

OFFERING MEMORANDUM

5 Acres In Approved Master Planned Development

4920 Samo Ln
Fairfield, CA 94533

Marcus & Millichap



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Marcus & Millichap

FIVE ACRES of DEVELOPABLE LAND

APPROVED TRANSIT ORIENTED MASTER PLANNED UNIT DEVELOPMENT
4920 Samo Lane, Fairfield, California 94533 / APN 0174-010-090

OVERVIEW

The subject property is an unimproved five-acre parcel of land located within the permitted, master-planned unit development known as the Train Station Specific Plan (“TSSP”) / Planning Area 3 in Fairfield, California. The overall size of Planning Area 3 is approximately 69 acres, and it is located immediately south of the new Fairfield-Vacaville Train Station. Notably, it is the only planning area that will provide a direct connection to the station.

Planning Area 3 (“PA3”) contains all or parts of fifteen separate parcels owned by six separate landowners. The TSSP Planning Area 3 has been allocated into three residential density zones:

	Minimum Target <u>Units / Acre</u>	Maximum Target <u>Units / Acre</u>
Low-Density Residential (LR)	4	7
Medium Density Residential (MR)	10	14
High-Density Residential (HR)	20	28

5 Acres In Approved Master Planned Development // INVESTMENT OVERVIEW

The subject property is zoned for Medium Density Residential (MR) zoning within the TSSP. For the five acres of the subject site, the minimum target for the number of units to be constructed on the property is 50, a midrange of 70 units, with site currently allocated for 90 two-story condominium units, or 17.9 units per acre.

The new Fairfield/Vacaville Train Station (FVTS), was renamed as the Fairfield-Vacaville Hannigan (FFV). Thirty years before the first passenger stepped foot on a train at the corner of Peabody and Vanden Roads in Fairfield, lifelong public servant Tom Hannigan knew rail service connecting communities in Northern California would one day be a reality. In recognition of Hannigan’s forethought and championing the creation of the Amtrak-operated Capitol Corridor route, the newest stop along the corridor in Fairfield was renamed the “Fairfield-Vacaville Hannigan Station,” and the north/south street at the station will be renamed “Tom Hannigan Way.”

The Fairfield-Vacaville Hannigan is one of 18 along Amtrak’s 170-mile-long Capitol Corridor between Auburn/Sacramento and San Jose, CA. The FVTS is the focal point of transit-oriented development planned for northeast Fairfield over the next 20 years. TRC led a large multidisciplinary team for the construction of the new \$38 million train station and Peabody Road Overcrossing, which is one of the largest capital improvement projects in Fairfield’s history.

STATION DETAILS

Station Address:4921 Vanden Road, Fairfield, California 94533
Staffed / Unstaffed Unstaffed
Ticketing No ticket kiosks
Station ConnectionsNearby Solano Express Red & Green Line & Napa Vine Route 21
Bicycle AccessBike racks at station platform / E-Bike lockers available & Bikes allowed inside trains
Automobile Parking.....Regular spaces on-site – 139 / ADA Handicap spaces on-site – 5
AmenitiesOutdoor seating areas and shelters

INVESTMENT OVERVIEW // 5 Acres In Approved Master Planned Development

The subject property's five acres is a short walk northeast of the Fairfield-Vacaville Hannigan train station platform access and an equally short walk to the new park area with attractive amenities for residents. The site is strategically located within the planned development and enjoys an 11.7-acre parcel to the southwest and another 2.8-acre parcel to the north to act as buffers between the subject property and train operations.

INVESTMENT HIGHLIGHTS

- 5-acre parcel strategically located within the transit-oriented 69-acre, approved master planned development in Fairfield, California.
- Wide range of approved densities from 50 to 90 units or more, with possible increased density allowance.
- Amenities within steps of the subject site include a planned public park with large open green space, a basketball court, multiple picnic seating and barbecue areas.

HELPFUL LINKS

CITY OF FAIRFIELD / TRAIN STATION SPECIFIC PLAN –

[☐ PA3 MPUD](#)

CITY OF FAIRFIELD / ZONING & DEVELOPMENT STANDARDS –

<https://www.fairfield.ca.gov/government/city-departments/community-development/planning-division/zoning-development-standards>

CITY OF FAIRFIELD / ZONING & DEVELOPMENT STANDARDS –

<https://www.fairfield.ca.gov/government/city-departments/community-development/planning-division/zoning-development-standards>

AMTRAK / FAIRFIELD-VACVILLE TRAIN –

<https://www.trccompanies.com/projects/amtrak-fairfield-vacaville-train-station/>

<https://www.amtrak.com/stations/ffv>

<https://www.capitolcorridor.org/stations/fairfieldvacaville/>

WIKIPEDIA / FAIRFIELD-VACAVILLE TRAIN –

https://en.wikipedia.org/wiki/Fairfield%E2%80%93Vacaville_station



Vanden Rd

Fairfield-Vacaville Station

Fairfield-Vacaville
Recently viewed

Train Station

SUBJECT

Saro Ln

Samo Ln

Samo Ln

Markeley Ln

Markeley Ln

5 Acres In Approved Master Planned Development // OFFERING DETAIL

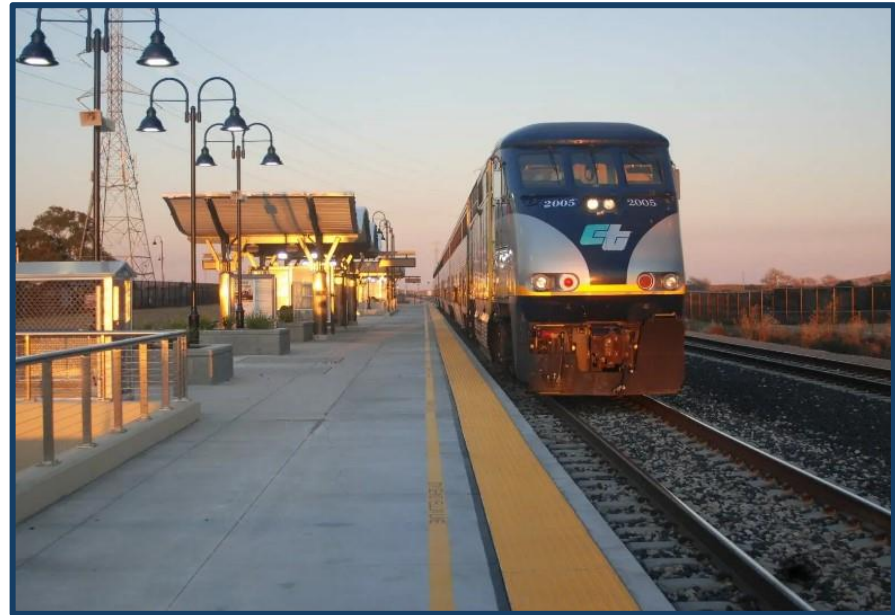
Existing Structures: One single-family home +/- 1,972 s. f.
 Year Built: 1954
 Current County Zoning: R-1000
 Current County Use: Rural Ranchette / 1 Unit per Acre
 Site Area: 5 Acres
 Topography: Mostly level

ON-SITE IMPROVEMENTS

Water/Sewer Service: None
 Gas Service: None
 Electricity Service to Site: None
 Grading: None

