield, California



FOR LEASE



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DESCRIPTION

Oakmont Plaza is a highly visible regional shopping center located on the most active retail corridor in Fairfield. The plaza includes proven brands such as Chase Bank, O'Reilly Auto Parts, Mountain Mike's Pizza, and Rent-A-Center which draw traffic to the center daily. Oakmont Plaza is located just north of a Grocery Outlet & CVS, 1.25 miles east of the Solano Town Center and less than 2 miles from I-80.

PROPERTY HIGHLIGHTS

- 1,000-14,500SF deliverable
- Up to 14,500 deliverable immediately, flexible sizing available
- Over 25,000 ADT
- A population of over 117,000 within the Fairfield City limits.
- Food 4 Less opened in Q3 2023 with high projections.
- Large outdoor area for incoming tenant, If needed.

FAIRFIELD, CALIFORNIA

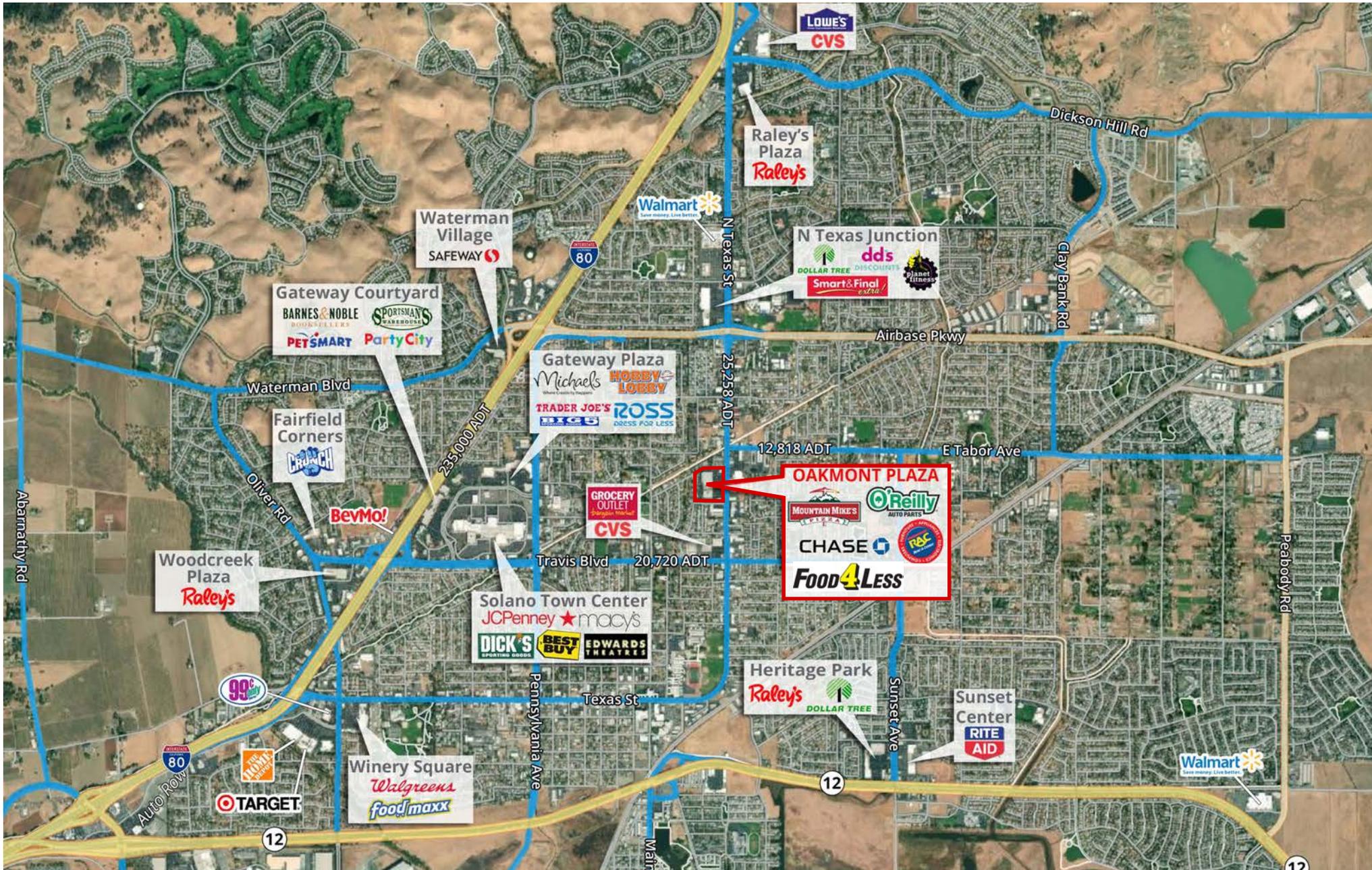
Fairfield combines a prime commercial real estate location, room for growing businesses, and a large and talented work force. Affordable housing, good schools and close proximity to many of the San Francisco Bay Area's world-famous destinations make Fairfield attractive for employers and workers.

