

OFFERING MEMORANDUM

# 475 & 535 PITTMAN ROAD

FAIRFIELD, CALIFORNIA



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UNPRICED | ±8.07 GROSS ACRES | ±7.0 DEVELOPABLE ACRES | CS ZONING  
TWO LEGAL PARCELS | ANNEXED INTO CITY OF FAIRFIELD | MUNICIPAL UTILITY ACCESS

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**NEWMARK**

# 475 & 535 PITTMAN ROAD

FAIRFIELD, CALIFORNIA

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (March 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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## EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

## PREMIER SERVICE COMMERCIAL LAND OFFERING IN FAIRFIELD, CA

Newmark, as exclusive advisor, is pleased to present 475 & 535 Pittman Road (the “Property”), an approximately 8.07-acre commercial land holding in Fairfield, California, consisting of two legal parcels totaling approximately 4.86 and 3.21 gross acres. Zoned CS (Service Commercial), the Property permits a broad range of commercial service, light industrial, warehouse, and operational uses.

After accounting for physical site constraints adjacent to Cordelia Slough, the Property includes an estimated 7.0 acres of developable area. The site has been annexed into the City of Fairfield, providing access to municipal utilities and supporting a more streamlined development process relative to unincorporated land.

The CS zoning designation offers flexible development standards, allowing for a range of site plans, building configurations, and operational layouts. The Property can accommodate both building-intensive programs and lower-coverage concepts with meaningful yard areas, depending on the intended use.

Positioned within an established commercial and industrial corridor with access to Interstate 80 and Interstate 680, the Property offers strong regional connectivity throughout the Bay Area, Sacramento, and Northern California.

**UNPRICED**  
OFFERING

**±8.07 AC**  
GROSS LAND AREA

**±7.0 AC**  
DEVELOPABLE

**CS ZONING**  
SERVICE COMMERCIAL

# KEY INVESTMENT HIGHLIGHTS



## **FLEXIBLE SERVICE COMMERCIAL (CS) ZONING**

CS zoning allows for a wide range of commercial service and light industrial uses, including contractor yards, wholesale distribution, equipment rental, mini-storage, office, vehicle repair, and RV-related uses. A maximum FAR of 0.50 supports multiple development configurations, from multi-tenant industrial product to lower-coverage, yard-intensive layouts.

## **DEVELOPMENT CAPACITY AND SITE FLEXIBILITY**

Approximately 7.0 acres of developable land can accommodate a variety of building configurations and sizes, depending on the intended use. The site also offers the ability to incorporate significant yard areas, supporting users that require outdoor storage or operational flexibility.

## **TWO LEGAL PARCELS**

The property consists of two parcels totaling approximately 8.07 acres (4.86 acres and 3.21 acres). The configuration allows for phased development, separate site planning, or potential future subdivision or disposition strategies.

## **ANNEXATION AND UTILITY ACCESS**

The site is annexed into the City of Fairfield, providing access to municipal utilities and infrastructure. This reduces entitlement complexity and supports a more streamlined development process.

## **ESTABLISHED INDUSTRIAL LOCATION WITH REGIONAL ACCESS**

Located within an established commercial and industrial corridor, the property offers convenient access to Interstate 80 and Interstate 680, providing connectivity to the Bay Area, Sacramento, and surrounding Northern California markets.





