

# MULTI-TENANT EXECUTIVE OFFICE BUILDING

801 Jefferson Street - Fairfield, CA

OFFERING MEMORANDUM



Marcus & Millichap



# Marcus & Millichap

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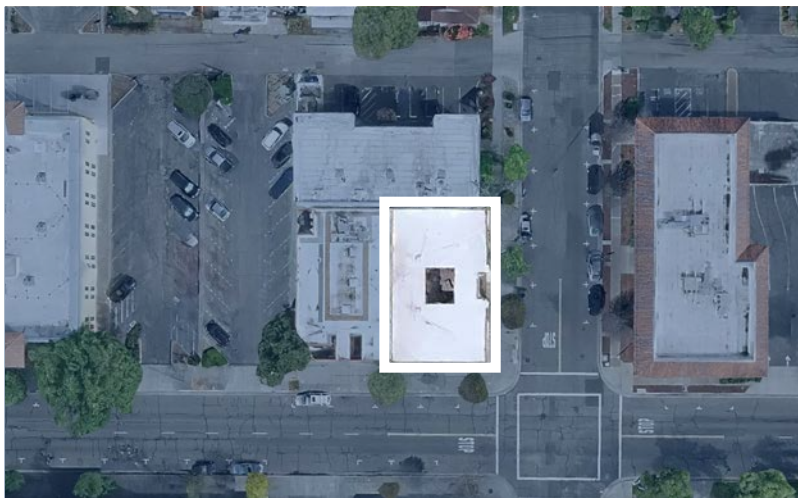
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# EXECUTIVE SUMMARY

MULTI-TENANT EXECUTIVE  
OFFICE BUILDING  
FAIRFIELD, CA

<b>Address</b>	801 Jefferson Street Fairfield, CA 94533
<b>Property Type</b>	Office
<b>Occupancy</b>	Vacant
<b>Sale Price</b>	\$898,875
<b>Lease Rate</b>	\$1.45 PSF NNN
<b>Gross Building Area</b>	3,185 SF
<b>Site Size</b>	4,000 SF
<b>Year Built</b>	1962
<b>Parking</b>	Street Parking; Public Parking Lots
<b>APN</b>	0030-185-070
<b>Zoning</b>	CM, Mixed Commercial



- » Vacant office building available for sale and for lease
- » Excellent owner/user or investor opportunity
- » Currently configured with six executive office suites
- » Ideal for attorneys, therapists, accountants, finance professionals, consultants
- » Walking distance the amenities in downtown Fairfield
- » Blocks from Fairfield City Hall, Solano County Offices, and Superior Court



STOP

# INVESTMENT SUMMARY

## **MULTI-TENANT EXECUTIVE OFFICE BUILDING**

801 Jefferson Street is a multi-tenant executive office building located in downtown Fairfield. The building has six executive office suites that range in size from 455 square feet to 572 square feet. There is a common courtyard in the center of the building and shared men's and women's restrooms. Parking is available on the street and in nearby public parking lots.

## **OWNER/USER OR INVESTOR OPPORTUNITY**

The property is currently vacant and could be entirely or partially occupied by an owner/user. The configuration of the space allows a buyer to rent out one or multiple suites generate income. Additionally, the executive suites are appealing to a wide range of tenants, making this a great value-add investment opportunity.

## **PERMITTED USES**

The property has a zoning designation of Mixed Commercial and permitted uses in this zoning district include: medical and dental offices; co-working space; banks; bail bond services; administrative, business, and professional offices; adult day care facilities; churches and houses of worship; apparel and shoe stores; florists; and music shops. The current configuration of the property is ideal for co-working space, professional offices, and medical office use.



## **PROXIMITY TO AMENITIES**

The subject property is located just one block north of Texas Street, which is the heart of downtown Fairfield. Texas Street is developed with commercial and service uses, including restaurants, shops, and personal service businesses.

## **WALKING DISTANCE TO CIVIC USES**

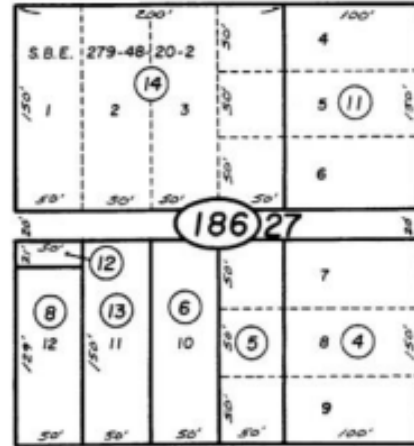
Fairfield City Hall is two blocks northwest of the property and the Solano County Office Building and Solano County Superior Court is two blocks southeast of the site. This is an ideal location for attorneys, bail bond services, consultants, and other professionals that do business with the city and county.

