Freeway Facing Parcel

Ideal for Restaurant or Drive-Thru



Opportunity for Ground Lease or Build to Suit

3365

N Texas Street

I-80 & Manuel Campos Parkway
Fairfield, CA

JohnCumbelich & Associates

PARTNER XTEAM RETAIL ADVISORS

Joe Kuvetakis
joe@cumbelich.com
t. 925.546.5153
CA-DRE Lic #01006249

3365 North Texas Street

I-80 and Manuel Campos Parkway – Fairfield, CA

Strategically located between Fairfield and Vacaville at Vacaville Junction.

Ideal opportunity for sit-down dining or drive-thru.

- ±2.98 Acres / 129,809 SF
- Great Frontage on I-80, Manuel Campos Pkwy & North Texas Street.
- All utilities available.
- Adjacent to Paradise Valley Plaza – a Raley's (the only traditional grocery store within a 1.5 mile radius) anchored shopping center
- Located in affluent master-planned community of Paradise Valley.
- Opportunity for freeway pylon signage.
- CR zoned: restaurant use permitted by right, drive-through by CUP.
- Proximate to ±15,391 new housing units in review, approved, under construction or recently completed (est. new residents: 44,633.)
- Existing population of 185,197 in a five mile radius.
- Strong traffic counts (I-80: 188,000 ADT / Manuel Campos Pkwy: 23,556 ADT).
- Positioned to capture the Fairfield and Vacaville markets.

± 188,000
ADT on I-80

±2.98 Acres
(129,809 SF)