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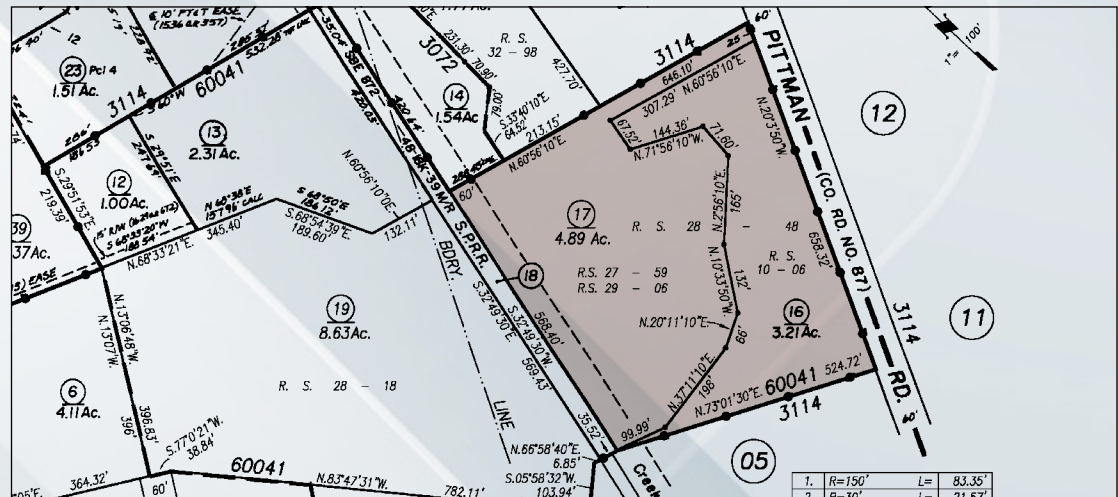
PROPERTY  
DETAILS

# PROPERTY OVERVIEW



## PROPERTY OVERVIEW

<b>Address</b>	475 & 535 Pittman Road, Fairfield, CA
<b>APN</b>	0044-080-160 (Parcel A)   0044-080-170 (Parcel B)
<b>Site Area (Gross)</b>	Parcel A: 3.21 Acres   Parcel B: 4.86 Acres Total: ±8.07 Acres
<b>Developable Area</b>	±7.0 Acres (304,920 SF)
<b>Lot Line Adjustment</b>	Proposed
<b>Zoning</b>	City of Fairfield – CS (Service Commercial)
<b>Max. FAR</b>	0.50
<b>Annexation Status</b>	Annexed into City of Fairfield
<b>Utility Access</b>	Municipal utilities available via City of Fairfield
<b>Restriction</b>	Temporary storage development restriction through November 13, 2028 (Recorded MOA)



# ZONING & PERMITTED USES

The Property is zoned CS (Service Commercial) under the City of Fairfield, a flexible designation intended to accommodate a wide range of commercial service and light industrial activities. The CS district supports development standards that are well-suited for warehouse, distribution, contractor, and service-oriented uses, with a maximum floor area ratio of 0.50.

PERMITTED USES	CONDITIONALLY PERMITTED
<ul style="list-style-type: none"> <li>» Contractor’s yard</li> <li>» Light wholesale, distribution &amp; storage</li> <li>» Industrial services</li> <li>» Maintenance &amp; repair (machinery &amp; small engine)</li> <li>» Automobile maintenance &amp; repair</li> <li>» Equipment rental (indoor)</li> <li>» Mini-storage (interior &amp; exterior)</li> <li>» Administrative, business &amp; professional offices</li> <li>» Recreational vehicle, boats, trailer sales</li> <li>» Transit station or terminal</li> </ul>	<ul style="list-style-type: none"> <li>» Primary retail sales</li> <li>» Manufacturing &amp; assembly (light)</li> <li>» Vehicle sales (various categories)</li> <li>» Vehicle storage / impound yard</li> <li>» Recycling collection &amp; processing facility</li> <li>» Hotels / motels</li> <li>» Major commercial recreation uses</li> </ul>

*Note: The above represents a partial list of permitted and conditionally permitted uses under the CS zoning designation. A complete list is available through the City of Fairfield Planning Division.*

AREA DEMOGRAPHICS (2024)			
METRIC	1 MILE	3 MILES	5 MILES
Population	3,015	18,259	40,810
Avg. HH Income	\$137,745	\$146,675	\$135,845
Households	1,018	6,014	13,386

