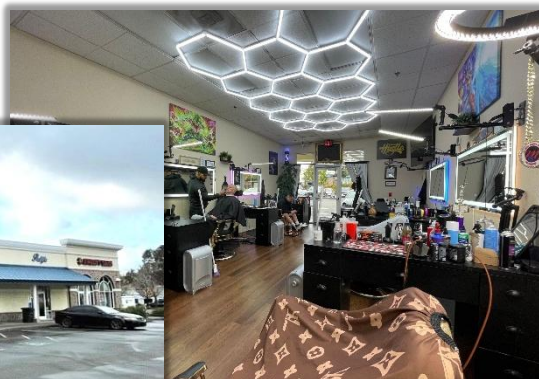
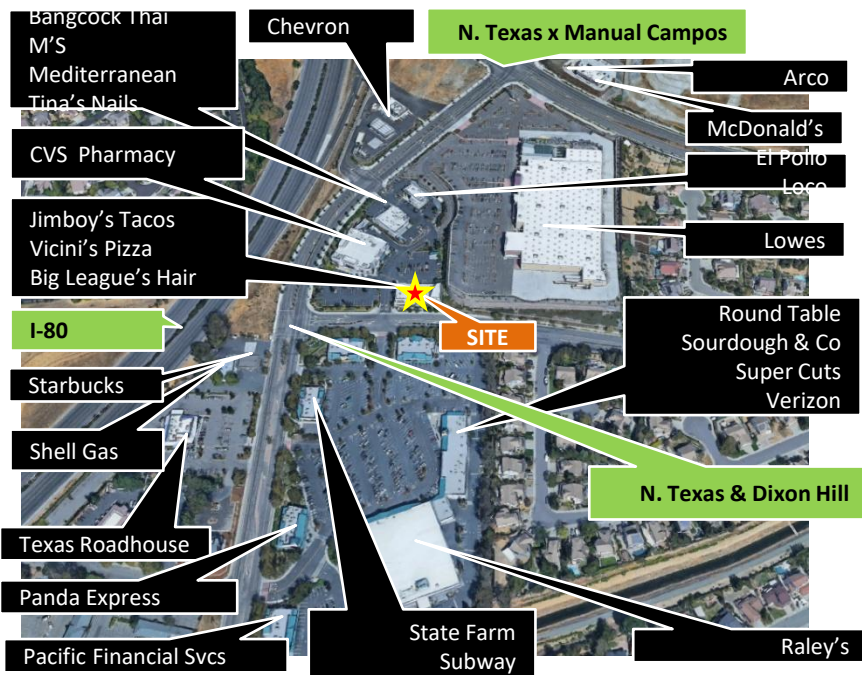


## RETAIL SPACE FOR LEASE - ANCHORED CENTER



**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:

[Traci@SpectrumPropertiesRE.com](mailto:Traci@SpectrumPropertiesRE.com)

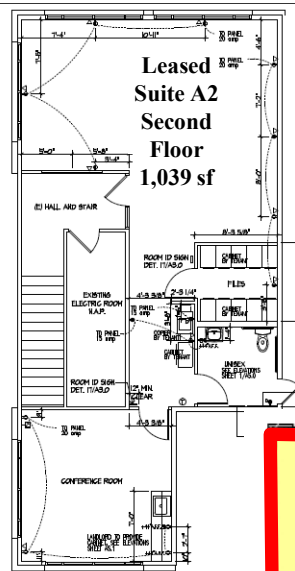
Spectrum Properties

Commercial Real Estate Services CA DRE # 01860534

785 Alamo Dr. Ste 170

Vacaville, CA 95688

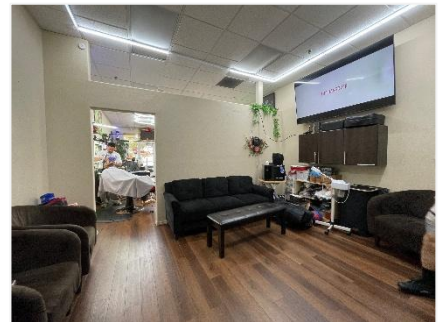
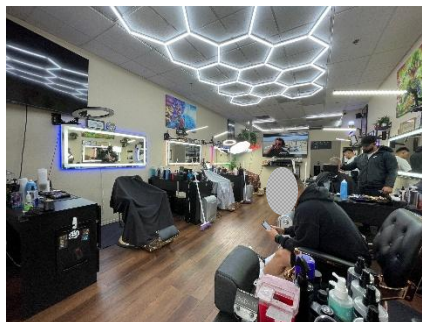
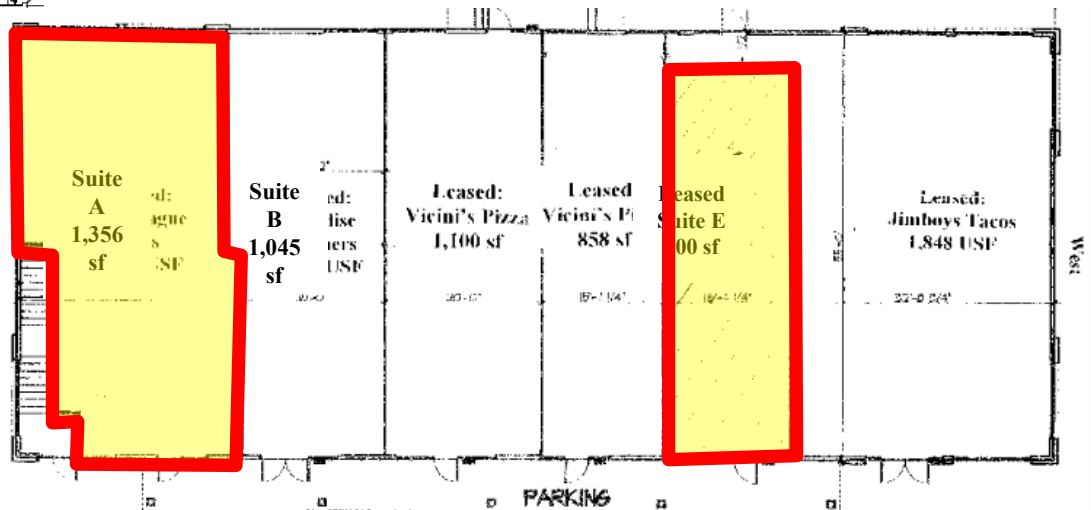
(707) 469-8000



3342 N. Texas St.  
Fairfield, CA

OFFERED FOR LEASE BY  
**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.

OFFERED FOR LEASE BY  
**SPECTRUM PROPERTIES**