144 Parking Stalls
29 Car Drive-Thru



3365 North Texas Street

I-80 and Manuel Campos Parkway – Fairfield, CA

Higly Visible Location + Hwy Pylon Sign



Excellent Visibility & Access

400′ direct frontage on I-80

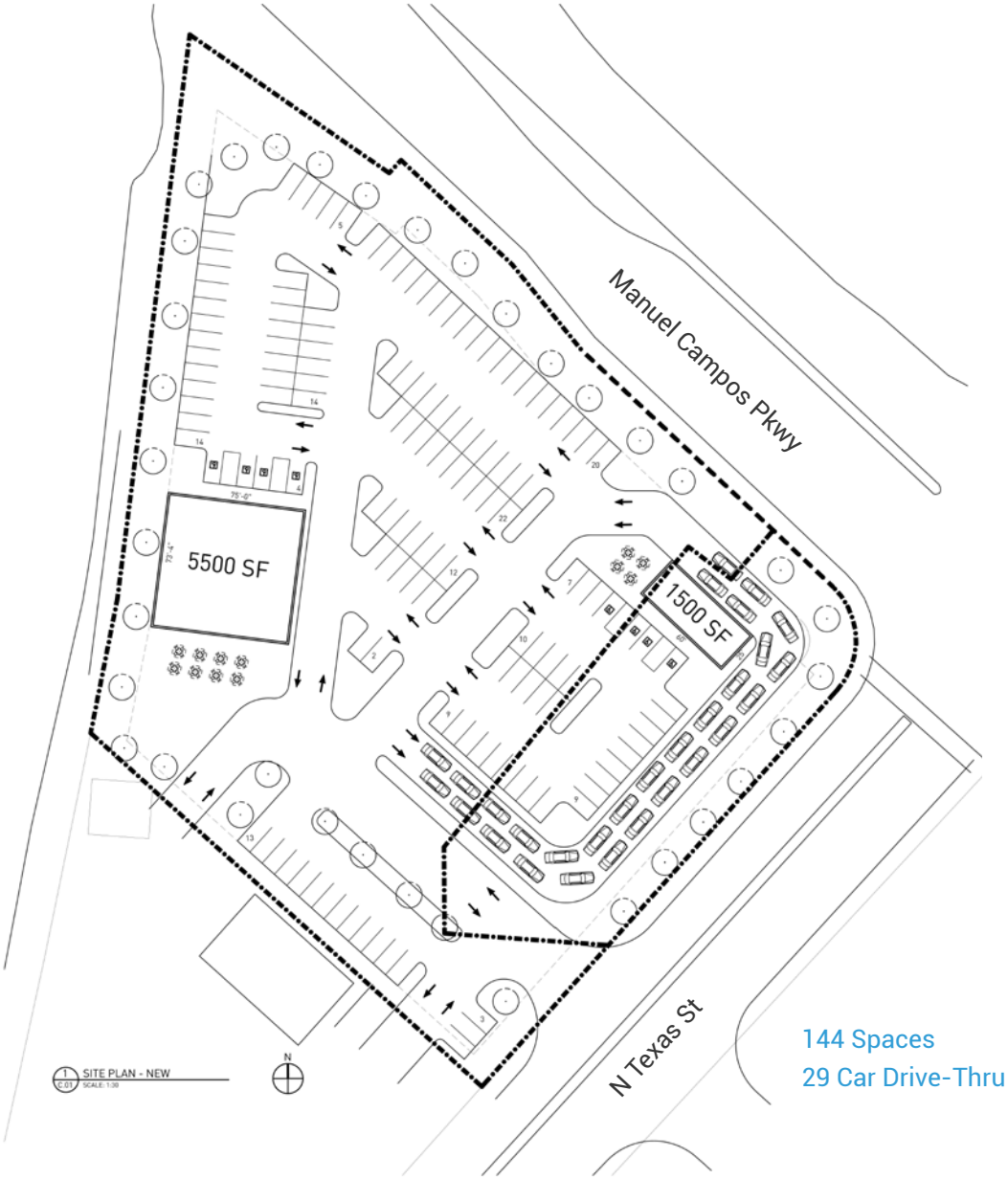
500′ on Manuel Campos Pkwy

326′ on North Texas St

3365 North Texas Street

I-80 and Manuel Campos Parkway – Fairfield, CA

Conceptual Site Plan



144 Spaces
29 Car Drive-Thru



3365 North Texas Street

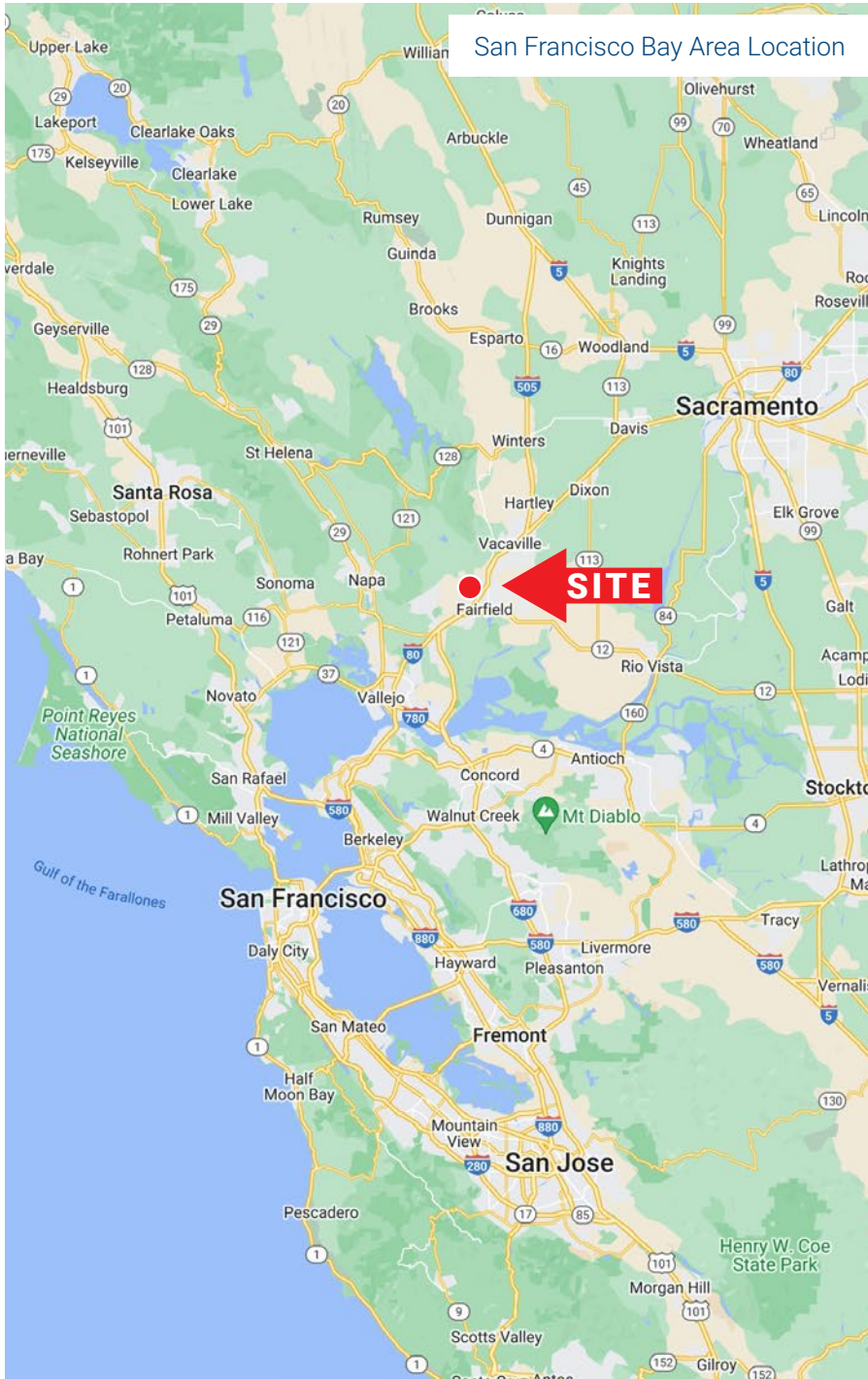
I-80 and Manuel Campos Parkway – Fairfield, CA

