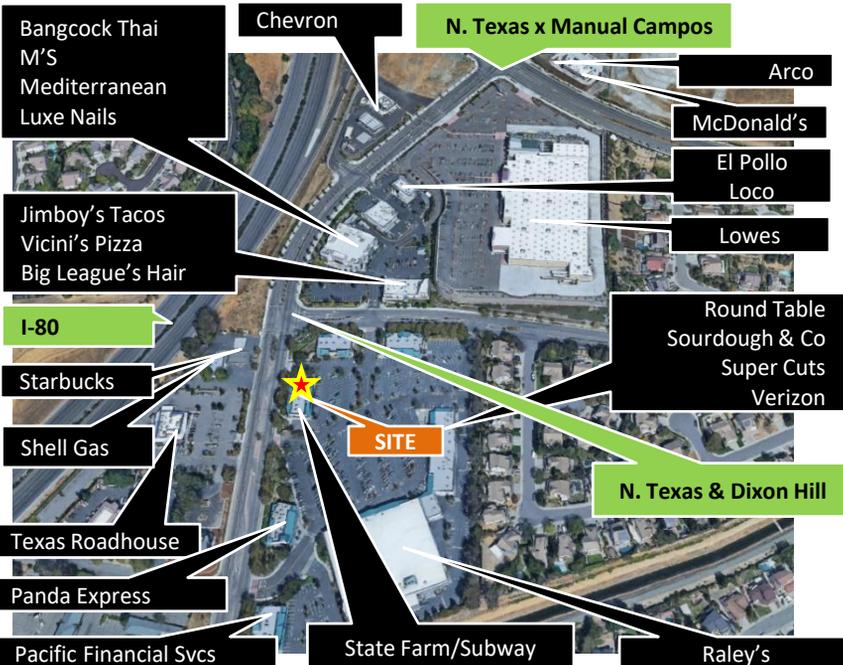


## PRIME PAD SPACE FOR LEASE – GROCERY ANCHORED CENTER



**3338 N. TEXAS ST. - FAIRFIELD, CA** is a modern retail pad in a busy center anchored by Raley's. Signage to N. Texas is permitted. Other center tenants include Panda Express, Chase Bank, Round Table Pizza and many more. Pad tenants include UPS, Subway and State Farm Insurance. Professionally managed, on-site parking, great visibility and good natural light. Retail or office possibilities.

**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 strong demographics and residential communities of Fairfield including Rolling Hills and Paradise Valley. Nearby amenities include lodging, food, entertainment and transportation.

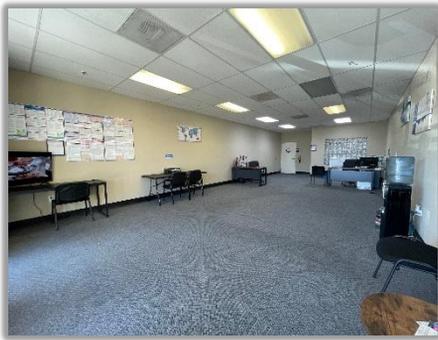


Property Features	
<b>Building Size</b>	4,923 sf
<b>Features</b>	<ul style="list-style-type: none"> <li>• One Site Parking</li> <li>• Easy Access to I-80</li> <li>• Great Signage</li> <li>• Corner Pad Location</li> <li>• High Traffic Area</li> </ul>
<b>Ste. C</b>	\$2.50/sf/mo + NNN
<b>910 sf</b>	Open floor plan, private RR.

FOR MORE INFORMATION,  
 PLEASE CALL 707- 469-8000

**Spectrum Properties**  
 Commercial Real Estate Services

785 Alamo Dr. Ste. 170  
 Vacaville, CA 95688  
[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)



3338 N. Texas St.  
Fairfield, CA

Ste. C- 910 sf  
\*approx.

OFFERED FOR LEASE BY  
**SPECTRUM PROPERTIES**

