

Suisun Valley Place

I-80 & Suisun Valley Road
Fairfield, CA



A new retail
destination



Ideal for
hotel, qsr,
retail &
fuel/EV

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RETAIL ADVISORS



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High altitude aerial

Traffic Counts

	ADT
Hwy 80 W of Hwy 680	200,000
Hwy 80 E of Hwy 680	205,000
Hwy 680 S of Hwy 80	77,700
Hwy 12 W of Hwy 80	37,500
Suisun Valley Rd S of Business Center Dr	11,007
Suisun Valley Rd N of Business Center Dr	7,280
Business Center Dr W of Suisun Valley Rd	5,562
Business Center Dr E of Suisun Valley Rd	4,395

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Suisun Valley Place

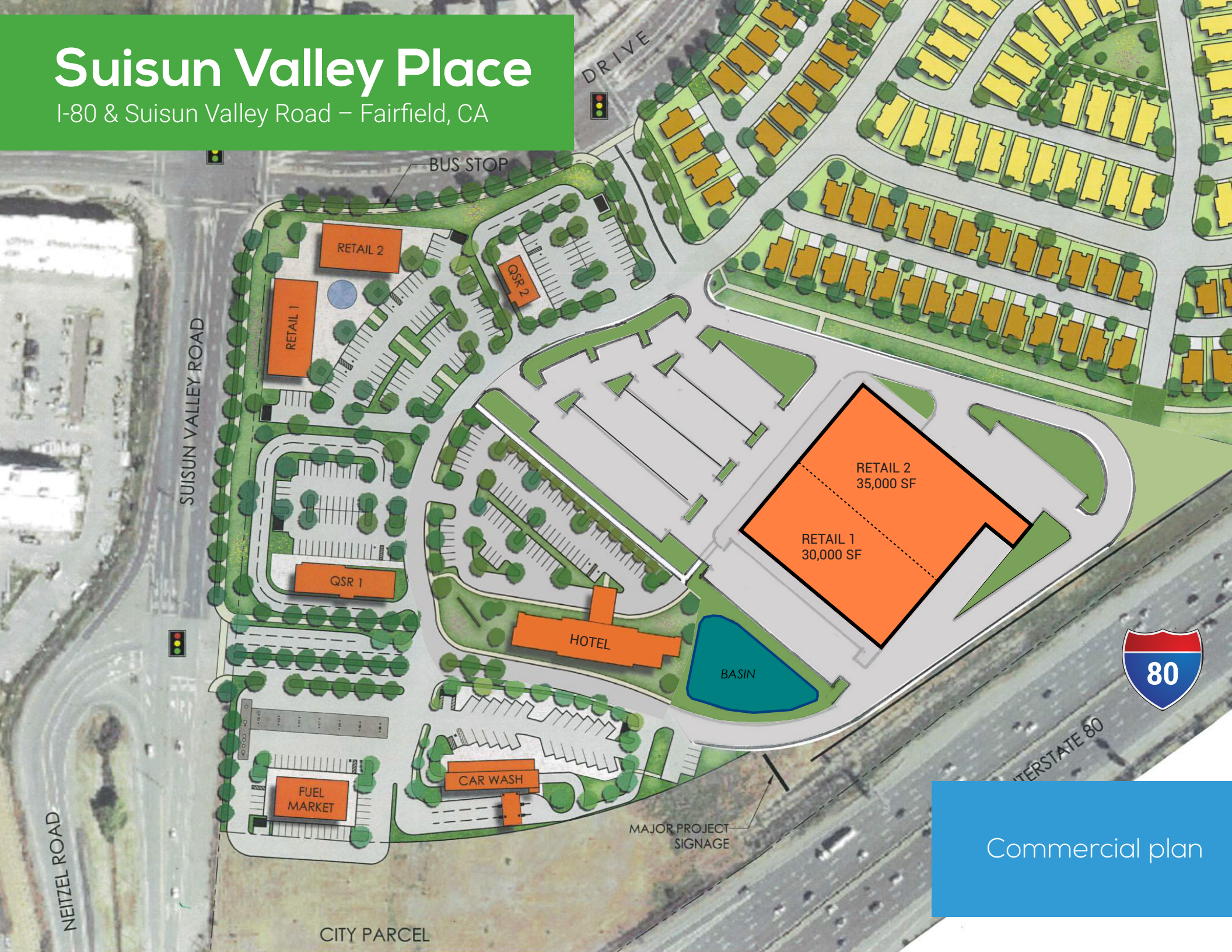
I-80 & Suisun Valley Road – Fairfield, CA



Conceptual master plan

Suisun Valley Place

I-80 & Suisun Valley Road – Fairfield, CA



SUISUN VALLEY ROAD

NEITZEL ROAD

DRIVE

BUS STOP

RETAIL 2

RETAIL 1

QSR 2

QSR 1

HOTEL

RETAIL 2
35,000 SF

RETAIL 1
30,000 SF

BASIN

FUEL MARKET

CAR WASH

MAJOR PROJECT SIGNAGE

CITY PARCEL



Commercial plan

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Strategic location



A new retail destination strategically located just off the I-80 and I-680 junction in Fairfield, CA.

Located on Suisun Valley Road – **California's hottest emerging wine region** which includes the new Caymus state-of-the-art visitor center, Bally Keal Estate, Suisun Valley Wine Co-Op, and the popular Larry's Produce – a 1,200 acre farm and farmstand that attracts both locals and visitors.