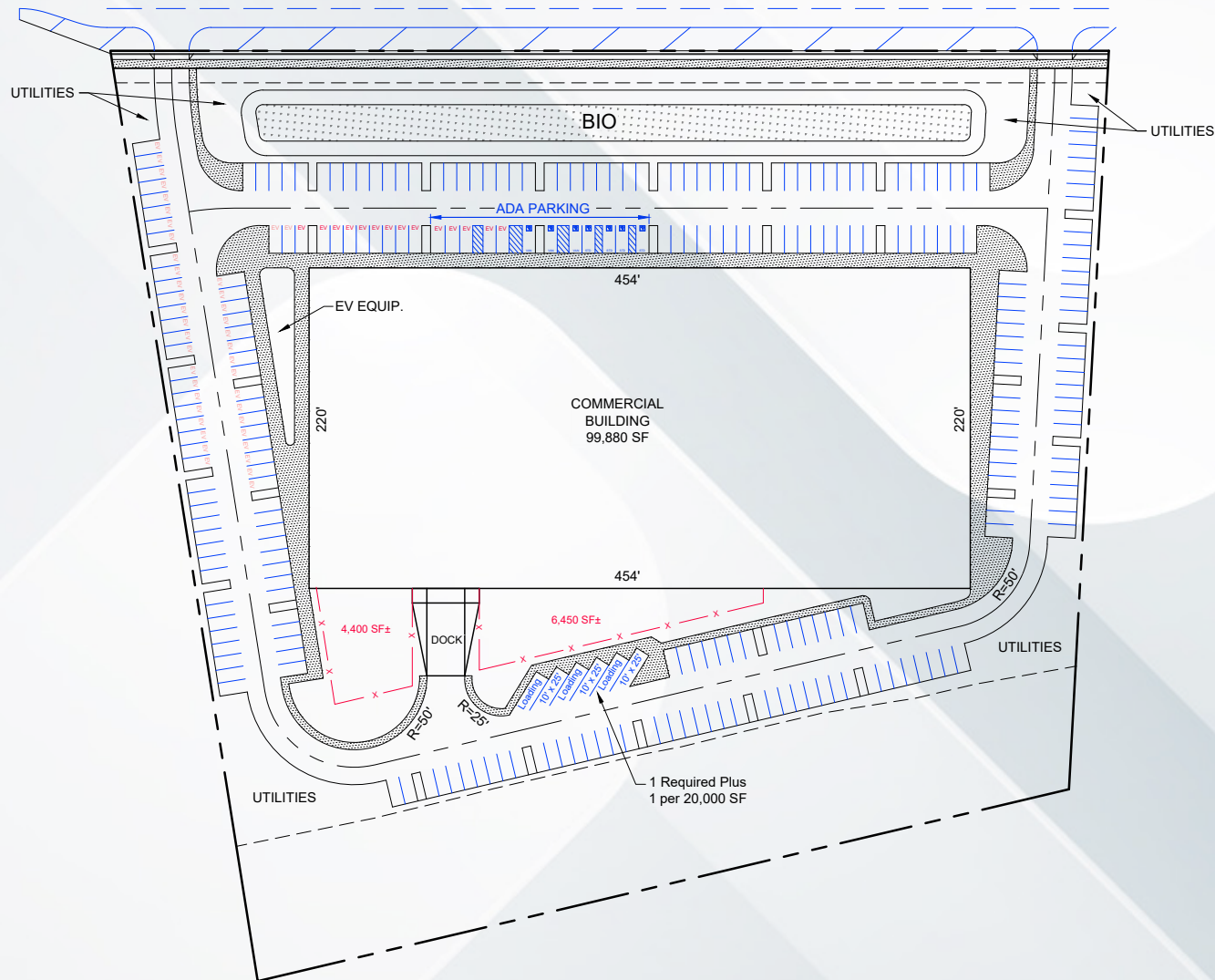




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CONCEPTUAL  
SITE PLANS

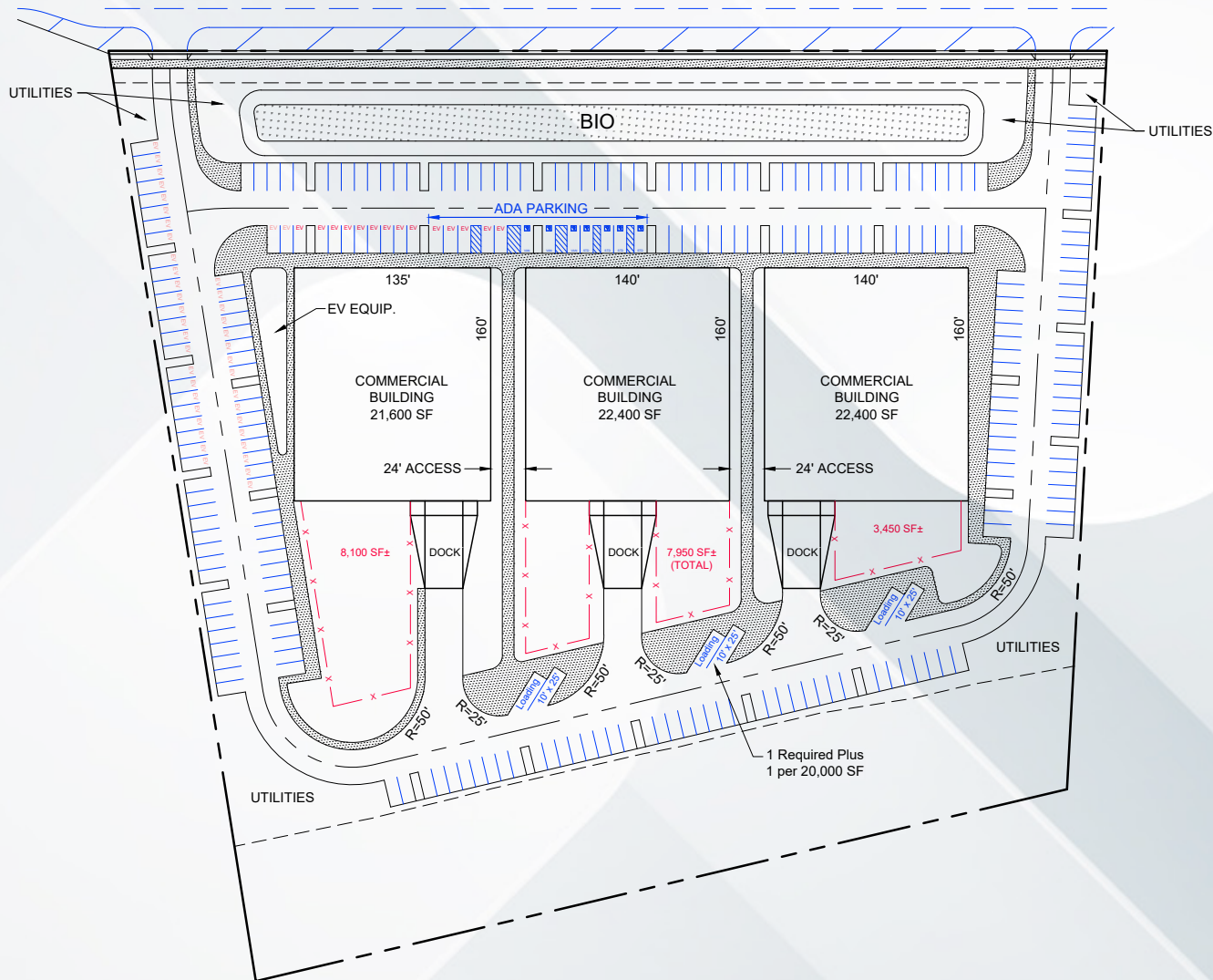
# CONCEPTUAL SINGLE BUILDING



99,880 SF BUILDING  
275 STALLS (1 per 360 SF±)  
MIN PARKING DEPENDS  
ON BUILDING USAGE  
56 EV CHARGERS  
(14 INSTALLED / 42 CAPABLE)