Fairfield is conveniently situated at the crossroads of three major routes connecting to San Francisco and Sacramento, San Francisco Bay Area, and the California Delta and Napa Valley. Located along the Interstate-80 corridor, Fairfield is almost midway between San Francisco (47.7 miles/76.7 kilometers) and Sacramento (40.6 miles/65.3 kilometers), and is easily accessible from the eastern San Francisco Bay Area from Interstate-680, and from the California Delta (26 miles/41.8 kilometers) to the southeast and Napa Valley (16 miles/25.7 kilometers) to the northwest by State Highway 12.

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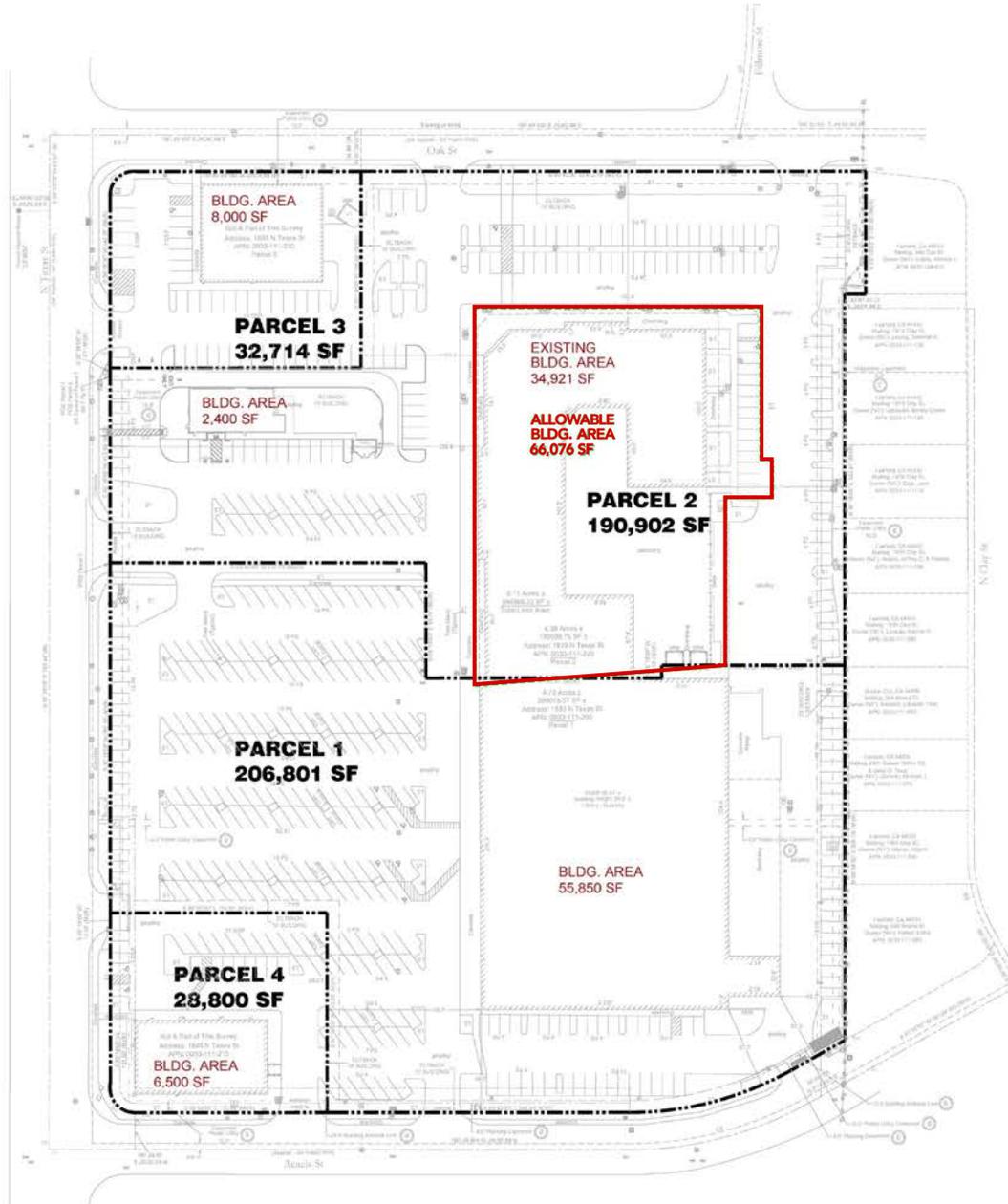
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PROJECT EXPANSION