OFF-SITE IMPROVEMENTS

Curbs: None
 Gutters: None
 Sidewalks: None
 Streets: None

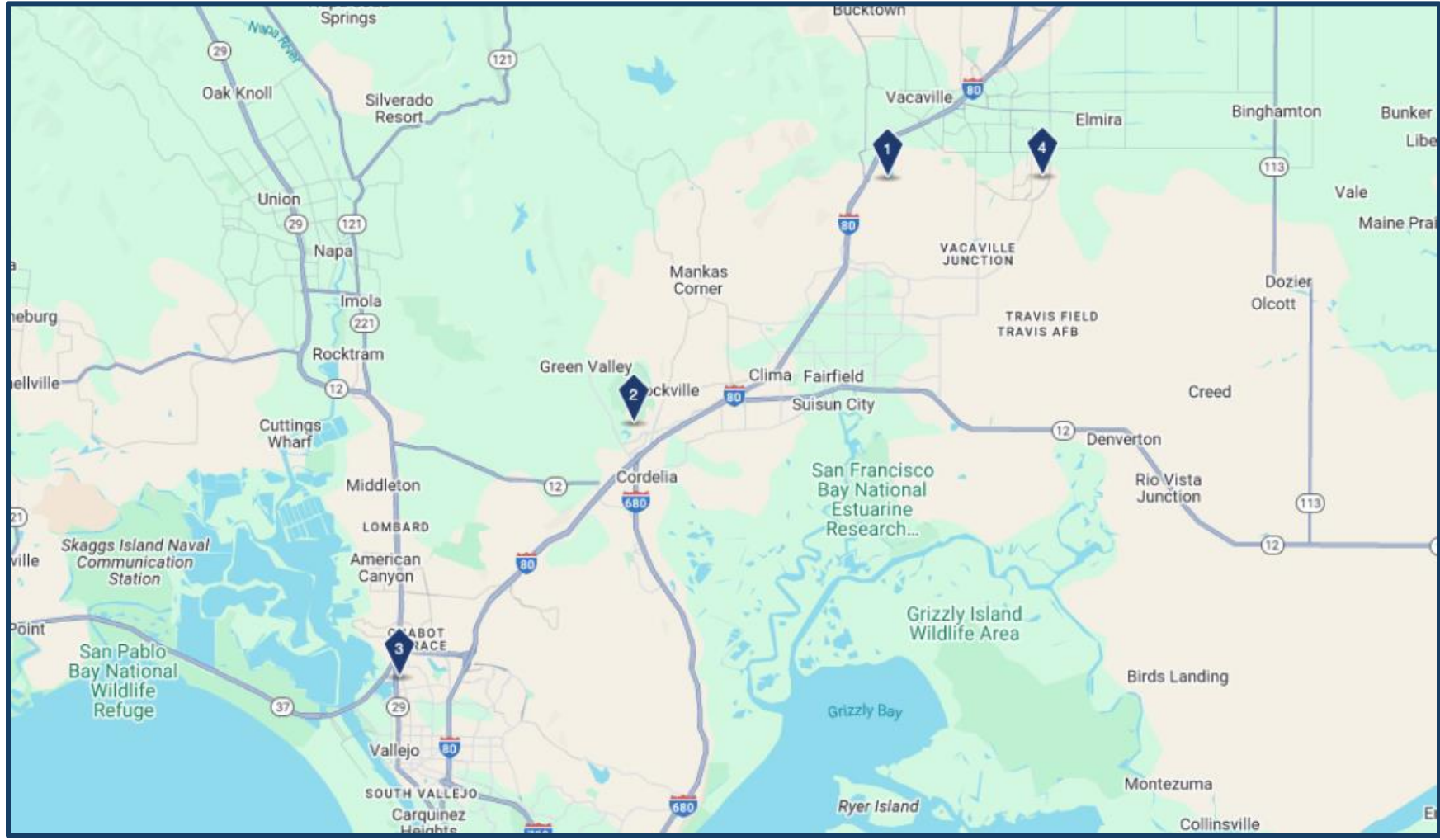


OFFERING SUMMARY

Listing Price: \$2,500,000
Lot Size: 5.0 Acres
Price/Acre: \$500,000
Buildable Sq. Ft.: TBD
Development Type: Medium to High Density Residential
Density: 17.9 Units / Acre

