

# BUSCH

## CAMPUS PARK

FAIRFIELD, CA

LOCATED IN THE HEART OF THE  
FAIRFIELD COMMERCIAL CORRIDOR



# THE OFFERING

Colliers International | Institutional Capital Markets, as Exclusive Advisor is pleased to provide the unique opportunity to acquire the 100% fee simple interest in the Busch Campus Park (the “Property”), an 88% leased office campus located in Fairfield California. The Property totals 108,010 square feet and is located in the heart of the Fairfield Commercial Corridor at the convergence of Interstate 80 and Highway 12.

The Campus will provide an investor with strong in-place cash flow and the opportunity to grow net operating income in the near term, with the added possibility of converting suites into medical office. Tenants are consistently migrating to suburban markets such as Fairfield with a focus on quality. Impeccably maintained with excellent curb appeal, Busch Campus Park is poised to meet this future demand, illustrated by the significant leasing activity at the Property over the past two years.



PROPERTY SUMMARY	
Property Address	350, 370, 450, 490, & 500 Chadbourne Road, Fairfield, CA
Rentable Area	108,010 SF
Asking Price	\$18,350,000
Cap Rate	7.25%
Price Per SF	\$170
In-Place NOI	\$1,330,897
# of Buildings/Parcels	5
Site Area	1.37 Acres
Year Built	1996-2001
Parking	835 Spaces, 4/1,0000
Occupancy	86%
WALT	3.2 Years



# STRATEGICALLY POSITIONED IN FAIRFIELD'S HIGHWAY 12 CORRIDOR

Busch Campus Park is located at the confluence of two major regional thoroughfares: Interstate 80 and Highway 12, providing convenient access to Sacramento, the Bay Area and the Central Valley. Additionally, the Campus is located in the heart of Fairfield's main commercial corridor, with Sutter Health, Kaiser Permanente, Anheuser-Busch, Meyer Corporation and Abbot Labs, all having a significant presence in the immediate area.

## DEMOGRAPHICS (5 MILE RADIUS)

Household Income	\$105,820
Population	39,386
Forecasted Annual Population Growth	2.97%

## AVERAGE DRIVE TIME

San Francisco	55 minutes
Walnut Creek	35 minutes
Sacramento	45 minutes
Stockton	1.25 hours
Oakland	45 minutes
San Jose	1.5 hours

## EASY ACCESS TO



## OWNED BY:

- = Anheuser-Busch
- = Trammel Crow Future Industrial Development
- = Guittard
- = Jelly Belly
- = ABCO Laboratories 117,000 SF Proposed Distribution Center
- = Meyer
- = Sheldon Investments 500,000+ SF Proposed Warehouse

# EXCEPTIONAL LEASING MOMENTUM

Since 2019, nine new leases and renewals totaling more than 87,384 square feet have been signed at Busch Campus Park, vastly outperforming the market and illustrating the desirability of the asset.



10

# OF LEASES  
AND RENEWALS  
SINCE 2019



87,384

TOTAL SF

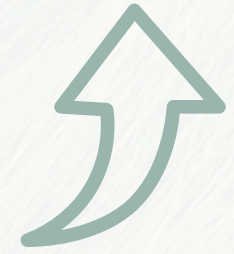


92%

% OF LEASED SF

# CASH-FLOW GROWTH OPPORTUNITY THROUGH LEASE UP

Busch Campus Park will present an investor with the rare opportunity to acquire an asset with a solid in-place cash flow that is expected to grow in the near term. The Property currently has 15,578 square feet available for lease, providing an opportunity for investors to capitalize on recent leasing momentum and increase the NOI by leasing up this space.



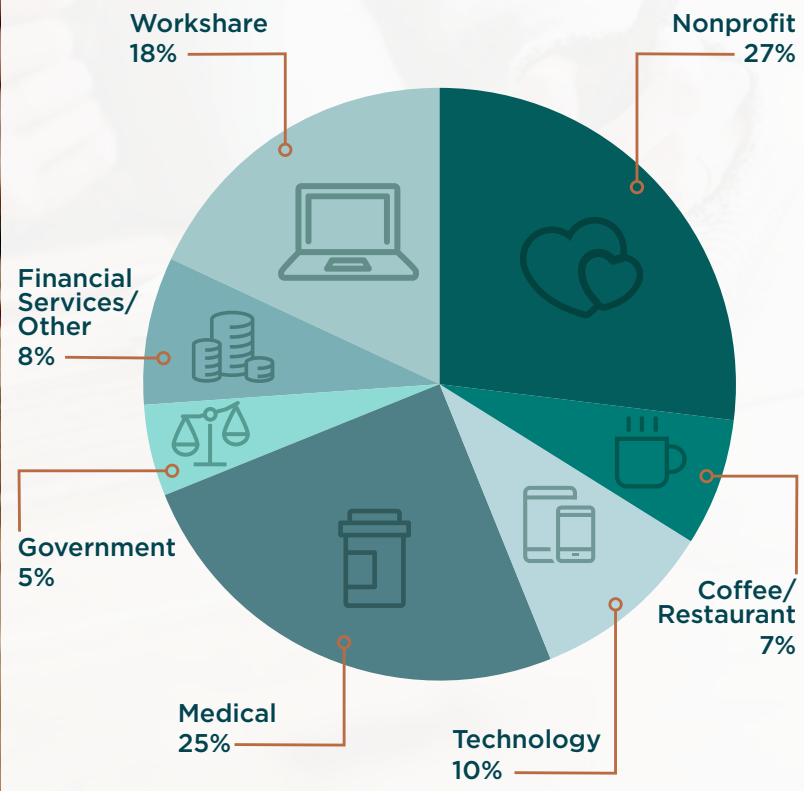
47%

NOI GROWTH



# DIVERSE TENANCY

Busch Campus Park features a strong mix of tenants in various industries, insulating an investor against an economic shutdown in a specific industry. No industry accounts for more than 27% of the leased square footage.



1	2	3	4	5
350 CHADBOURNE RD BUILDING SIZE: 5,040 SF APN: 0028-761-110	370 CHADBOURNE RD BUILDING SIZE: 12,182 SF APN: 0028-761-120	450 CHADBOURNE RD BUILDING SIZE: 22,152 SF APN: 0028-761-160	490 CHADBOURNE RD BUILDING SIZE: 32,582 SF APN: 0028-761-280	500 CHADBOURNE RD BUILDING SIZE: 36,690 SF APN: 0028-761-310



Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Owner and Broker believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained herein. This Offering Memorandum is delivered under the terms and conditions of a Confidentiality and Non-disclosure Agreement, which has been executed by the recipient as Potential Buyer and is on file at Brokers' office. All terms and conditions of the Confidentiality Agreement apply to information contained herein, as appropriate. Offers should be delivered to the office of the Exclusive Listing Broker, Colliers International.

To facilitate analysis of offers, offerers are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerer's ability to close this proposed transaction in a timely manner.

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FAIRFIELD, CA



INSTITUTIONAL  
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