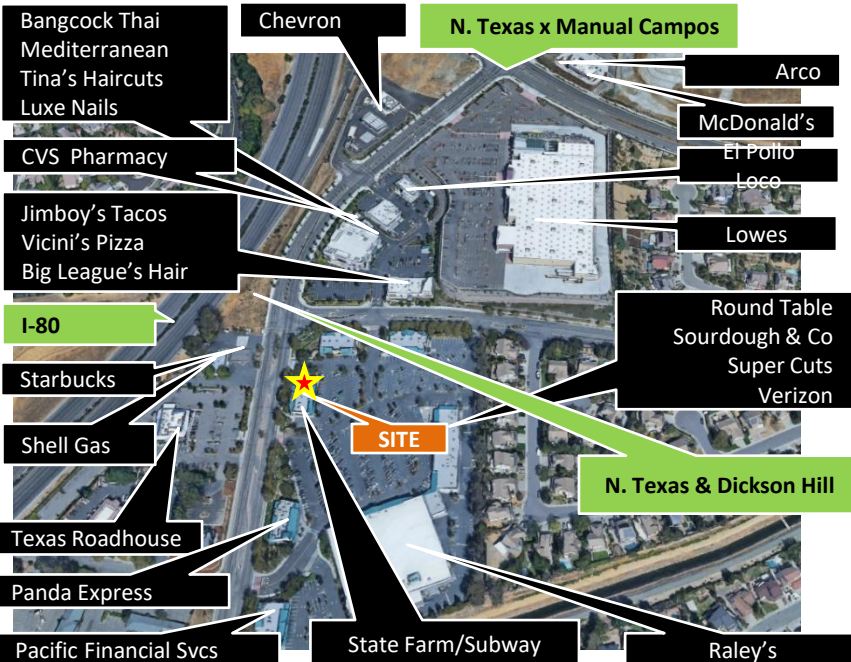


NET LEASED RETAIL INVESTMENT OPPORTUNITY



3338 N. TEXAS ST. - FAIRFIELD, CA is a modern retail pad in a busy center anchored by Raley's. Signage to N. Texas St and Center. Other Center tenants include Panda Express, Chase Bank, Round Table Pizza, Sourdough & Co and many more. Pad is 81% leased to Subway, UPS and State Farm Insurance. Professionally managed, on-site parking, great visibility.

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 middle to upper-demographic residential communities of Fairfield including Rolling Hills and Paradise Valley. Nearby amenities include lodging, food, entertainment and transportation.



Investment Highlights

Building	5,000 sf +/-
Land	30,000 sf +/-
Price	\$2,500,000
Cap Rate	5.63%
NOI	\$140,636
Features	<ul style="list-style-type: none"> • Long Term, National Tenants • Easy Fwy Access • Solar (Ste A) • Raley's Anchor Ctr

FOR MORE INFORMATION,
 PLEASE CALL 707- 469-8000

Spectrum Properties
 Commercial Real Estate Services

785 Alamo Dr. Ste. 170
 Vacaville, CA 95688
www.SpectrumPropertiesRE.com

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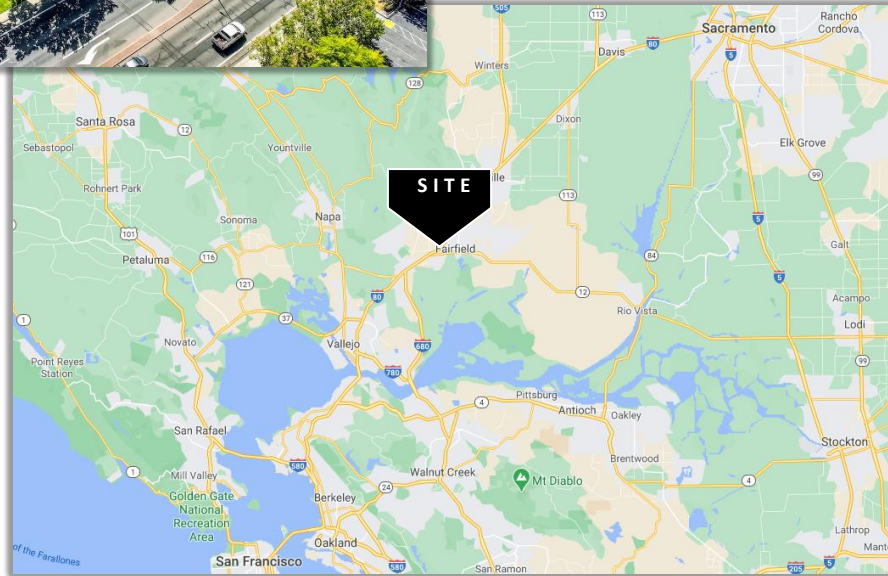


**Strategic
Location**

**Good
Visibility**

**Left Turn &
U-Turn**

**National
Tenants**



PROPERTY SUMMARY	
Subject Building Size	+/- 5,000
APN	0167-130-190
Floors	1
Tenants	4
Parking	On Site

OFFERING SUMMARY	
Price	\$2,500,000
Price/sf	\$500.00
Current NOI	\$140,636