SALES COMPARABLES // 5 Acres In Approved Master Planned Development

CLOSED LAND TRANSACTIONS MAP

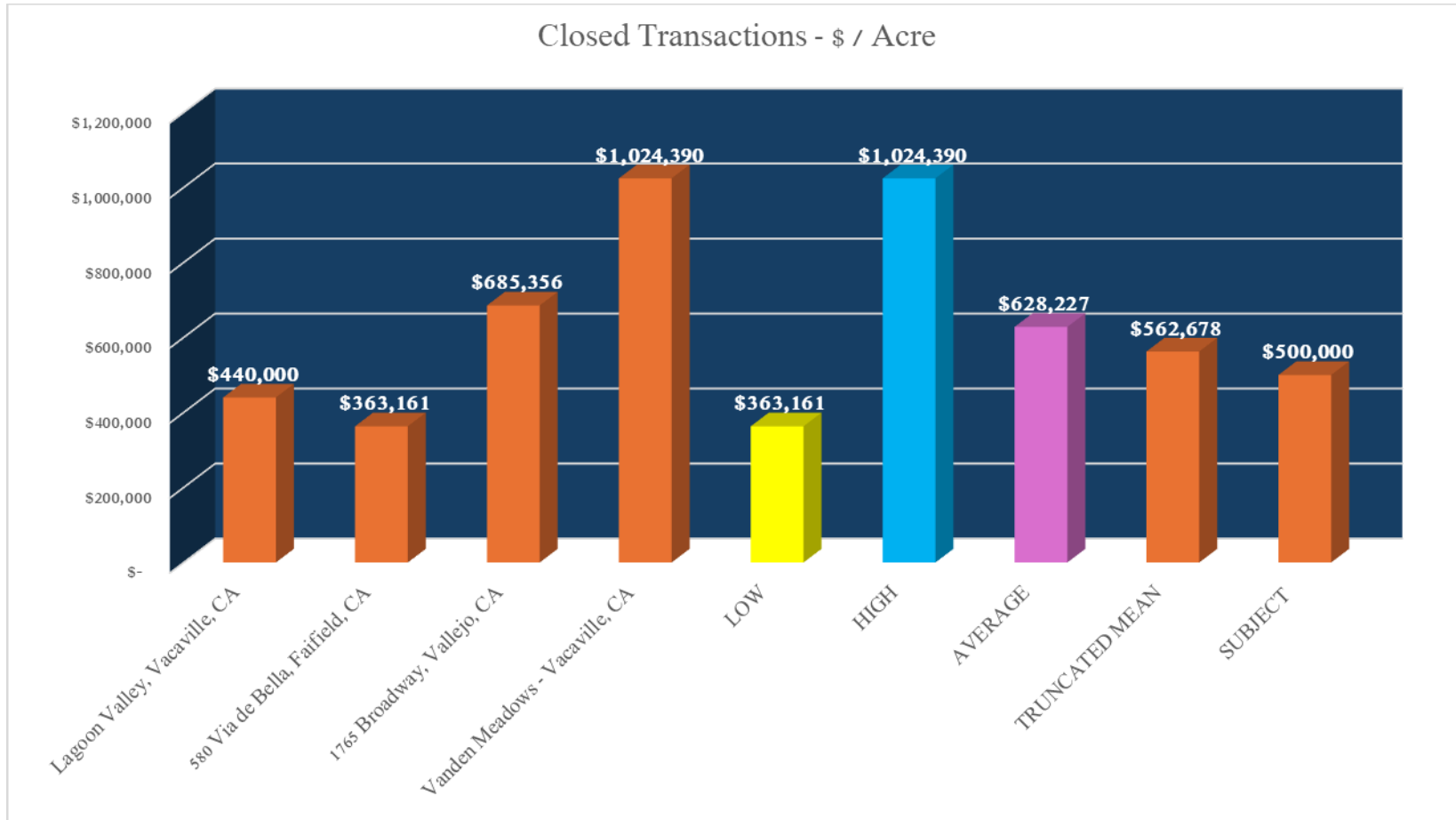


5 Acres In Approved Master Planned Development // SALES COMPARABLES

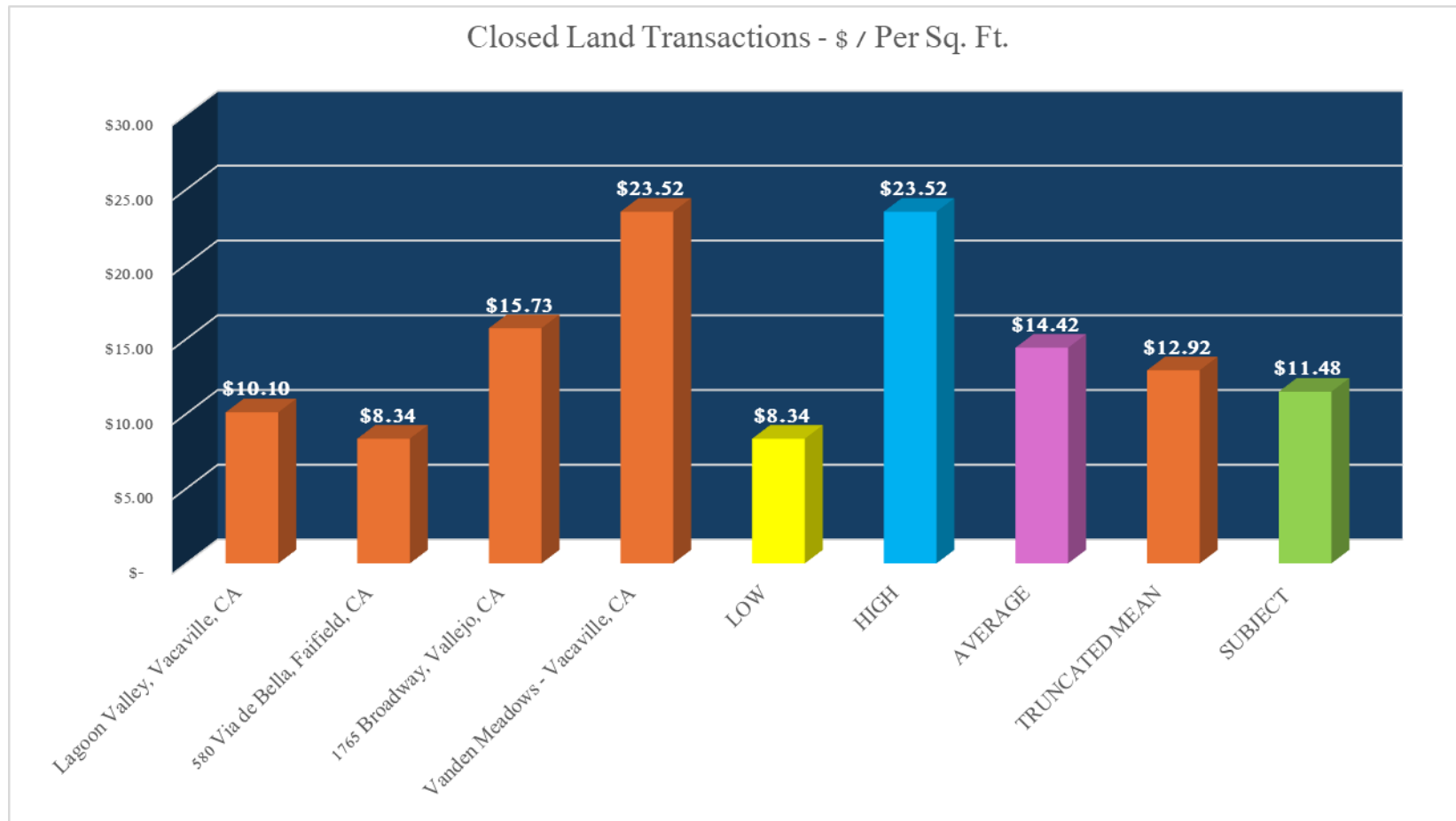
CLOSED LAND TRANSACTIONS

<u>No.</u>	<u>LOCATION</u>	<u>SALE/OFFERING PRICE</u>	<u>CLOSING DATE / OTM</u>	<u>LAND AREA S.F. / ACRES</u>	<u>PRICE S.F. / ACRE</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>PROPOSED USE</u>
1	Lagoon Valley, Vacaville Improvements / On-Sites – Raw land. Improvements / Off-Sites – Cable. NO curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Source - Costar	\$14,960,000	July 12, 2024	1,481,040 / 34	\$10.10 / \$440,000	SFR	SFR	Planned Unit Dev.
2	580 Via de Bella, Fairfield Improvements / On-Sites – Finish grade. Improvements / Off-Sites – Cable, curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Source - Costar	\$1,500,000	June 29, 2023	179,920 / 4.13	\$8.34 / \$363,161	SFR	SFR	Multi-Family/SFR
3	1765 Broadway, Vallejo Improvements / On-Sites – Raw land. Improvements / Off-Sites – Cable, curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Source - Costar	\$2,200,000	May 30, 2023	139,828 / 3.21	\$15.73 / \$685,356	Multi-Fam	Multi-Fam Entitled	/ 111 units
4	Vanden Meadows, Fairfield Improvements / On-Sites – Raw land. Improvements / Off-Sites – Cable. NO curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Source - Costar	\$16,800,000	January 31, 2023	714,384 / 16.40	\$23.52 / \$1,024,390		RL-6	Master Planned/SFR
AVERAGES / TOTALS		\$7,532,000 avg.		537,822 / 12.34 avg.	\$14.06 / \$612,503 avg.			
SUBJECT		\$2,500,000	Offering Price	217,800 / 5.00	\$11.48 / \$500,000			

SALES COMPARABLES // 5 Acres In Approved Master Planned Development



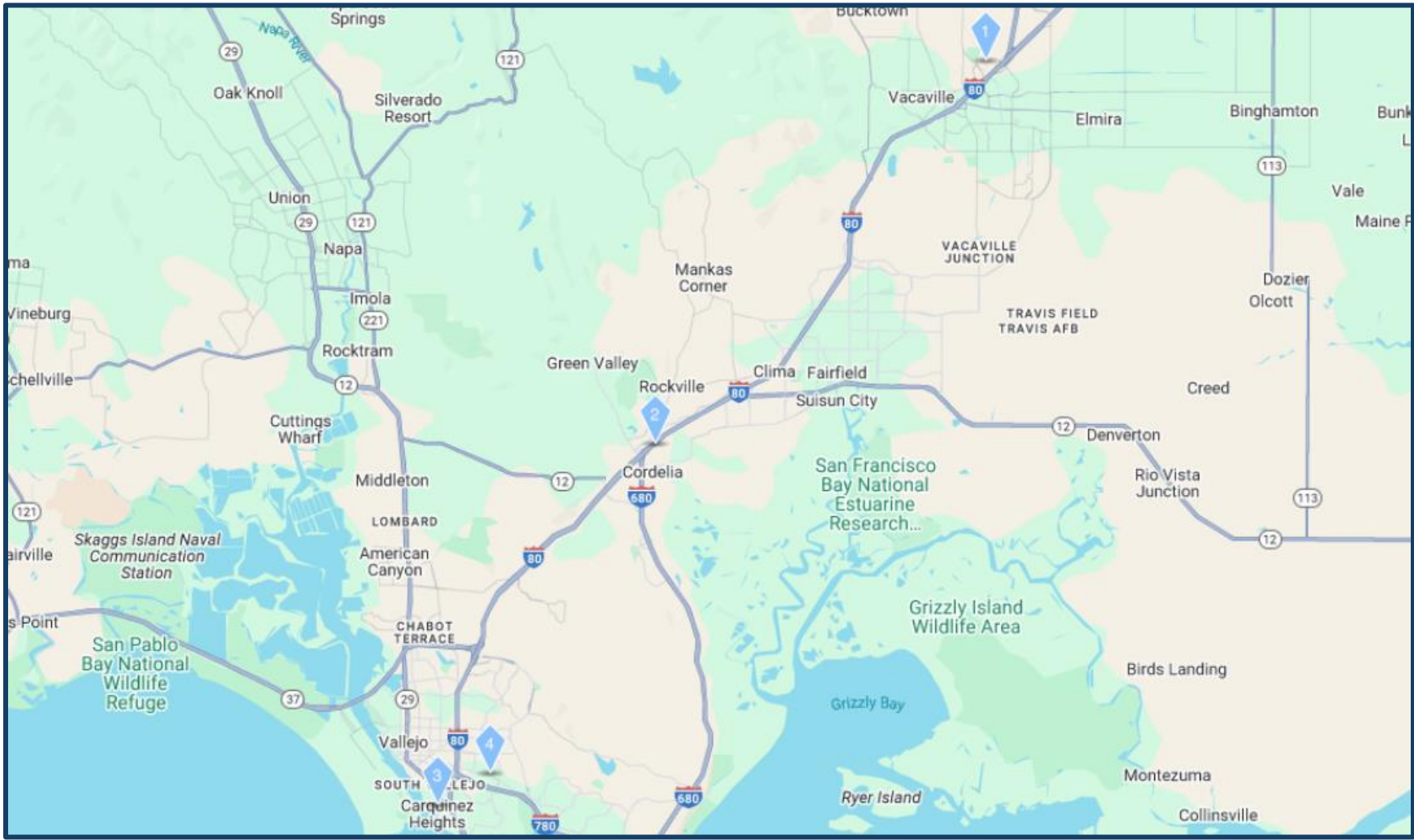
5 Acres In Approved Master Planned Development // SALES COMPARABLES