Expanded Trade Area

Regional Trade Area



San Francisco Bay Area Location



3365 North Texas Street

I-80 and Manuel Campos Parkway – Fairfield, CA

New Housing

Within the Fairfield/Vacaville trade area, the site is positioned to capture ±15,391 new housing units in review, approved, under construction or recently completed.

FAIRFIELD

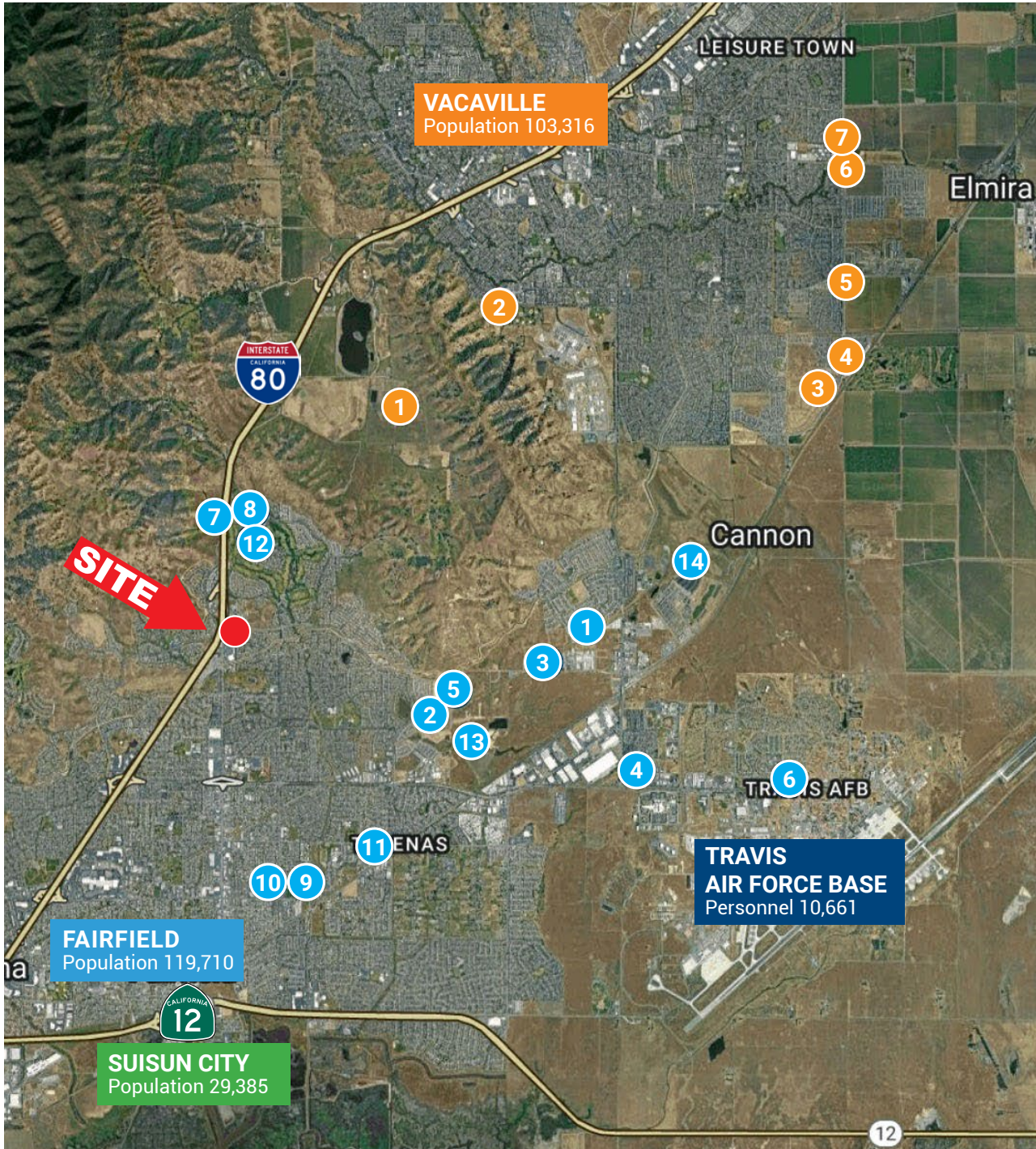
No.	Name	No of Units
1	Train Station Plan	3,500
2	Villages at Fairfield	2,400
3	Hawthorn Mill	550
4	Monte Verde	124
5	Cemex	70
6	Suisun Village	400
7	Sengo	400
8	Paradise Valley Estates	120
9	Sunset Pines Apts	36
10	Fair Haven	504
11	Ivy Wreath & Strawberry Fields Apartments	121
12	Apartments	120
13	Eden ousing	400
14	One Lake	2,226
	TOTAL	**10,971**

