

# 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, 4/1,000
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



  
U.S. AIR FORCE  
20 MINUTES FROM  
TRAVIS AIR FORCE BASE

## 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.



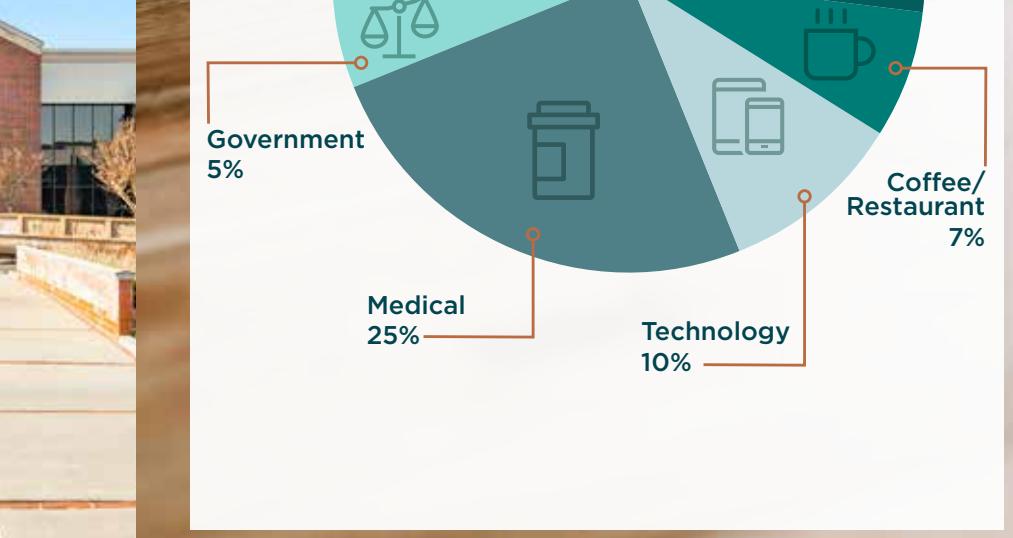
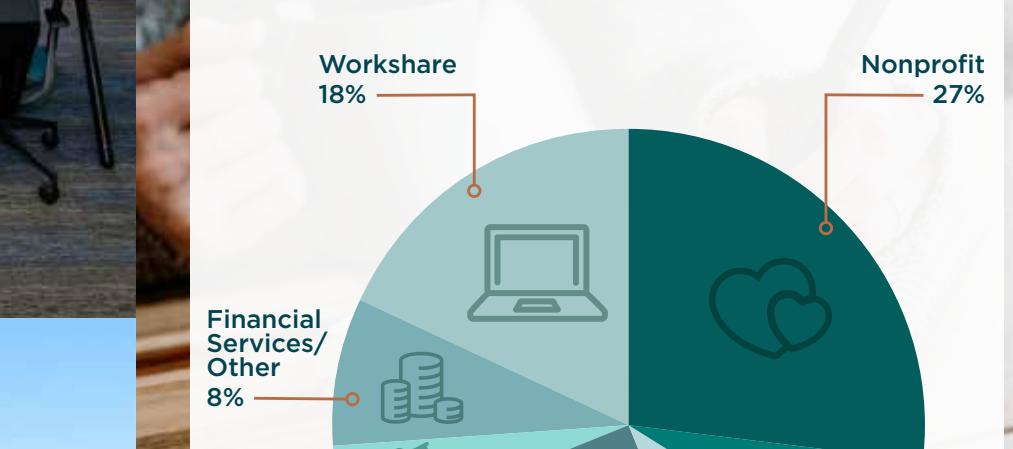
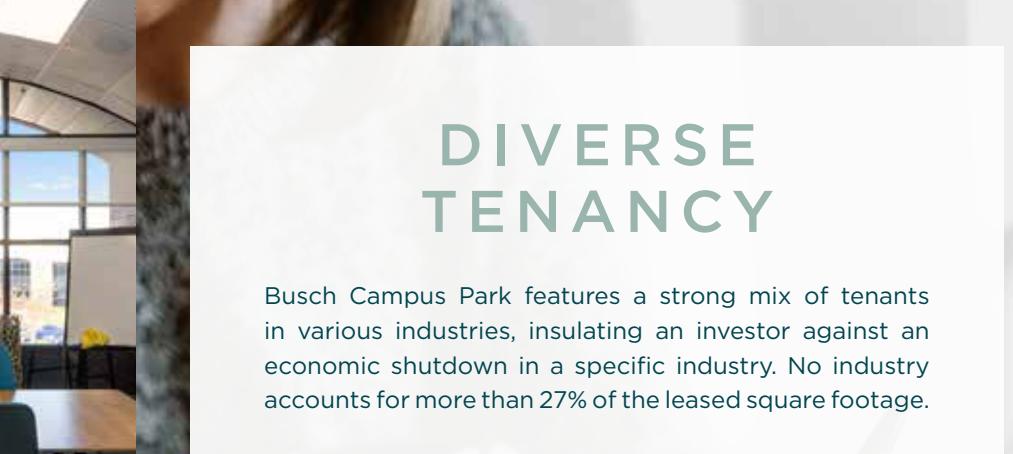
87,384  
TOTAL SF