5 Acres In Approved Master Planned Development // Q3 & Q4 2025 LAND OFFERINGS

Q3 & Q4 2025 LAND OFFERINGS MAP

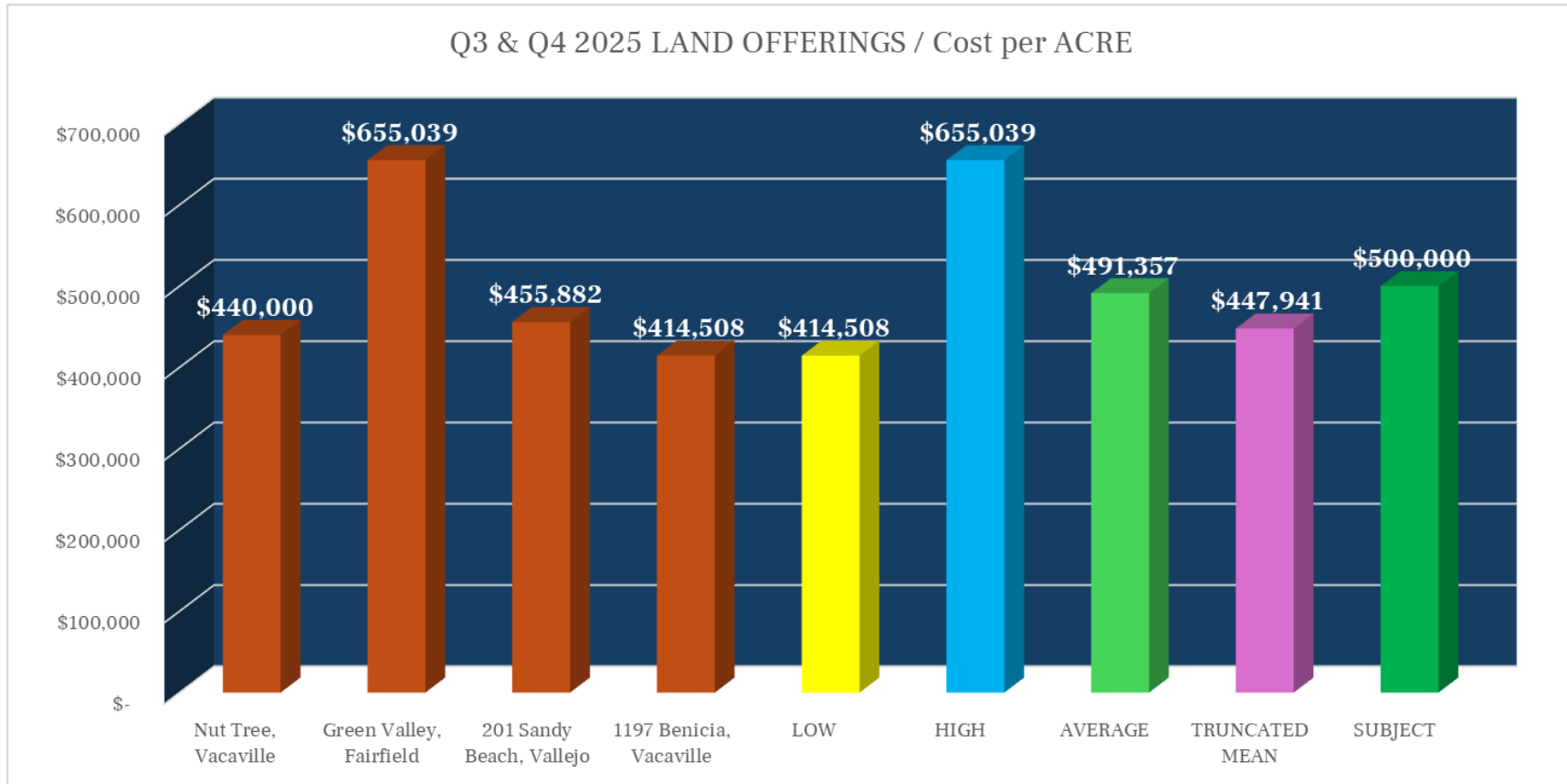


Q3 & Q4 2025 LAND OFFERINGS // 5 Acres In Approved Master Planned Development

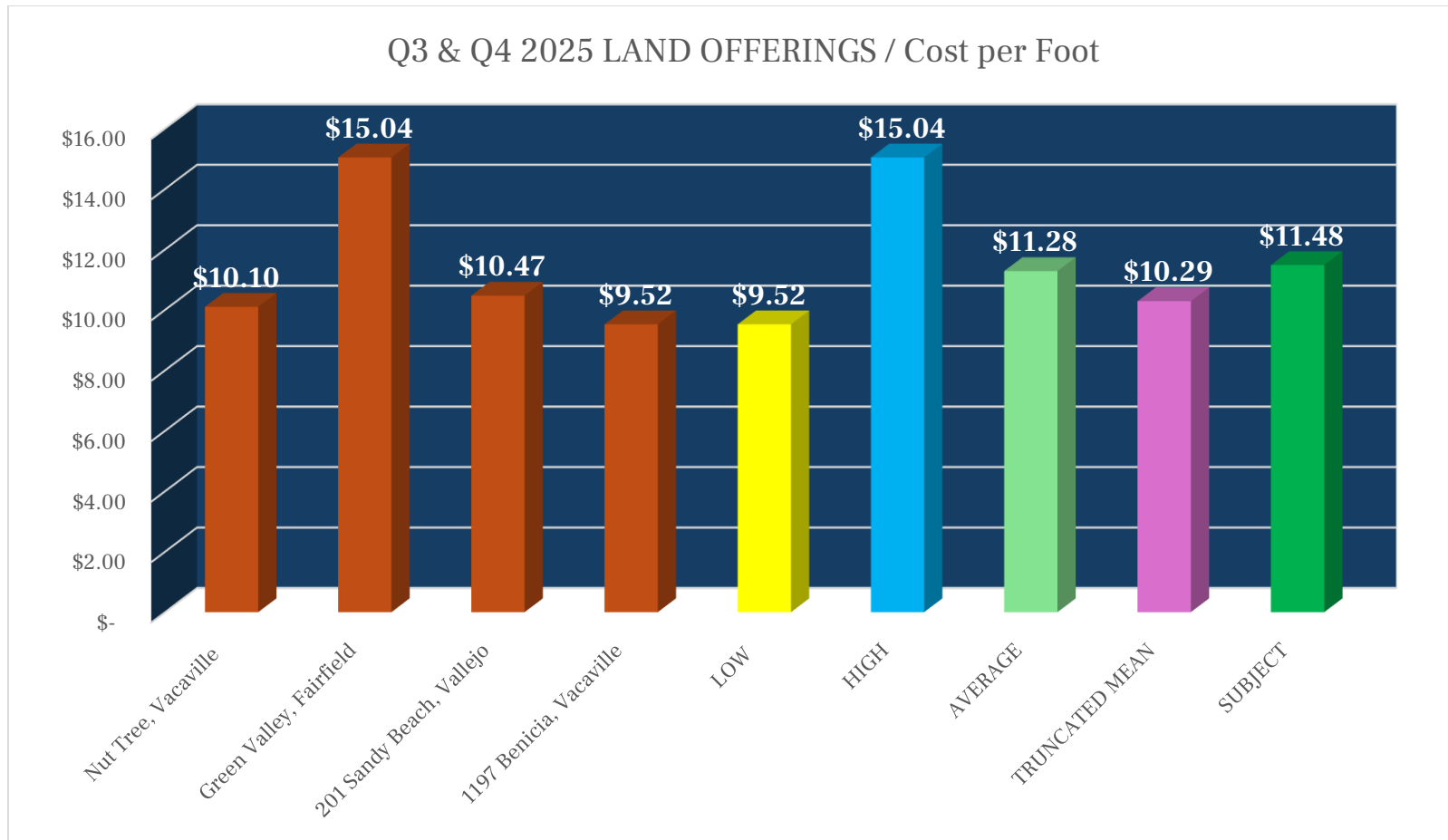
CLOSED LAND TRANSACTIONS

<u>No.</u>	<u>LOCATION</u>	<u>SALE/OFFERING PRICE</u>	<u>CLOSING DATE / OTM</u>	<u>LAND AREA S.F. / ACRES</u>	<u>PRICE S.F. / ACRE</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>PROPOSED USE</u>
1	Nut Tree Devel., Vacaville Improvements / On-Sites – Improvements / Off-Sites – Source -	\$7,000,000 Raw land. No cable, curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Costar	OTM	523,158 / 12.01	\$10.10 / \$440,000	Multi-Fam.	Multi-Fam.	Aff. Multi-Fam.
2	Green Valley, Fairfield Improvements / On-Sites – Improvements / Off-Sites – Source -	\$1,690,000 Finish grade. No cable, curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Costar	OTM	112,385 / 2.58	\$15.04 / \$655,039	Retail/Comm.	Multi-Fam.	Mixed Use
3	201 Sandy Beach, Vallejo Improvements / On-Sites – Improvements / Off-Sites – Source -	\$1,550,000 Raw land. No cable, curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Costar	OTM	148,104 / 3.4	\$10.47 / \$455,882	RM	Multi-Fam.	Multi-Fam./SFR
4	1197 Benicia, Vacaville Improvements / On-Sites – Improvements / Off-Sites – Source -	\$800,000 Raw land. No cable. NO curb, gutter, sidewalk, electricity, gas, irrigation, sewer, streets, telephone, water. Costar	OTM	84,071 / 1.93	\$9.52 / \$414,508	RTC-MR	Multi-Fam.	Aff. Multi-Fam.
AVERAGES / TOTALS		\$2,760,000 avg.		216,930 / 4.98 avg.	\$11.28 / \$491,357 avg.			
SUBJECT		\$2,500,000	Offering Price	217,800 / 5.00	\$11.48 / \$500,000			