VACAVILLE

No.	Name	No. of Units
1	Lower Lagoon Valley	1,015
2	Montessa	59
3	Vanden Meadows	780
4	Southtown Phase 3	242
5	Robert's Ranch	785
6	Brighton Landing	767
7	The Farm at Alamo Creek	772
	TOTAL	**4,420**

New Units Fairfield:	±10,971
New Units Vacaville:	±4,420
New Units Total:	**±15,391**
Est. New Residents:	**44,633**

(New Units = 2.9 people per household)



3365 North Texas Street

I-80 and Manuel Campos Parkway – Fairfield, CA

Demographics

		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	2026 Estimated Population	11,599	80,395	166,515
	2031 Projected Population	11,501	81,131	169,563
	2020 Census Population	11,966	80,148	165,534
	2010 Census Population	10,582	73,367	153,836
	Projected Annual Growth 2026 to 2031	-0.2%	0.2%	0.4%
	Historical Annual Growth 2010 to 2026	0.6%	0.6%	0.5%
	2026 Median Age	43.8	37.7	37.4
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	6,713	43,594	101,352
HOUSEHOLDS	2026 Estimated Households	4,424	27,686	55,311
	2031 Projected Households	4,401	28,079	56,598
	2020 Census Households	4,584	27,101	53,335
	2010 Census Households	4,103	25,040	49,297
	Projected Annual Growth 2026 to 2031	-0.1%	0.3%	0.5%
	Historical Annual Growth 2010 to 2026	0.5%	0.7%	0.8%
RACE & ETHNICITY	2026 Estimated White	38.2%	32.1%	35.4%
	2026 Estimated Black or African American	17.2%	16.9%	16.2%
	2026 Estimated Asian or Pacific Islander	23.0%	19.2%	18.1%
	2026 Estimated American Indian or Native Alaskan	0.8%	1.1%	1.2%
	2026 Estimated Other Races	20.8%	30.7%	29.1%
	2026 Estimated Hispanic	22.6%	33.3%	31.8%
INCOME	2026 Estimated Average Household Income	$136,693	$131,136	$133,960
	2026 Estimated Median Household Income	$103,272	$101,028	$105,894
	2026 Estimated Per Capita Income	$52,189	$45,211	$44,627
EDUCATION (AGE 25+)	2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	8.9%	7.2%
	2026 Estimated Some High School (Grade Level 9 to 11)	3.7%	6.7%	6.4%
	2026 Estimated High School Graduate	26.8%	27.3%	26.8%
	2026 Estimated Some College	24.6%	23.3%	24.6%
	2026 Estimated Associates Degree Only	11.9%	10.0%	10.7%
	2026 Estimated Bachelors Degree Only	19.9%	16.0%	16.3%
	2026 Estimated Graduate Degree	11.0%	7.8%	7.9%
BUSINESS	2026 Estimated Total Businesses	218	1,853	4,604
	2026 Estimated Total Employees	1849	15,662	42,445
	2026 Estimated Employee Population per Business	8.5	8.5	9.2
	2026 Estimated Residential Population per Business	53.1	43.4	36.2



Fairfield is in the North Bay sub-region of the San Francisco Bay Area.

The area offers a mix of rural and suburban lifestyles and being the midpoint between Sacramento and San Francisco offers easy access to larger urban amenities.

It is a city with a robust commerce, thriving businesses and a growing population. Fairfield offers prime commercial real estate,robust roadways, and a large, talented workforce.

Some businesses that call Fairfield home include: Jelly Belly, Anheuser-Busch, Heretic Brewery, Guittard Chocolate, Clorox and Ball Metal.

It is also the home of Travis Air Force Base (10,661 Personnel).

With its strategic location, affordable housing, natural and human resources, and attractive quality of life, Fairfield is a great place to live, learn, work and play.