92%  
% OF LEASED SF

## CASH-FLOW GROWTH OPPORTUNITY THROUGH LEASE UP

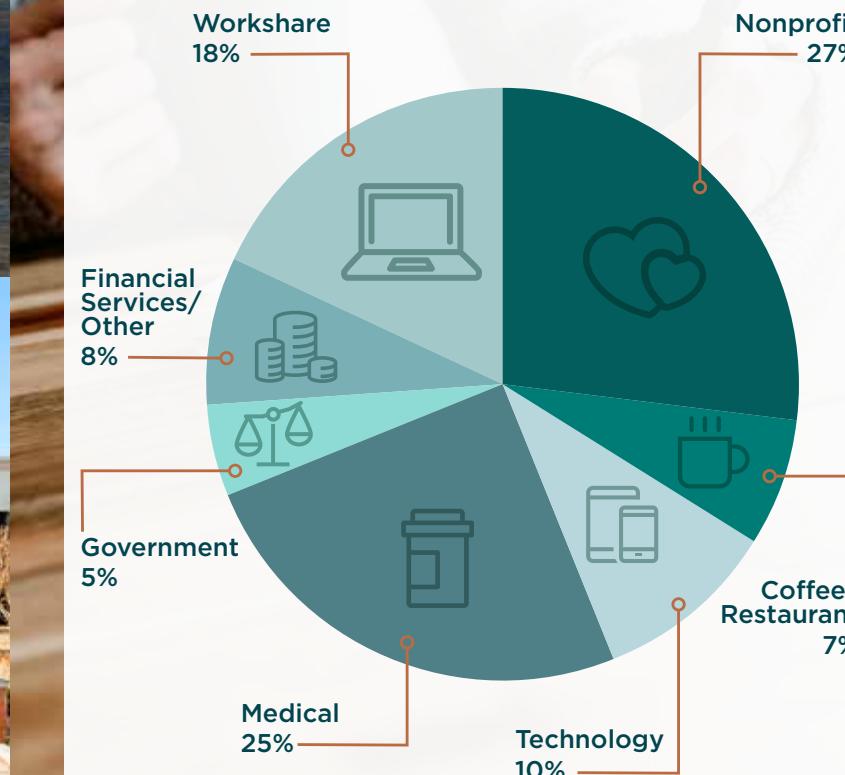
Busch Campus Park will present an investor with the rare opportunity to acquire an asset with a solid in-place cash flow that is expected to grow in the near term. The Property currently has 15,578 square feet available for lease, providing an opportunity for investors to capitalize on recent leasing 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**  
**350 CHADBOURNE RD**  
BUILDING SIZE: 5,040 SF  
APN: 0028-761-110

**2**  
**370 CHADBOURNE RD**  
BUILDING SIZE: 12,182 SF  
APN: 0028-761-120

**3**  
**450 CHADBOURNE RD**  
BUILDING SIZE: 22,152 SF  
APN: 0028-761-160

**4**  
**490 CHADBOURNE RD**  
BUILDING SIZE: 32,582 SF  
APN: 0028-761-280

**5**  
**500 CHADBOURNE RD**  
BUILDING SIZE: 36,690 SF  
APN: 0028-761-310

# BUSCH

## CAMPUS PARK

FAIRFIELD, CA



INSTITUTIONAL  
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**DOWNLOAD OFFERING MEMORANDUM**

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