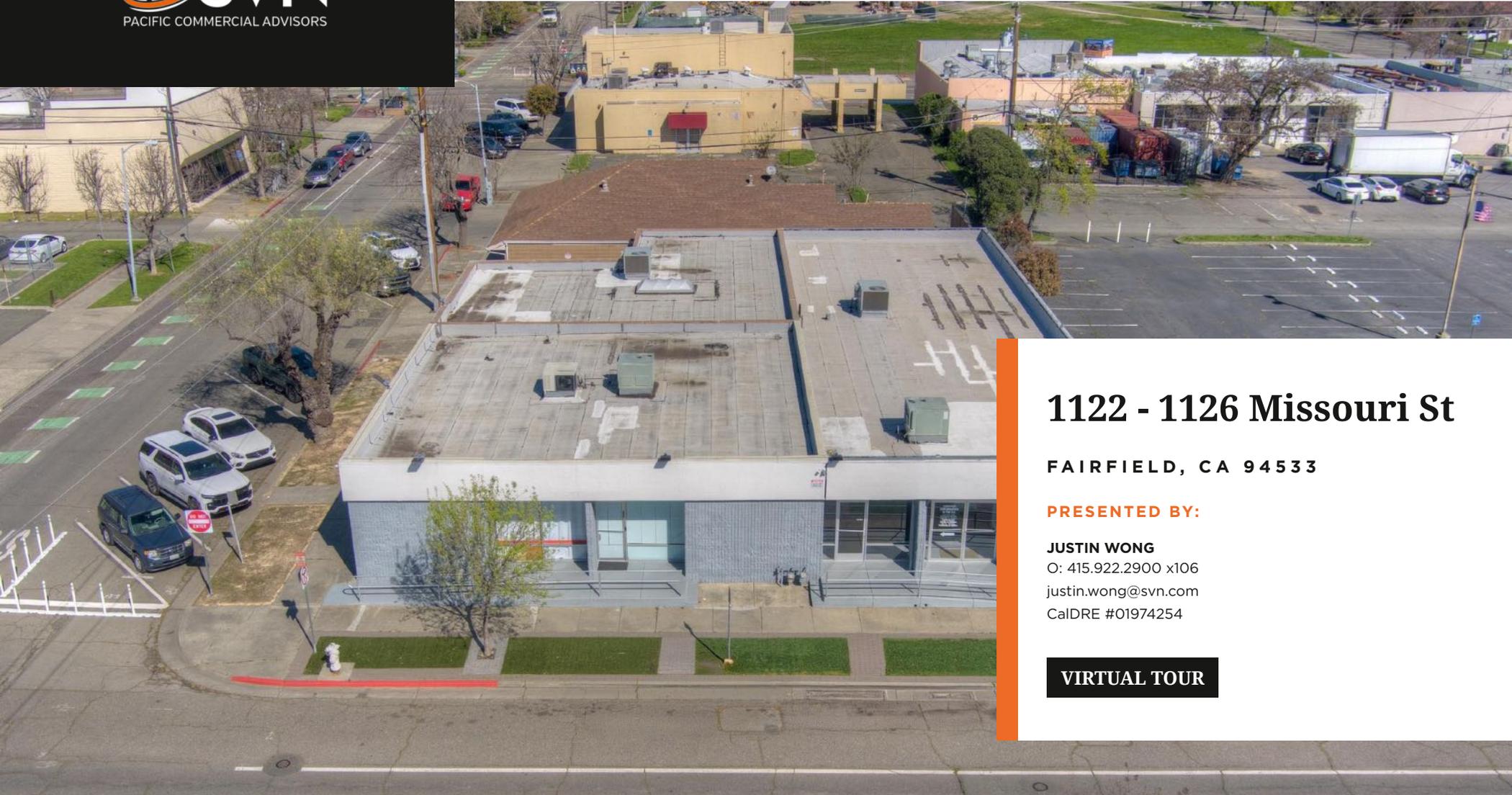




Owner-User Office Campus Opportunity



1122 - 1126 Missouri St

FAIRFIELD, CA 94533

PRESENTED BY:

