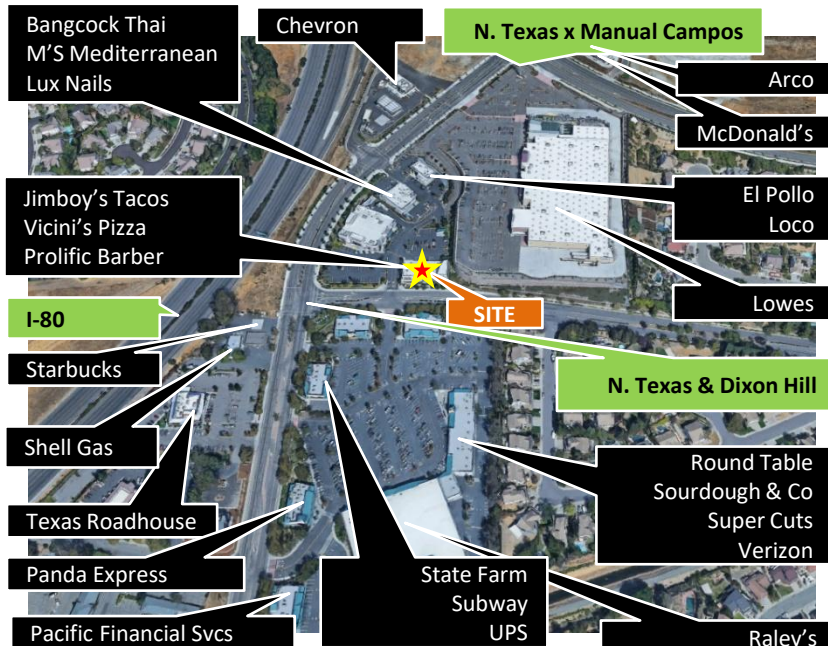


RETAIL SPACE FOR LEASE - ANCHORED CENTER



3342 N. TEXAS ST. is modern retail strip building in a busy center. Signage to Street and Interior of Center. Professionally managed, on-site parking, great visibility and many possibilities. Great for retail or office.

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 communities Rolling Hills and Paradise Valley communities. Nearby amenities include lodging, food, entertainment and transportation.



PROPERTY FEATURES

Building Size	8,098 sf
Features	• Easy access to I -80 • Great Signage • High Traffic Area • Good Parking Sorry no barbershop or massage permitted.
Suite A 1,356sf	\$1.15/sf/mo + NNN Former Hair Salon Suite Reception, Stations, and Private RR.
Suite E 700 sf	\$2.50/sf/mo + NNN Open retail floorplan with private restroom. Available 4/1/26.

FOR MORE INFORMATION CONTACT:

Traci@SpectrumPropertiesRE.com

Spectrum Properties

Commercial Real Estate Services CA DRE # 01860534

785 Alamo Dr. Ste 170

Vacaville, CA 95688

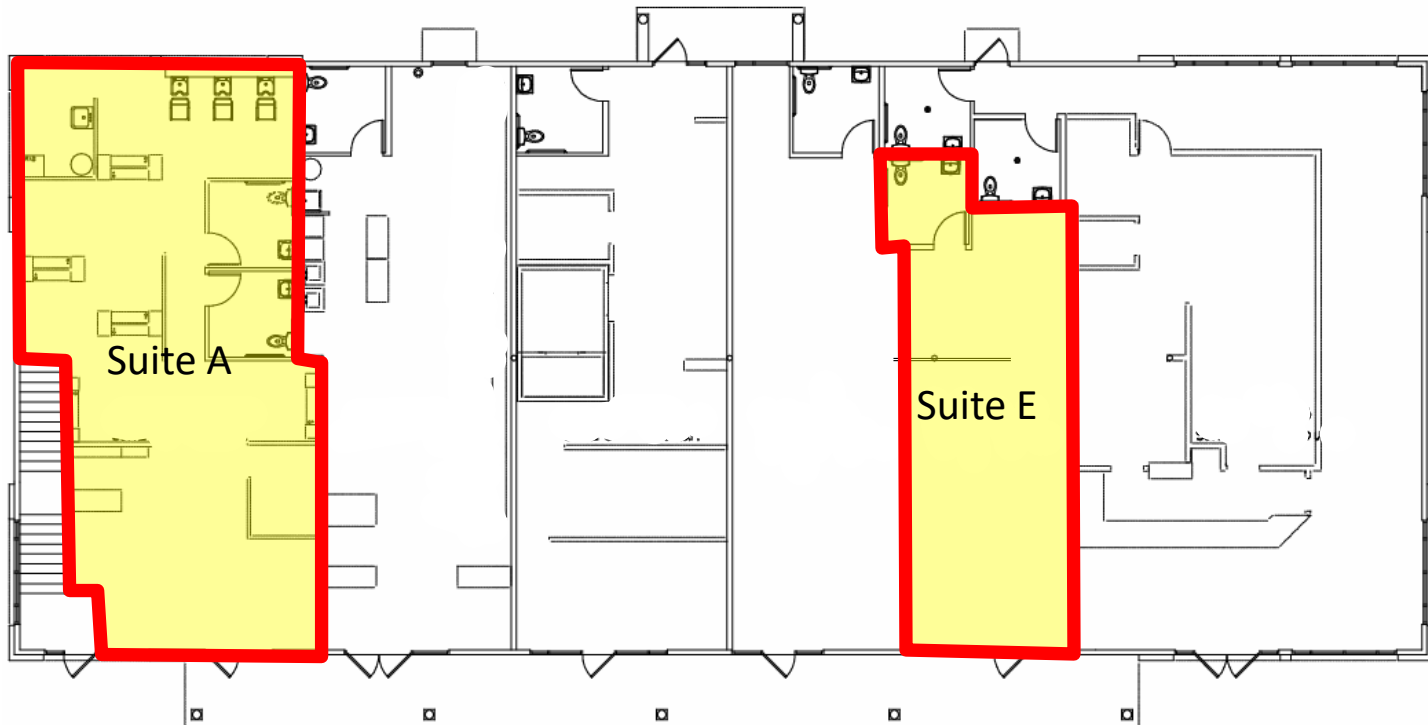
(707) 469-8000



3342 N. Texas St.
Fairfield, CA

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

Suite A – 1,356 sf
Suite E – 700 sf
*Approx.





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Ste. A – 1,356 sf
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