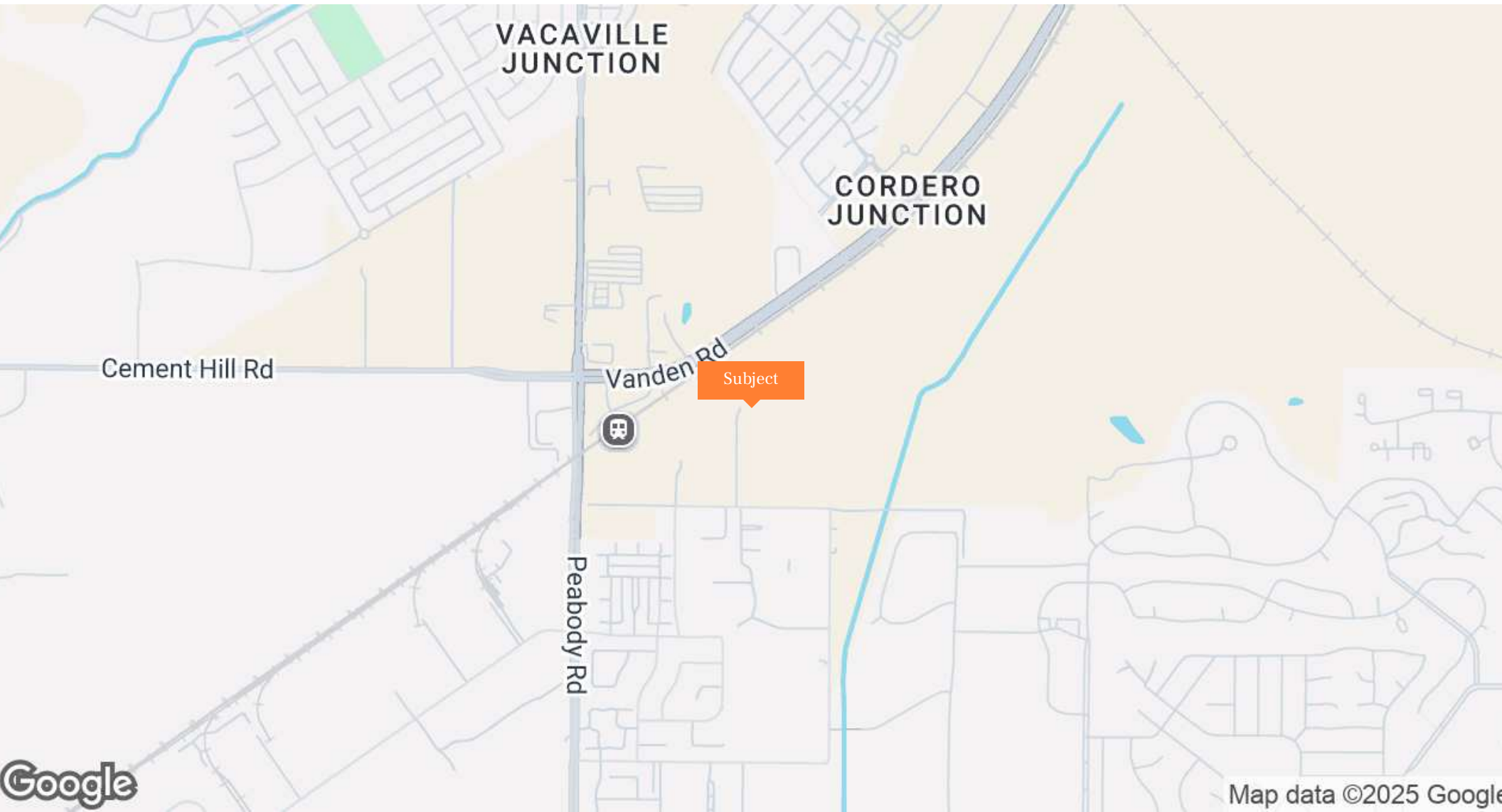
5 Acres In Approved Master Planned Development // Q3 & Q4 2025 LAND OFFERINGS



Q3 & Q4 2025 LAND OFFERINGS // 5 Acres In Approved Master Planned Development



5 Acres In Approved Master Planned Development // REGIONAL MAP



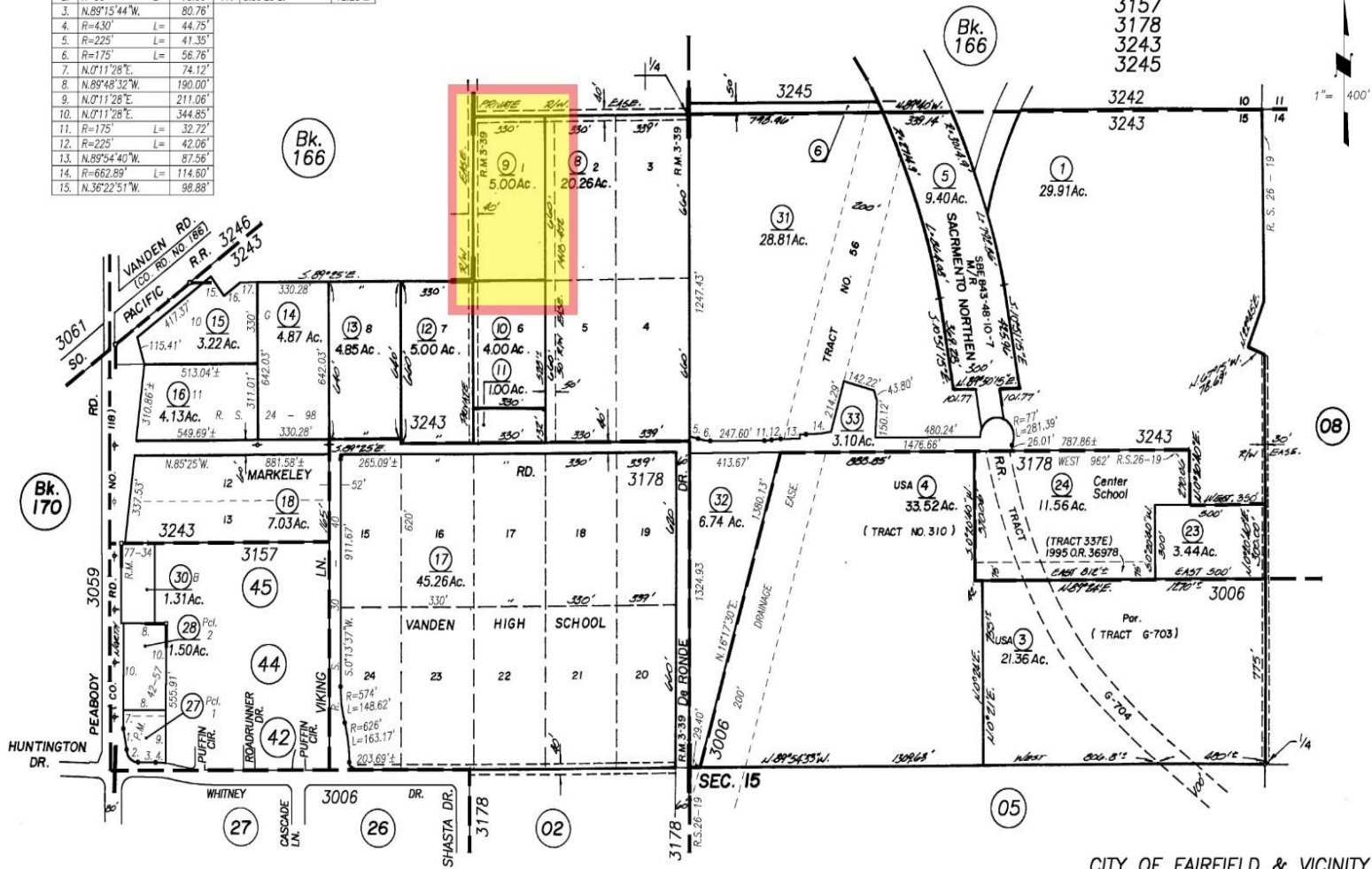
PARCEL MAP // 5 Acres In Approved Master Planned Development

1. N. 10°03'11"W.	84.77'	16. S. 55°09'50"W.	93.76'±
2. R=50'	L= 78.06'	17. S. 89°25'E.	72.28'±
3. N. 89°15'44"W.	80.76'		
4. R=430'	L= 44.75'		
5. R=225'	L= 41.35'		
6. R=175'	L= 56.76'		
7. N. 0°11'28"E.	74.12'		
8. N. 89°48'32"W.	190.00'		
9. N. 0°11'28"E.	211.06'		
10. N. 0°11'28"E.	344.85'		
11. R=175'	L= 32.72'		
12. R=225'	L= 42.06'		
13. N. 89°54'40"W.	87.56'		
14. R=662.69'	L= 114.60'		
15. N. 36°22'51"W.	98.88'		

POR. N. 1/2 SEC. 15, T. 5N., R. 1W., M.D.B. & M.