# CONCEPTUAL THREE BUILDING



99,880 SF BUILDING  
 3 BUILDINGS  
 (66,400 TOTAL)  
 260 STALLS (1 per 255 SF±)  
 56 EV CHARGERS  
 MIN PARKING DEPENDS  
 ON BUILDING USAGE  
 56 EV CHARGERS  
 (14 INSTALLED / 42 CAPABLE)







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MARKET  
OVERVIEW

THE CITY OF



# FAIRFIELD



## THE HEART OF SOLANO COUNTY



Fairfield, the county seat of Solano County, is ideally positioned between San Francisco and Sacramento. With a population of about 119,338, it is a prominent residential community in the Bay Area. Fairfield benefits from its proximity to major employment hubs in technology, financial services, and life sciences, while also having a diverse and rapidly growing local job market. Located just three miles from Travis Air Force Base, the busiest military air base in the U.S. for cargo and passengers, the city is significantly influenced by the base. Travis Air Force Base employs over 10,000 active duty and Reserve troops, making it a substantial economic force in the region. Many military families and retirees choose to reside in Fairfield, adding to the community's growth and vibrancy.

Fairfield has also developed a strong life sciences sector over the past two decades, attracting a variety of R&D, distribution, and light manufacturing firms. Key employers in the area include Jelly Belly, Guittard, Anheuser-Busch, Amtrak, Novici Biotech, Kaiser Permanente, Thistle, Lonza, Polaris Pharmaceuticals, and Nova Pharmaceuticals. These companies contribute to the robust economic landscape of Solano County.