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Nearby wineries



#1 GV Cellars



#2 Bally Keal



#3 Elkhorn Peak



#4 Rosalynd



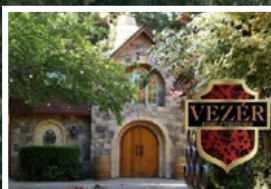
#5 Suisun Vly Winery



#6 Suisun Creek



#7 Bask Cellars



#8 Vezer Family



#9 Caymus Cordelia



#10 Tolenas Winery



#12 Mangels Vineyard



#13 Rockcreek



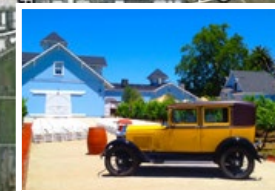
#14 Carneros Scarlett



#15 Back Road Vines



#16 Caymus



#17 Blue Victorian



#18 Sonoma Harvest



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Large employer base



No.	Name	Employees
1	Travis AFB- US Air Force Civilian Offices	13,414
2	Solano County Government Offices	2,633
3	Fairfield-Suisun Unified School District	2,213
4	NorthBay Medical Center Fairfield	1,969
5	Solano Community College	750
6	Partnership Healthplan of CA Fairfield	561
7	City of Fairfield Government Offices	553
8	Jelly Belly Candy Company	489
9	Sutter Fairfield Medical Campus	475
10	Westamerica Bank HQ Fairfield	418
11	Paradise Valley Estates	390
12	Anheuser-Busch Factory	300
13	Clorox Manufacturing Company	100
Total Employees		24,265



ANHEUSER-BUSCH



The original gourmet jelly beans



Some of the largest employers in Fairfield include Travis Air Force Base, Solano County, and Fairfield Unified School District – totaling ±24,265 employees. Three of the top employers are within a .5 mile radius of the site with 1,369 employees

Data per the City of Fairfield

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The opportunity



RETAIL OPPORTUNITY

A new development strategically located at the intersection of I-680 and I-80 in Solano County. Located proximate to retail, business, colleges and medical facilities.

- Located at Hwy 80 & Hwy 680 junction
- Strong traffic counts (Hwy 80 - 205,000 ADT)
- Large population (119,705 in a 15-minute drive time)
- Positioned to capture Fairfield, Napa, American Canyon, Cordelia & Suisun City
- 1,561 new residential units in review, approved or under construction within 3 mile radius

TRADE AREA

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 the home of Travis Air Force Base (13,414 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.



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Growing trade area



There are ±1,561 new residential units planned, approved or under construction within a 3.5 mile radius of the site – a 4,527 increase in population.

Suisun Valley Place proposes to develop approximately 200 homes.

#	Development	# Units
1	Middle Green Valley	400
2	Nova at Valley Green	300
3	Enclave at Red Top	143
4	Villas at Havenhill	324
5	Fieldcrest	394
Total		±1,561

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Demographics

		1-Mile	3-Mile	5-Mile
POPULATION	2022 Estimated Population	6,876	17,429	50,329
	2027 Projected Population	6,866	17,312	50,049
	2020 Census Population	6,648	17,381	50,717
	2010 Census Population	4,991	14,190	44,140
	Projected Annual Growth 2022 to 2027	0	0.1%	0.1%
	Historical Annual Growth 2010 to 2022	3.1%	1.9%	1.2%
	2021 Median Age	37	38	38
HOUSEHOLDS	Adjusted Daytime Demographics Age 16 Years +	4,562	17,467	42,807
	2022 Estimated Households	2,363	5,748	16,747
	2027 Projected Households	2,447	5,933	17,294
	2020 Census Households	2,257	5,669	16,724
	2010 Census Households	1,729	4,687	14,570
RACE AND ETHNICITY	Projected Annual Growth 2022 to 2027	0.7%	0.6%	0.7%
	Historical Annual Growth 2010 to 2022	3.1%	1.9%	1.2%
	2022 Estimated White	39.6%	41.6%	39.1%
	2022 Estimated Black or African American	11.6%	10.0%	12.0%
	2022 Estimated Asian or Pacific Islander	30.1%	28.1%	21.7%
	2022 Estimated American Indian or Native Alaskan	0.8%	0.7%	1.2%
INCOME	2022 Estimated Other Races	17.9%	19.6%	25.9%
	2022 Estimated Hispanic	18.3%	19.8%	27.7%
	2022 Estimated Average Household Income	\$128,538	\$133,903	\$118,823
	2022 Estimated Median Household Income	\$124,282	\$118,722	\$108,302
EDUCATION (AGE 25+)	2022 Estimated Per Capita Income	\$44,201	\$44,188	\$39,635
	2022 Estimated Elementary (Grade 0 -8)	2.0%	2.7%	5.3%
	2022 Estimated Some High School (Grade 9-11)	1.0%	3.9%	4.4%
	2022 Estimated High School Graduate	15.2%	15.8%	18.5%
	2022 Estimated Some College	20.9%	23.0%	25.7%
	2022 Estimated Associates Degree Only	11.8%	12.0%	11.4%
	2022 Estimated Bachelors Degree Only	35.0%	28.5%	23.0%
BUSINESS	2022 Estimated Graduate Degree	14.2%	14.2%	11.7%
	2022 Estimated Total Businesses	283	967	2,565
	2022 Estimated Total Employees	3,094	12,450	27,557
	2022 Estimated Employee Population per Business	10.9	12.9	10.7
	2022 Estimated Residential Population per Business	24.3	18.0	19.6