Tax Area Code 174-01

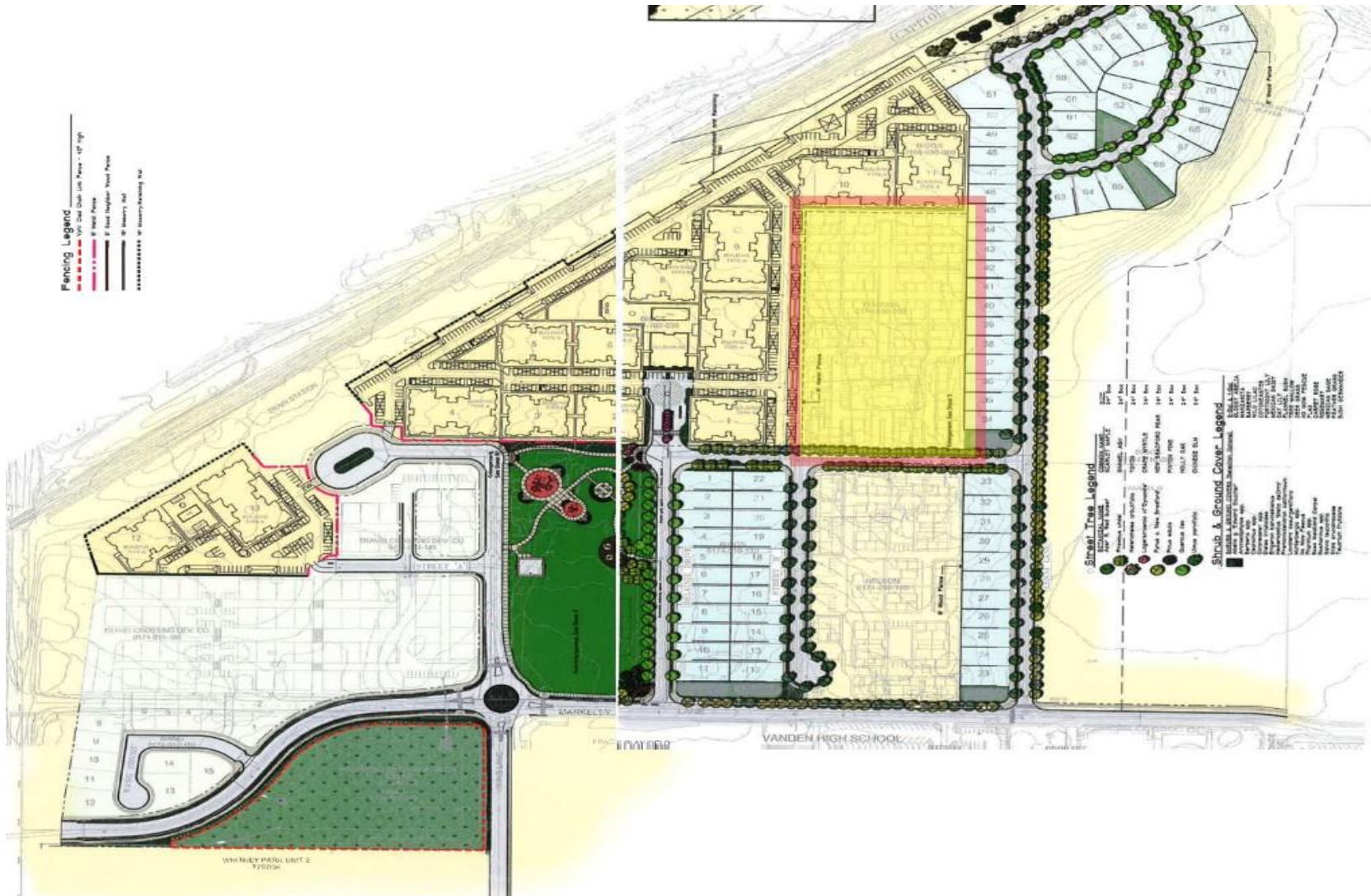
- 3006
- 3157
- 3178
- 3243
- 3245



CITY OF FAIRFIELD & VICINITY
Assessor's Map Bk. 174 Pg. 01

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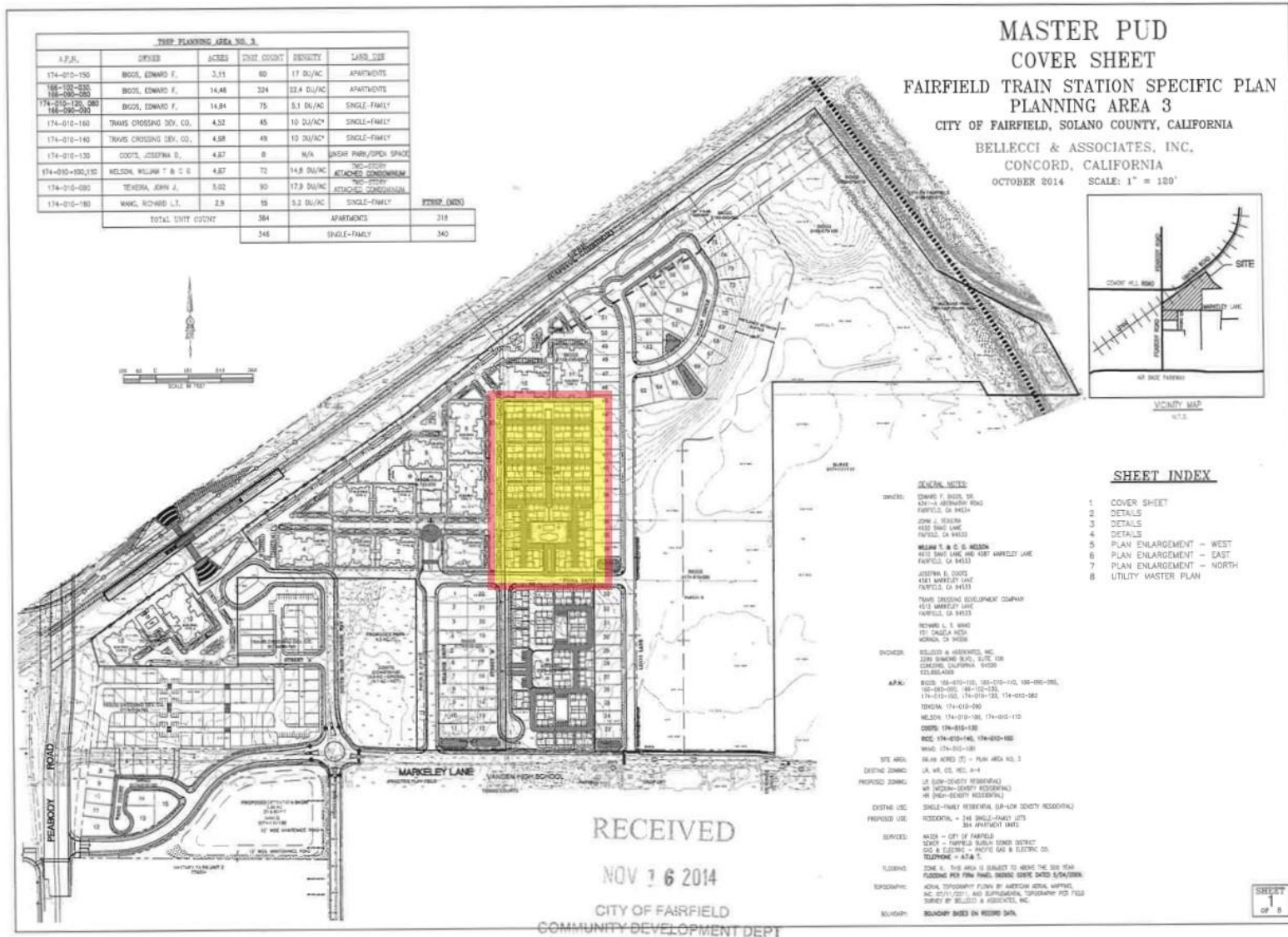
5 Acres In Approved Master Planned Development // SITE LOCATION RENDERING