JUSTIN WONG

O: 415.922.2900 x106

justin.wong@svn.com

CalDRE #01974254

VIRTUAL TOUR

PROPERTY SUMMARY

OWNER-USER OFFICE CAMPUS OPPORTUNITY

1122 - 1126 MISSOURI ST
FAIRFIELD, CA 94533

OFFERING SUMMARY

SALE PRICE:	\$1,120,680
BUILDING SIZE:	6,226 SF
LOT SIZE:	7,841 SF
PRICE / SF:	\$180.00



PROPERTY SUMMARY

1122 and 1126 Missouri Street represent a rare opportunity to acquire a two-building office campus totaling $\pm 6,226$ square feet in the Central Fairfield submarket. Situated on adjacent parcels, the property offers a flexible configuration suitable for single-user occupancy, multi-tenant leasing, or phased utilization. The buildings feature functional, move-in ready improvements and a practical layout that supports a wide range of uses, including office, medical, nonprofit, and service-oriented operations. The existing infrastructure allows for immediate occupancy with minimal capital investment, while also providing a foundation for future repositioning or value-add enhancements. Offered at an attractive basis, the property presents a compelling opportunity for both owner-users seeking cost-effective occupancy and investors targeting lease-up and long-term income stabilization. Its campus-style setting, combined with favorable parking characteristics and accessibility, positions the asset well within the local market.



PROPERTY HIGHLIGHTS

- Two Adjacent Office Buildings | ±6,226 SF Total
- Owner-User or Investment Opportunity
- Turnkey Institutional Buildout
- Ample Street Parking with Potential for On-Site Parking (Call to Inquire)