# PARCEL MAP

KENTUCKY STREET



EMPIRE STREET



TEXAS STREET

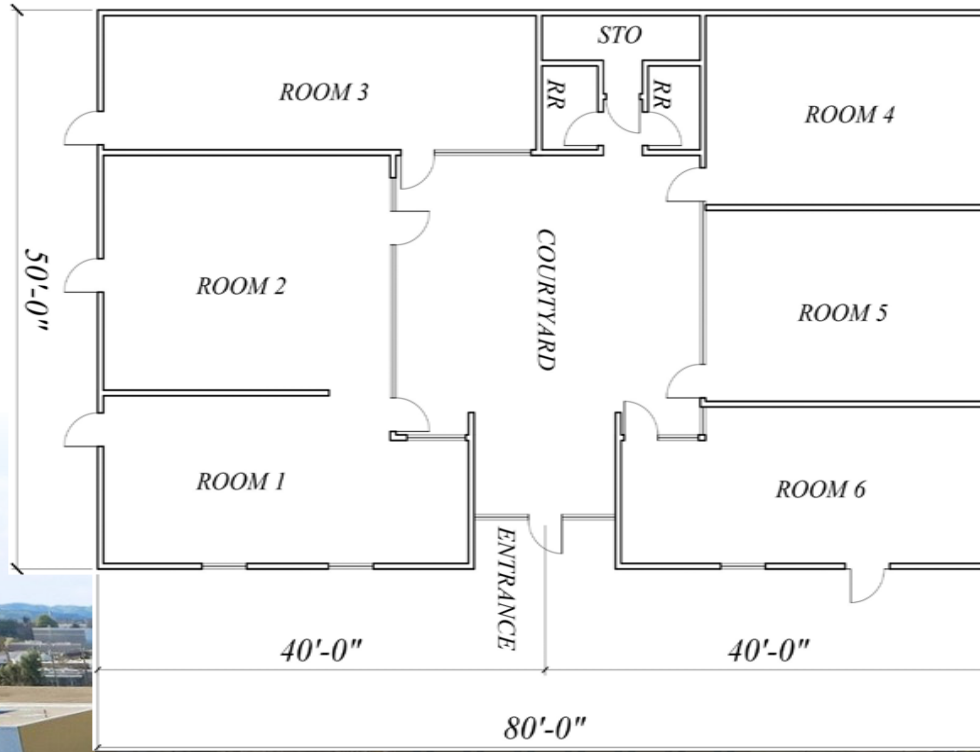
JACKSON STREET

WEBSTER STREET

JEFFERSON STREET



# FLOOR PLAN



# LOCAL MAP



PENNSYLVANIA AVENUE

TEXAS STREET





**Empire Street**

**Jefferson Street**

# INTERIOR PHOTOS

MULTI-TENANT EXECUTIVE  
OFFICE BUILDING  
FAIRFIELD, CA



# EXTERIOR & COURTYARD PHOTOS

MULTI-TENANT EXECUTIVE  
OFFICE BUILDING  
FAIRFIELD, CA



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	19,017	99,345	125,124
2025 Estimate	18,932	98,749	123,186
Growth 2025 - 2030	0.45%	0.60%	1.57%
2010 Census	19,410	97,245	114,804
2020 Census	19,798	102,154	124,972
Growth 2010 - 2020	2.00%	5.05%	8.86%

INCOME - 2025 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	5.29%	9.92%	13.02%
\$150,000 - \$199,999	5.31%	9.84%	11.25%
\$100,000 - \$149,999	15.47%	20.91%	21.99%
\$75,000 - \$99,999	14.76%	14.21%	13.31%
\$50,000 - \$74,999	16.25%	14.54%	13.31%
\$35,000 - \$49,999	11.91%	10.36%	9.48%
\$25,000 - \$34,999	10.85%	7.14%	6.34%
\$15,000 - \$24,999	7.08%	4.16%	3.70%
\$10,000 - \$14,999	4.15%	2.80%	2.35%
Under \$9,999	8.92%	6.11%	5.26%
Average Household Income	\$80,230	\$105,222	\$116,940
Median Household Income	\$61,927	\$85,730	\$96,289
Estimated Per Capita Income	\$26,716	\$36,528	\$40,329

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	6,269	34,399	43,233
2025 Estimate	6,237	34,132	42,553
Growth 2025 - 2030	0.51%	0.78%	1.60%
2010 Census	5,815	32,178	38,104
2020 Census	6,178	33,627	41,263
Growth 2010 - 2020	6.23%	4.51%	8.29%

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2030 Owner Occupied (Est.)	42.10%	54.84%	58.31%
2030 Renter Occupied (Est.)	54.27%	41.77%	38.27%
2030 Vacant (Est.)	3.63%	3.39%	3.42%
2025 Owner Occupied	42.01%	54.75%	58.07%
2025 Renter Occupied	54.35%	41.85%	38.50%
2025 Vacant	3.65%	3.40%	3.43%
2020 Owner Occupied	41.64%	54.34%	57.43%
2020 Renter Occupied	54.70%	42.25%	39.12%
2020 Vacant	3.66%	3.41%	3.45%
2010 Owner Occupied	41.02%	54.50%	56.88%
2010 Renter Occupied	50.75%	39.19%	36.76%
2010 Vacant	8.23%	6.32%	6.36%

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