APPROVED PARK NEAR SUBJECT // 5 Acres In Approved Master Planned Development



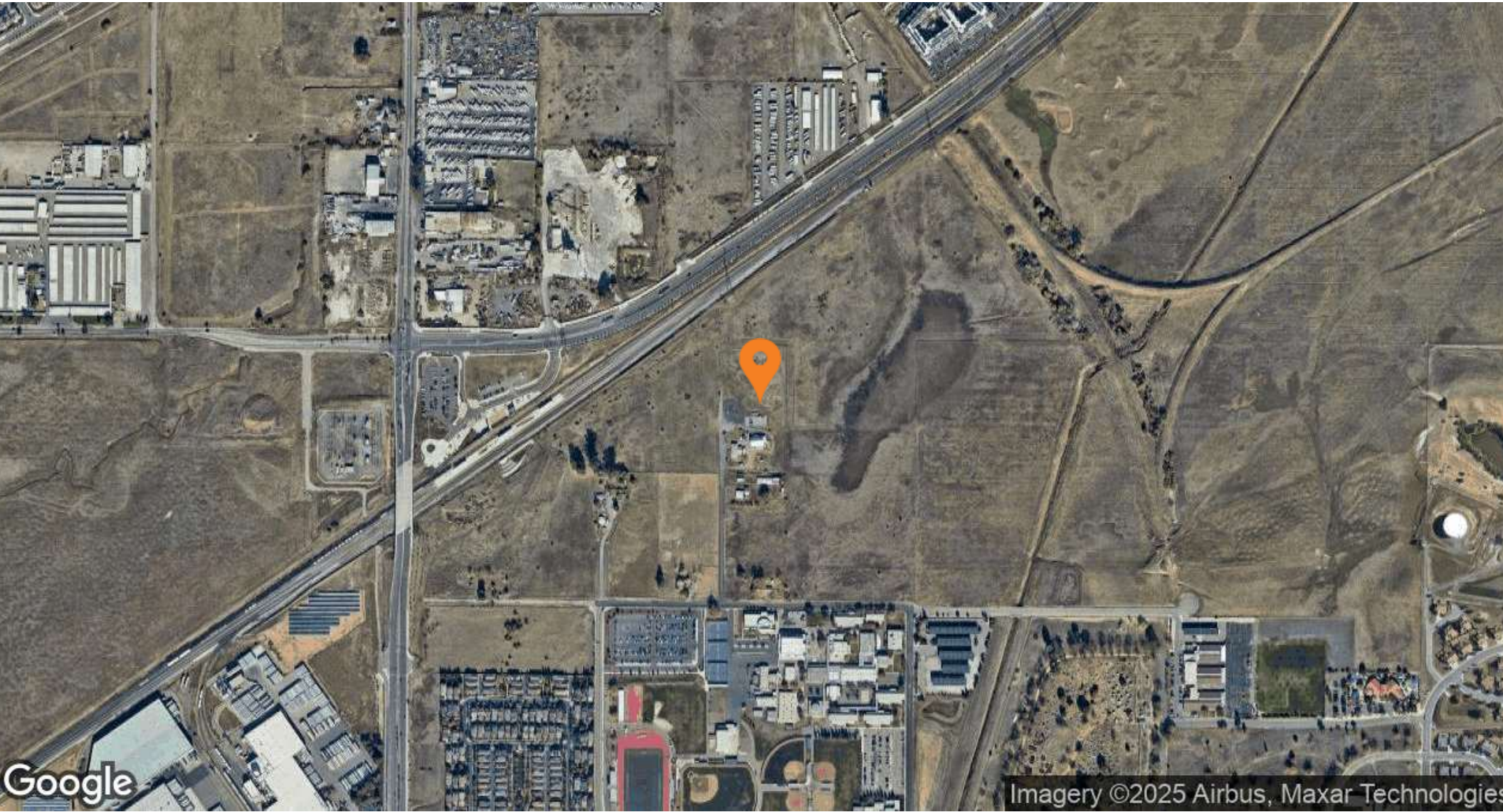
5 Acres In Approved Master Planned Development // APPROVED MASTER PLAN



LOCAL MAP // 5 Acres In Approved Master Planned Development



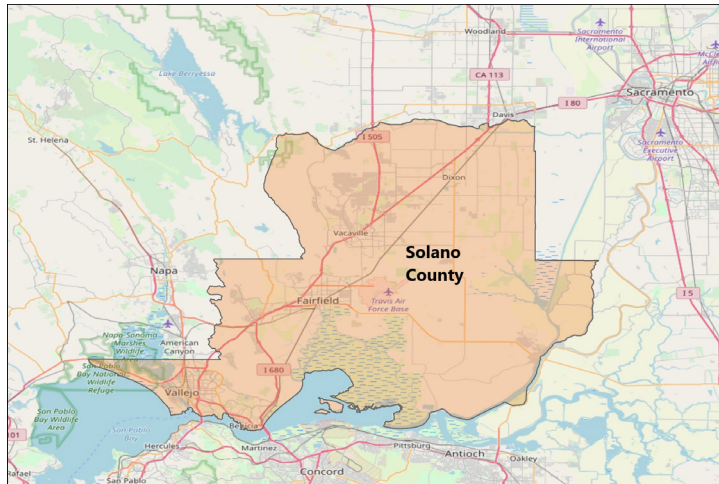
5 Acres In Approved Master Planned Development // AERIAL MAP



MARKET OVERVIEW // 5 Acres In Approved Master Planned Development

SOLANO COUNTY, CA

Solano County is located between San Francisco, Oakland, and Sacramento, and is situated within the Napa Valley and Suisun Valley wine regions. As such, the county is adorned with numerous wineries, contributing to the area's vibrant agricultural scene that also includes the cultivation of crops like tomatoes, prunes, and walnuts. Interstate 80 traverses the region, and port access is available in Benicia, supporting a number of industrial parks that are scattered throughout the county and offer lower costs than larger, nearby metros. Solano County is also home to Travis Air Force Base, a major military installation known for its strategic airlift capabilities and logistical support. Beyond contributing to the nation's defense and providing critical aid in disaster response, Travis Air Force base is also a source for local employment opportunities. Other households commute out of the county for employment, as more affordable single-family home prices attract households and individuals to the area. Vallejo is the most populated city, followed by Fairfield, each close to 120,000 residents.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DIVERSE ECONOMIC BASE

In addition to Travis Air Force Base, other economic drivers include advanced materials, logistics, food and beverage, as well as life science companies.



LOWER COST-OF-LIVING

More affordable home and land prices than in nearby San Francisco, San Jose and Oakland attract companies and residents.



SKILLED LABOR POOL

Cal Maritime, Touro University and Solano Community College are among the many institutions of higher learning within the county that help provide an educated workforce. While not in the county, UC Davis and UC Berkeley are located nearby.

ECONOMY

- Advanced materials employers include Dunlop Manufacturing, Meyer Cookware, M&G DuraVent and Petrochem Insulation.
- Among the county's many biotech and biomedical companies are Genentech, Novici Biotech, MuriGenics, Hemostat Laboratories and Janssen Pharmaceuticals.
- The food and beverage sector is supported by firms like Jelly Belly Candy, Guittard Chocolate Co., Mariani Packing Co., Superior Farms and Valley Fine Foods.
- Other major employers are Kaiser Permanente, NorthBay Health and Sutter Health.