# LOCATION MAP

## DEMOGRAPHICS

### Population

1-Mile 8,493

3-Mile 51,307

### Avg Household Income:

1-Mile \$143,406

3-Mile \$120,732

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FAIRFIELD, CALIFORNIA

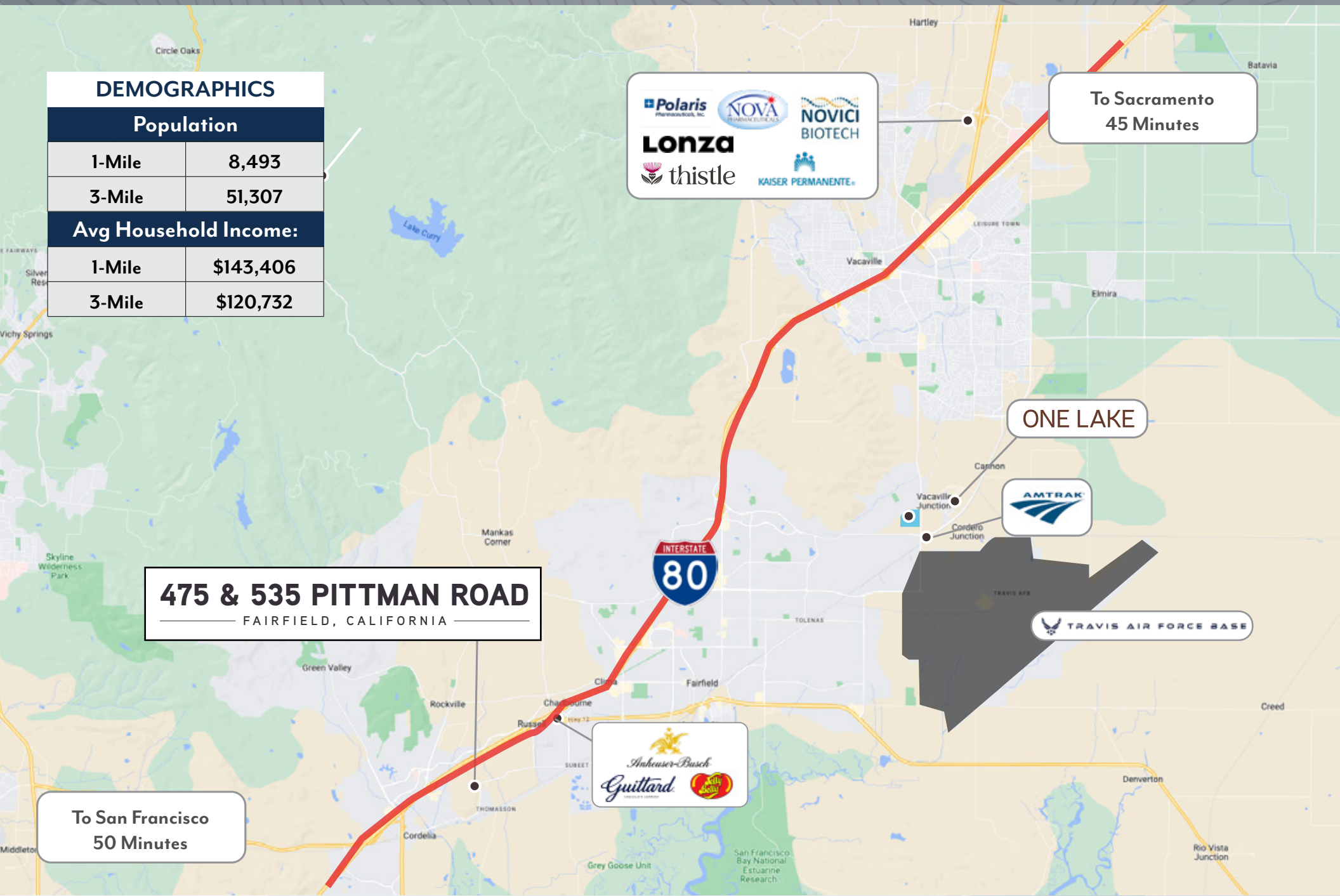
To San Francisco  
50 Minutes

To Sacramento  
45 Minutes

ONE LAKE



TRAVIS AIR FORCE BASE



# TRAVIS AIRFORCE BASE

## TRAVIS AIRFORCE BASE

Travis Air Force Base, located in Fairfield, California, is a crucial asset to the U.S. Air Force's Air Mobility Command and plays a significant role in the local economy. The base employs over 7,260 active-duty personnel, supported by approximately 4,250 reservists, 3,770 civilians, and more than 26,000 family members and retirees who reside in the area. This substantial population makes Travis AFB one of the largest employers in Solano County, significantly contributing to the region's economic stability. The base operates key aircraft, including the C-5M Super Galaxy, C-17 Globemaster III, and KC-10 Extender, supporting global airlift and refueling missions. Additionally, Travis AFB is the busiest military air terminal in the U.S. for both cargo and passengers, with a total economic impact of about \$1.6 billion annually, which includes payroll, local contracts, and other expenditures.

## BASIC ALLOWANCE FOR HOUSING (BAH) OVERVIEW

The Basic Allowance for Housing (BAH) is a crucial component of the military pay package designed to offset housing costs for service members. It is calculated to reflect the rental market conditions by using median market rents and average local utility expenditures for civilians in each local market area. While BAH primarily targets rental costs, service members can also use it for mortgage payments, providing flexibility in housing choices.

## KEY STATISTICS

**Active-duty personnel:** Over 7,260

**Reservists:** Approximately 4,250

**Civilian employees:** Around 3,770

**Family members and retirees in the area:** More than 26,000

**Annual economic impact:** Approximately \$1.6 billion

**Busiest military air terminal:** Handles more cargo and passenger traffic than any other military air terminal in the U.S.



TRAVIS AIR FORCE BASE



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