PROJECT SUMMARY

LAND AREA	459,497 SF
BUILDING AREAS	
PARCEL 1	55,080 SF
PARCEL 2	68,476 SF
PARCEL 3	8,000 SF
PARCEL 4	6,480 SF
TOTAL	138,036 SF
LAND/BLDG RATIO	68.476 SF
PARKING STALLS	505 STALLS
PARKING RATIO	3.66/1000

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Pylon Sign

ACACIA STREET

NORTH TEXAS STRETT

OVERALL SITE PLAN
SCALE: 1/8"=1'-0"

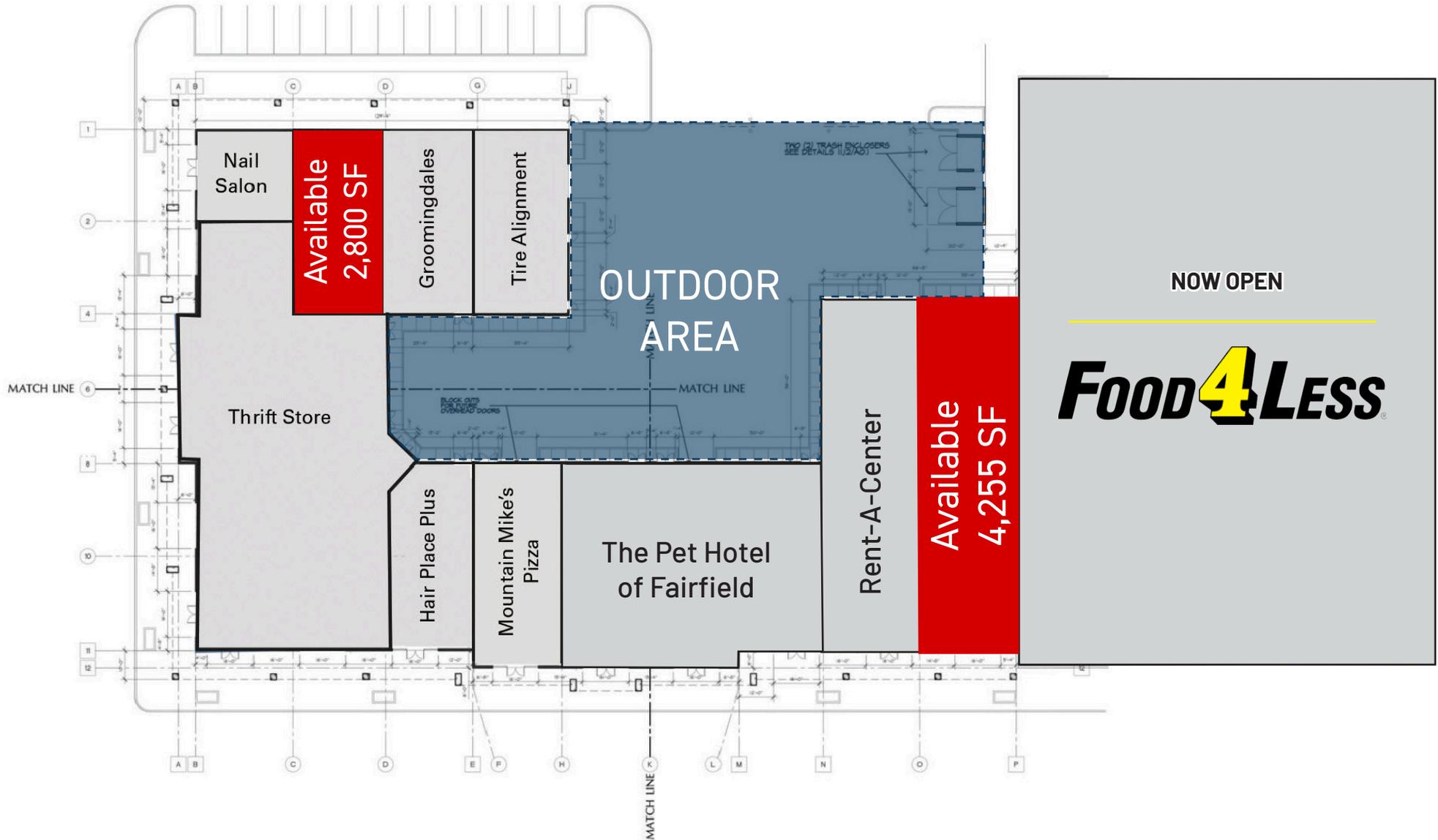
PARKING ANALYSIS

NEW PARKING SPACES	46 SPACES
TOTAL NEW ACCESS. PARKING SPACES	4 SPACES
1 ACCESSIBLE SPACE PER 25 SPACES	
1-20' x 8' REQUIRES 1 SPACE	
VAN ACCESSIBLE SPACES REQUIRED	5 SPACE
(E) PARKING SPACES	275 SPACES
TOTAL PARKING SPACES	411 SPACES