**TURNKEY
INSTITUTIONAL
BUILDOUT**



**TWO BUILDING
CAMPUS**



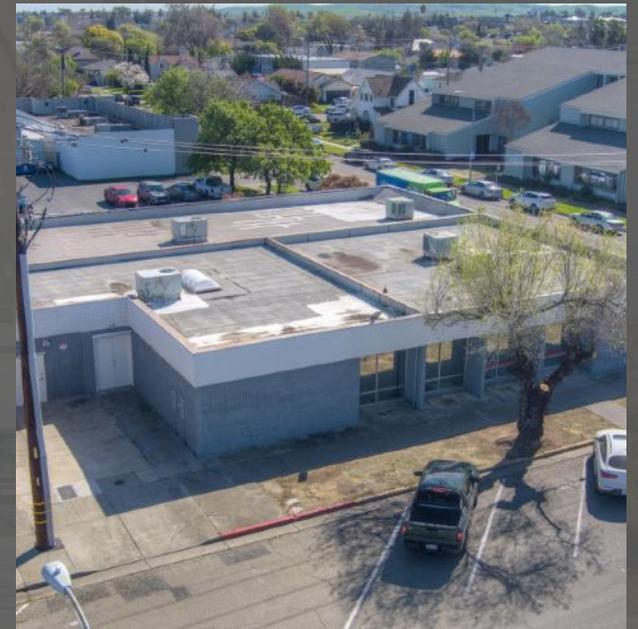
**STRATEGIC PARKING
ADVANTAGE**



PROPERTY PHOTOS



AERIAL PHOTOS



INTERIOR PHOTOS



LOCATION DESCRIPTION

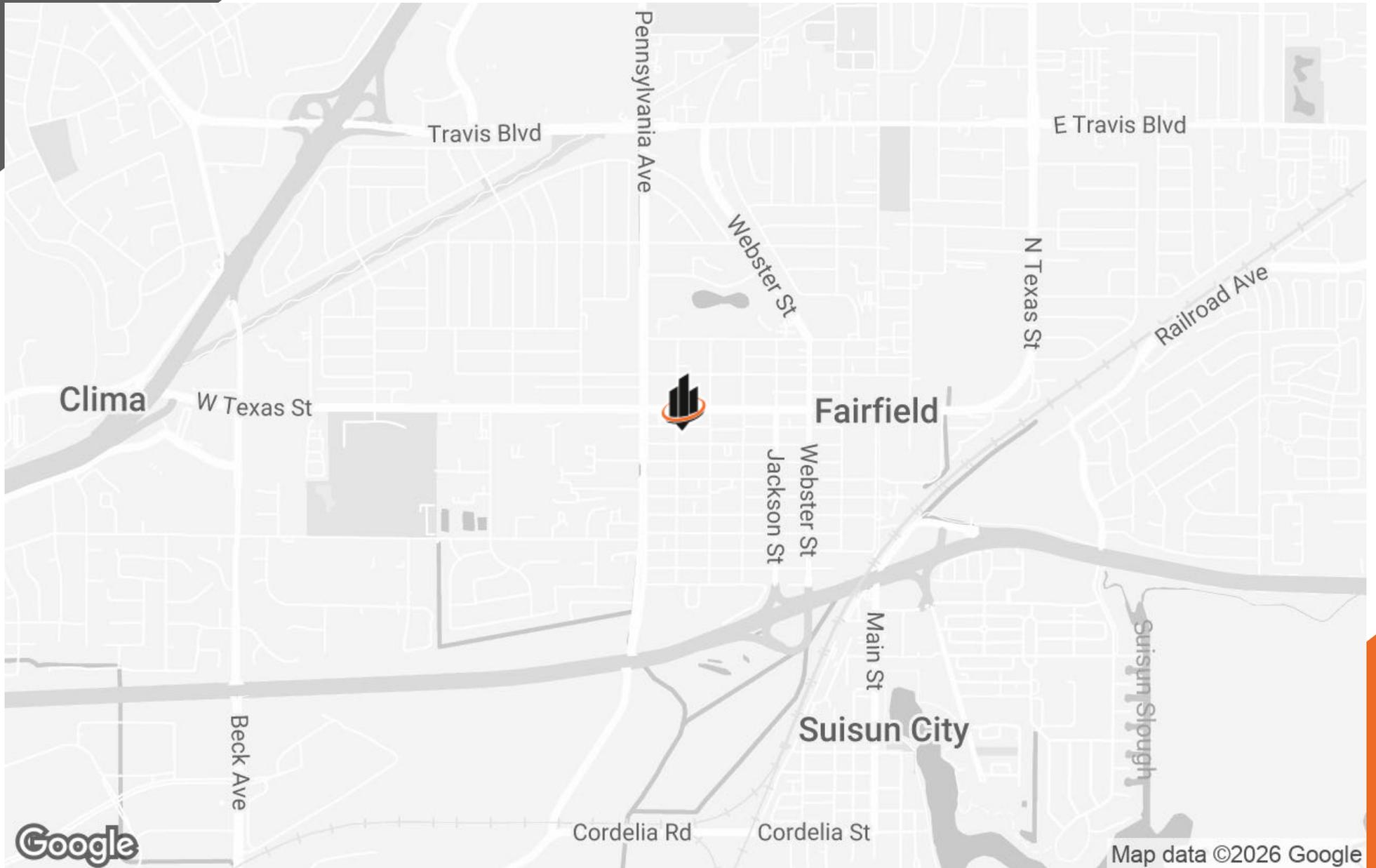
The subject properties are located along Missouri Street in Central Fairfield, an established office and institutional corridor serving Downtown Fairfield and surrounding residential neighborhoods. The area is characterized by owner-occupied office buildings, medical users, and nonprofit organizations, contributing to a stable, low-vacancy environment.

The site offers convenient access to Interstate 80, connecting Fairfield to Vacaville, Vallejo, and the greater Bay Area. As the county seat of Solano County, Fairfield continues to attract owner-users seeking centrally located, cost-effective office space.

