



# SPECTRUM PROPERTIES

Commercial Real Estate Services

Spectrum Properties

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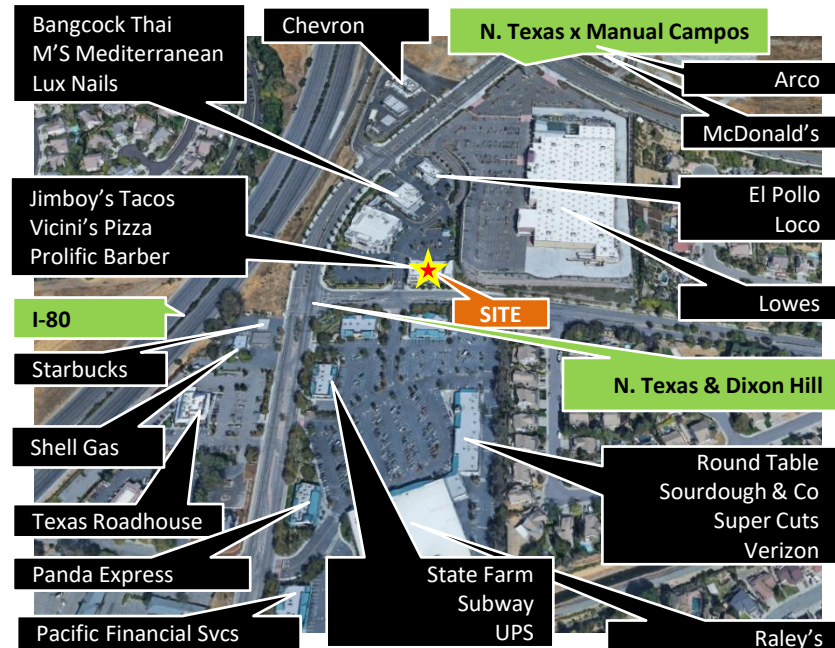
[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)

## RETAIL SPACE FOR LEASE - ANCHORED CENTER



**3342 N. TEXAS ST.** is modern retail strip building in a busy drug-anchored center. Signage to Street and Interior of Center. Professionally managed, on-site parking, great visibility and many possibilities. Great for retail or office.

**SUBJECT PROPERTY** is located at I-80 EB near on- and off-ramps, at the busy intersection of N. Texas and Dickson Hill Rd. This center serves communities Rolling Hills and Paradise Valley communities. Nearby amenities include lodging, food, entertainment and transportation.



PROPERTY FEATURES	
Building Size	8,098 sf
Features	<ul style="list-style-type: none"> <li>• Easy access to I-80</li> <li>• Great Signage</li> <li>• High Traffic Area</li> <li>• Good Parking</li> </ul>
Suite A 1,356sf	Please call for pricing. Former Hair Salon Suite
Suite E 700 sf	\$2.95/sf/mo + NNN Open retail floorplan with private restroom. Available 4/1/26. Sorry no barbershop or massage permitted.

FOR MORE INFORMATION CONTACT:

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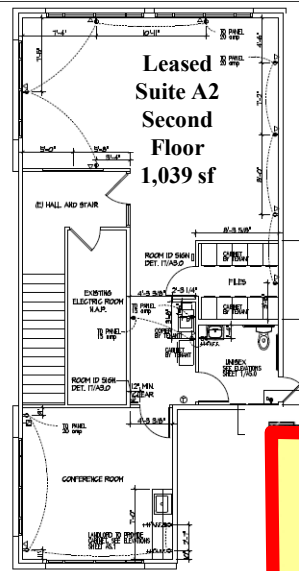
Commercial Real Estate Services CA DRE # 01860534

785 Alamo Dr. Ste 170

Vacaville, CA 95688

(707) 469-8000

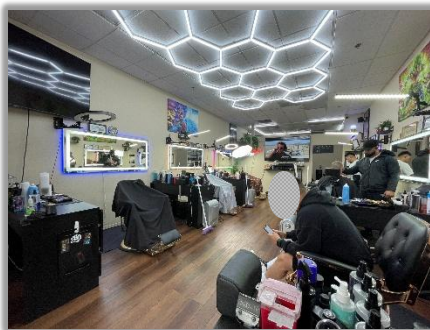
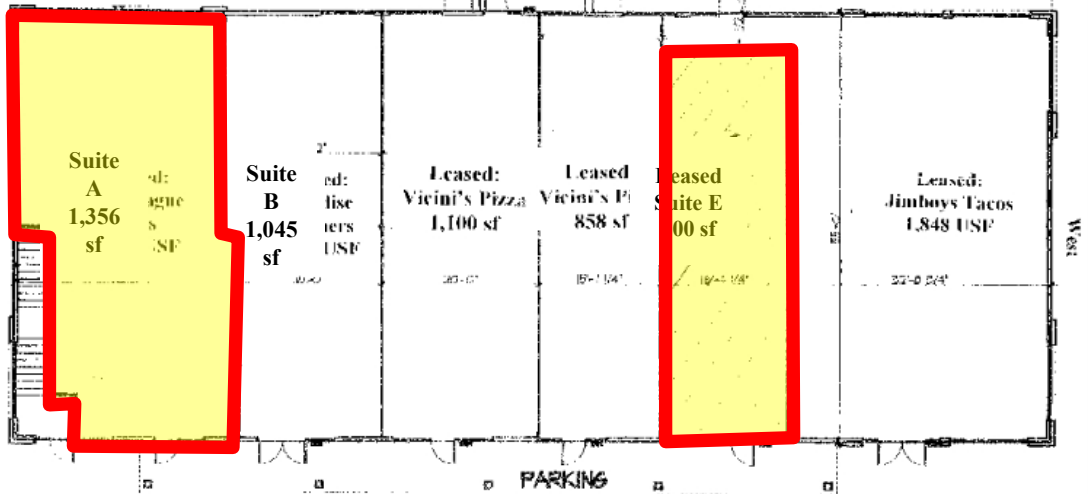
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3342 N. Texas St.  
Fairfield, CA

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**SPECTRUM PROPERTIES**

Suite A – 1,356 sf  
Suite E – 700 sf  
\*Approx.





3342 N. Texas St.  
Fairfield, CA

Ste. A – 1,356 sf  
Ste. E – 700 sf  
\*Approx.

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