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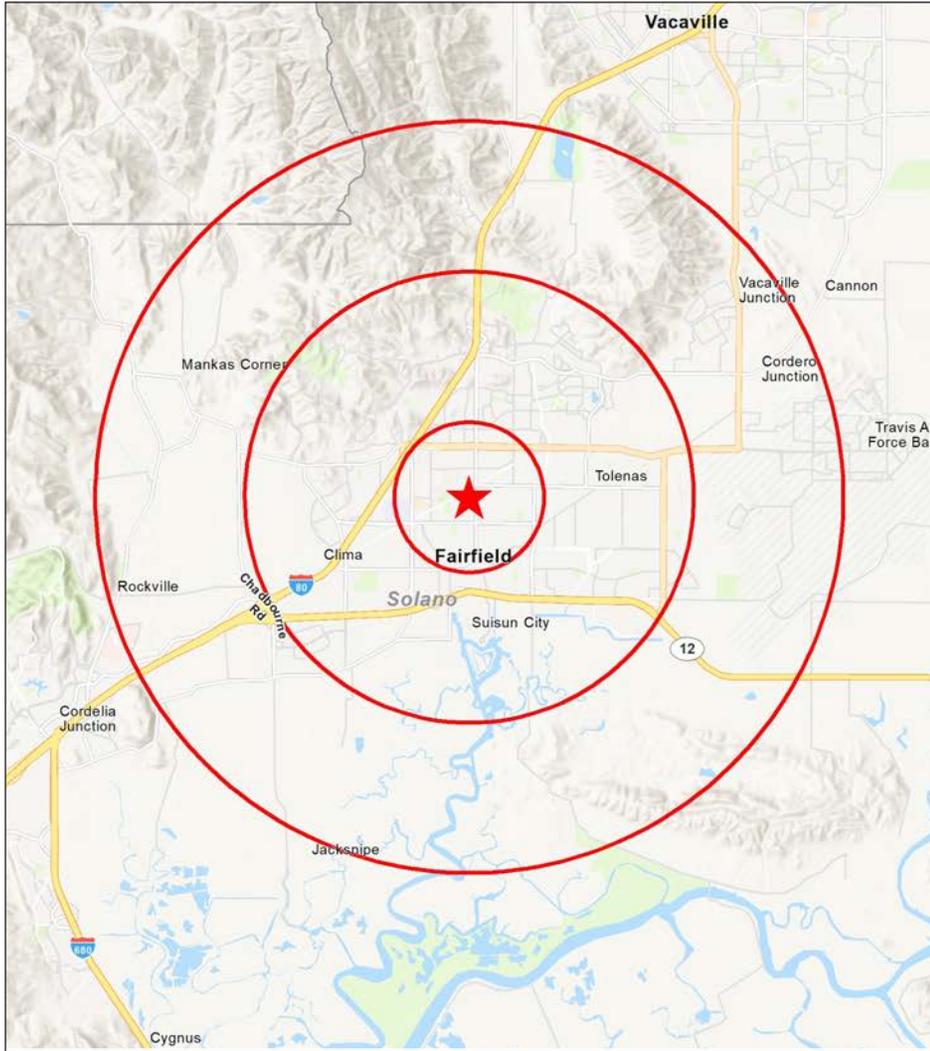
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DEMOGRAPHICS SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION			
2022 Population	28,493	112,957	125,995
2027 Population Projection	28,958	114,434	128,034
Annual Growth 2022-2027	0.3%	0.3%	0.3%
Median Age	34.5	37.2	37.1
HOUSEHOLDS			
2022 Households	9,189	37,834	41,968
2027 Household Projection	9,355	38,370	42,688
Annual Growth 2022-2027	0.4%	0.3%	0.3%
MEDIAN HH INCOME			
Avg Household Income	\$73,782	\$101,454	\$104,957
Median Household Income	\$60,499	\$83,455	\$85,991
Total Specified Consumer Spending (\$)	\$276.6M	\$1.4B	\$1.6B
\$25,000 - 50,000	2,356	6,704	7,041
\$50,000 - 75,000	1,825	6,071	6,695
\$75,000 - 100,000	1,428	6,320	6,846
\$100,000 - 125,000	846	4,500	5,114

Source: CoStar

EXCLUSIVELY LISTED BY

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