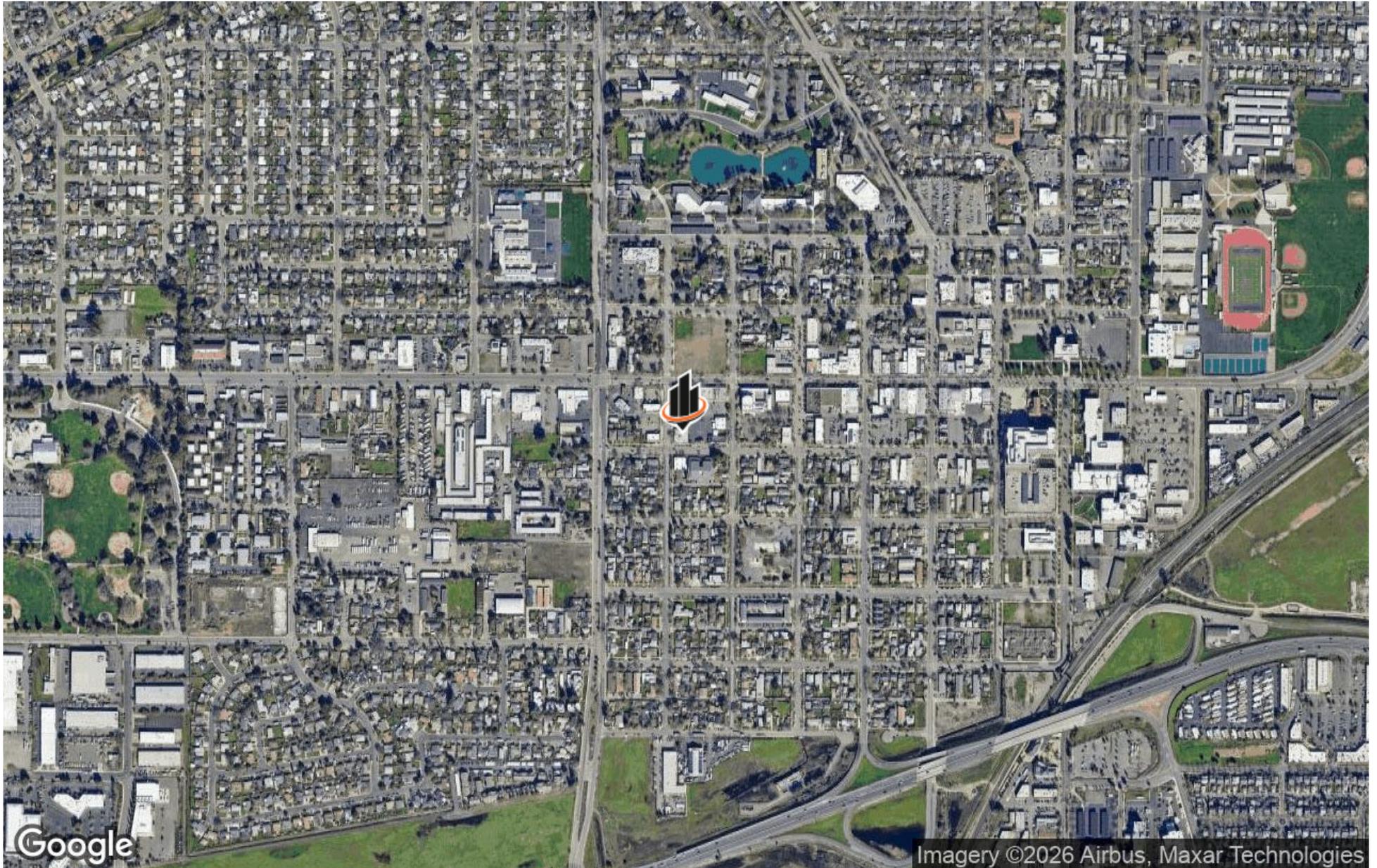
The site offers excellent regional connectivity with quick access to Interstate 80, linking Fairfield to Vacaville, Vallejo, and the greater Bay Area. As the county seat of Solano County, Fairfield continues to attract owner-users seeking centrally located, cost-effective office space in a stable, low-vacancy environment supported by long-term demographic growth and infrastructure investment.



REGIONAL MAP



AERIAL MAP





Collective Strength, Accelerated Growth

1674 POST STREET, SUITE 1
SAN FRANCISCO, CA 94115



SVN.COM