DEMOGRAPHICS



POPULATION

443K

Growth 2023-2028*
1.9%



HOUSEHOLDS

158K

Growth 2023-2028*
2.3%



MEDIAN AGE

38.8

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$84,400

U.S. Median
\$68,500

5 Acres In Approved Master Planned Development // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,091	49,562	166,335
2024 Estimate			
Total Population	4,662	47,327	162,801
2020 Census			
Total Population	4,230	45,839	163,536
2010 Census			
Total Population	3,329	39,339	148,746
Daytime Population			
2024 Estimate	6,205	31,838	114,829
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	1,553	14,560	55,133
2024 Estimate			
Total Households	1,420	13,810	53,831
Average (Mean) Household Size	3.2	3.0	2.9
2020 Census			
Total Households	1,239	12,784	52,049
2010 Census			
Total Households	959	10,683	47,393

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	10.0%	11.3%	8.2%
\$200,000-\$249,999	4.2%	4.7%	3.6%
\$150,000-\$199,999	15.5%	14.5%	11.6%
\$125,000-\$149,999	13.2%	11.5%	9.1%
\$100,000-\$124,999	17.5%	15.3%	13.9%
\$75,000-\$99,999	10.5%	13.5%	15.2%
\$50,000-\$74,999	14.7%	12.2%	14.2%
\$35,000-\$49,999	8.0%	6.4%	8.5%
\$25,000-\$34,999	1.4%	4.4%	5.9%
\$15,000-\$24,999	2.1%	2.3%	3.5%
Under \$15,000	3.1%	3.9%	6.3%
Average Household Income	\$135,577	\$141,303	\$120,348
Median Household Income	\$115,694	\$116,445	\$98,226
Per Capita Income	\$40,665	\$41,365	\$39,264

DEMOGRAPHICS // 5 Acres In Approved Master Planned Development

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	4,662	47,327	162,801
0 to 4 Years	8.0%	6.0%	6.1%
5 to 14 Years	15.6%	13.0%	13.0%
15 to 17 Years	4.7%	3.6%	3.8%
18 to 19 Years	2.7%	2.7%	2.5%
20 to 24 Years	7.7%	8.1%	7.2%
25 to 29 Years	8.1%	7.4%	7.6%
30 to 34 Years	8.9%	7.9%	8.2%
35 to 39 Years	8.2%	7.9%	7.6%
40 to 49 Years	14.5%	13.4%	12.6%
50 to 59 Years	10.5%	12.2%	12.0%
60 to 64 Years	4.0%	5.7%	5.7%
65 to 69 Years	2.7%	4.6%	4.7%
70 to 74 Years	1.9%	3.2%	3.6%
75 to 79 Years	1.5%	2.2%	2.5%
80 to 84 Years	0.4%	1.1%	1.5%
Age 85+	0.6%	1.1%	1.5%
Median Age	32.0	36.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	2,854	31,557	109,809
Elementary (0-8)	4.6%	3.9%	5.5%
Some High School (9-11)	4.9%	6.9%	6.7%
High School Graduate (12)	17.9%	23.9%	26.5%
Some College (13-15)	25.1%	26.6%	27.2%
Associate Degree Only	10.0%	11.0%	10.6%
Bachelor's Degree Only	22.5%	19.0%	16.6%
Graduate Degree	14.9%	8.7%	6.9%
HOUSING UNITS			
Occupied Units			
2029 Projection	1,621	15,086	57,045
2024 Estimate	1,482	14,312	55,694
Owner Occupied	853	9,757	32,552
Renter Occupied	557	4,025	21,250
Vacant	62	501	1,863
Persons in Units			
2024 Estimate Total Occupied Units	1,420	13,810	53,831
1 Person Units	12.3%	15.7%	21.8%
2 Person Units	25.7%	29.7%	30.3%
3 Person Units	20.7%	18.9%	17.1%
4 Person Units	22.7%	18.6%	16.2%
5 Person Units	11.5%	9.5%	8.1%
6+ Person Units	7.1%	7.5%	6.6%

5 Acres In Approved Master Planned Development // DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 162,801. The population has changed by 9.45 percent since 2010. It is estimated that the population in your area will be 166,335 five years from now, which represents a change of 2.2 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,071 people per square mile.



EMPLOYMENT

In 2024, 74,049 people in your selected area were employed. The 2010 Census revealed that 54.8 percent of employees are in white-collar occupations in this geography, and 23 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSEHOLDS

There are currently 53,831 households in your selected geography. The number of households has changed by 13.58 percent since 2010. It is estimated that the number of households in your area will be 55,133 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.9 people.



HOUSING

The median housing value in your area was \$508,071 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 28,238.00 owner-occupied housing units and 19,155.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$98,226, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 52.52 percent since 2010. It is estimated that the median household income in your area will be \$106,947 five years from now, which represents a change of 8.9 percent from the current year.

The current year per capita income in your area is \$39,264, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$120,348, compared with the U.S. average, which is \$101,307.



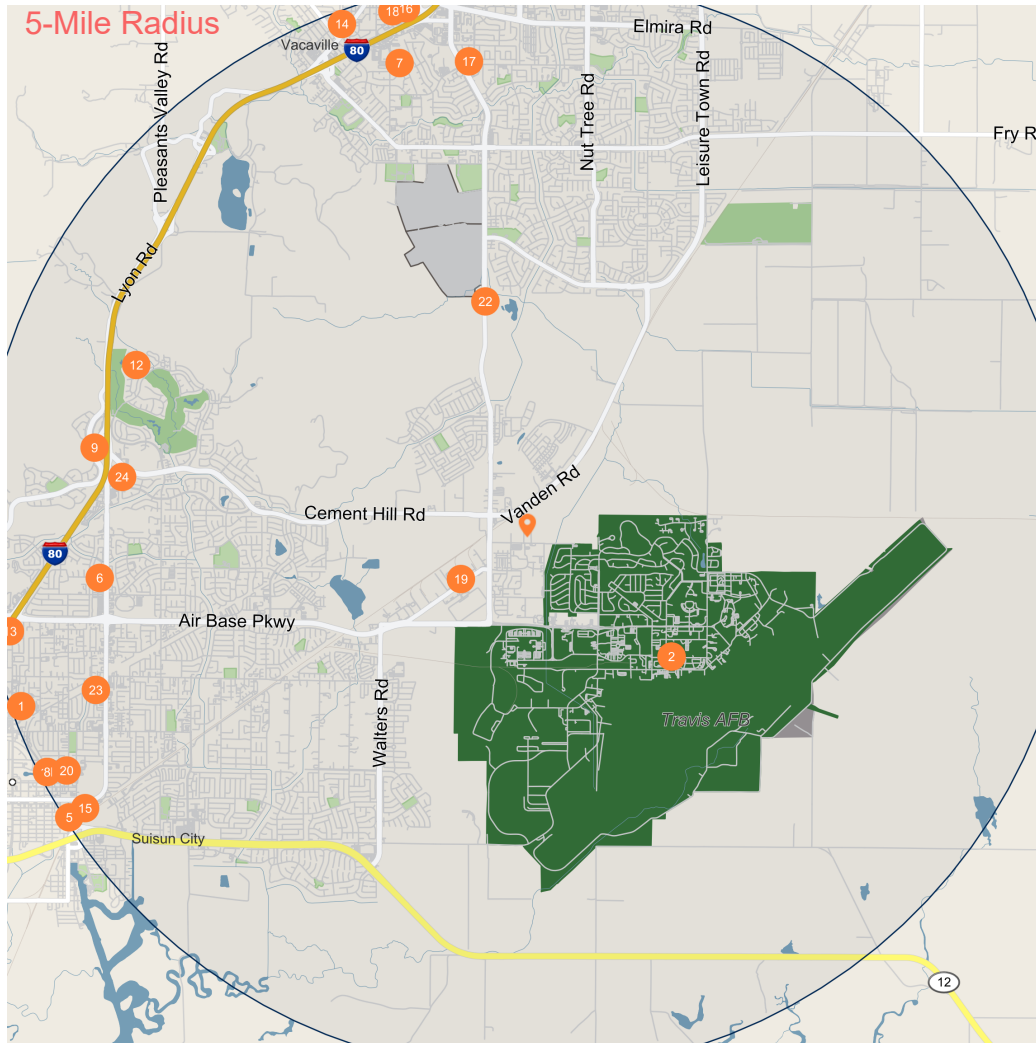
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 23.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 18.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.7 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.8 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // 5 Acres In Approved Master Planned Development



Major Employers		Employees
1	Northbay Healthcare Group-Northbay Medical Center	900
2	Defense Threat Reduction Agcy-Defense Threat Rdctn Agcy - St	637
3	Mv Transportation Inc	610
4	Defense Cvlian Prsnnel Advrsory-Cpms-Awaw	403
5	Solano County Sheriff Dept	392
6	Walmart Inc-Walmart	328
7	Winco Holdings Inc	325
8	City of Fairfield	300
9	First Priority Financial Inc	300
10	Northbay Healthcare Group-Vaca Valley Hospital	300
11	City of Fairfield-Public Works Street Drainage	233
12	Northern Cal Rtred Officers Cmn-Paradise Valley Estates	225
13	Bcfs Health and Human Services	218
14	City of Vacaville	200
15	County of Solano-Solano County General Services	194
16	Sutter Regional Med Foundation	181
17	United States Dept of Navy-Navy Recruiting Station	175
18	United States Dept of Navy	175
19	Ball Metal Beverage Cont Corp-Ball Metal Beverage Cont Div	172
20	Verizon Bus Netwrk Svcs LLC-Verizon Business	170
21	Fairfld-Sisun Unified Schl Dst-F S U S D	162
22	City of Fairfield-North Bay Regional Water	142
23	Save Mart Supermarkets Disc-Foodmaxx	139
24	Lowe's Home Centers LLC-Lowe's	132
25	Kuic Inc-Kuic-FM	130



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