



Colliers

# ±4,158 SF Freestanding Restaurant with Drive-Thru

For Sale | 4400 Central Place, Fairfield, CA 94534  
Investment / Owner-User Opportunity

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Accelerating success.



# Property Overview

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## Available

- ±4,158 SF freestanding restaurant with drive-thru

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## Sale Price

- \$2,494,800

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## Total Lot Size

- 1.47 Acres or ±64,020 SF

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## Highlights

- Freestanding Restaurant with Drive Thru
  - 4,158 SF on a large parcel, ±1.47 acres
  - In the heart of a Bay area restaurant row, adjacent to a recently remodeled McDonalds.
  - Highly visible - excellent signage
  - Adjacent to I-80 - 232,000 cars per day
  - Rare opportunity to purchase a freestanding, drive thru, 2nd generation bay area restaurant.
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# Amenities

View Location 



**SITE**



Interstate 80 ±232,000 Average Daily Traffic

Pittman-Road ±14,679 Average Daily Traffic

Central-Place ±3,983 Average-Daily-Traffic



# Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Population	6,648	18,083	50,211
2029 Population	6,772	18,388	50,718
Daytime Population	10,552	27,113	63,775
<b>Household</b>			
2024 Households	2,395	6,105	16,640
2024 Housing Units	2,519	6,347	17,308
2024 Families	1,650	4,619	12,410
2024 H.H. Income	\$128,838	\$129,768	\$112,298
<b>Consumer Spending</b>			
Apparel and Services	\$7,513,332/yr	\$19,415,405/yr	\$49,284,373/yr
Entertainment & Recreation	\$13,372,825/yr	\$34,763,250/yr	\$85,700,490/yr
Food	\$13,103,004/yr	\$33,776,975/yr	\$84,561,577/yr





# Photos



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