



For Lease

±1,000 SF Inline Retail

1600B N. Texas St.,
Fairfield, CA 94533

Project tenants include:



For more Information
please contact leasing
agent:

John Schaefer
415 235 8115
john@keystonerea.com
Lic # 01251740

Grey Bradshaw
415 728 7036
grey@keystonerea.com
Lic # 02200913

1129 Industrial Avenue,
Suite 205, Petaluma, CA 94952
www.keystonerea.com

Keystone Real Estate Advisors, Inc.
Real Estate Brokerage#: 02117431



HIGHLIGHTS



Highly Visible **±1,000 SF** standard retail space available positioned directly adjacent to a Starbucks Drive Thru on a Chevron anchored hard corner in Fairfield.



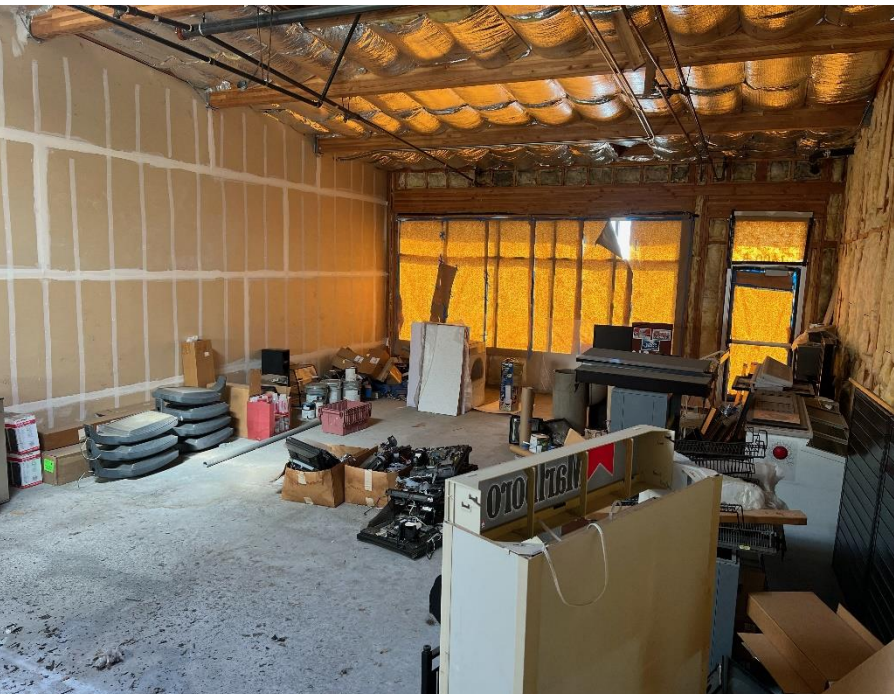
Located on N. Texas Blvd. (**15,057 VPD**) & E Travis Blvd. (**20,189 VPD**)

1-3-5 Mile Demographics (2022)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,717	104,866	142,395
Average Age	32.4	33.5	34.2
Average Age (Male)	29.8	31.7	32.7
Average Age (Female)	34.3	35.0	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,452	34,085	44,021
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$65,687	\$71,023	\$74,676

PHOTOS

1600B N. Texas,
Fairfield, CA



Space Plan



TRADE AREA



GATEWAY PLAZA



N. Texas St.

E. Travis Blvd

SUBJECT SPACE

SOLANO TOWN CENTER



REGAL




GROCERY OUTLET
bargain market

Google Earth

3000 ft

A photograph of a Starbucks Coffee Drive Thru building. The building is a single-story structure with a tan-colored facade. The Starbucks logo and "DRIVE THRU" sign are prominently displayed on the left side. A black car is parked in the drive-thru lane. To the right, there is a sign for Chevron and a Starbucks drive-thru sign. A light blue metal fence runs across the foreground. The sky is clear and blue.

**STARBUCKS
COFFEE**

DRIVE THRU 

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