

±21,000 SF | RETAIL JR ANCHOR FOR LEASE



**2525 N TEXAS ST,**

FAIRFIELD | CALIFORNIA

NORTH TEXAS  
JUNCTION

**CBRE**



## PROPERTY HIGHLIGHTS



**±21,000 SF** Jr Anchor Retail Space Available



**Prime High-Visibility Corner** at the intersection of N Texas St & Air Base Pkwy with pylon signage available



**Co-Tenancy Center** is anchored by Planet Fitness, Smart & Final Extra!, Dollar Tree, and dd's Discounts



**Regional Connectivity** with direct access to I-80 (215,761 VPD) and Highway 12, linking the San Francisco Bay Area, Sacramento, and Napa Valley



**Strong Daily Traffic Counts** (23,832 VPD) from residents traveling to Solano Town Center and the North Texas Street retail corridor, as well as Travis Air Force Base which supports a daytime population of over 26,000 active duty, reserve, and civilian personnel



**Proximity to Napa Valley**, located 20 minutes from Downtown Napa, capturing "overflow" retail demand and serving as a shopping hub for Solano County and Napa County residents for mid-to-large box retail options

# SITE PLAN

AVAILABLE SPACE

±21,000 SF

DOLLAR TREE

SHOPS

dd's  
DISCOUNTS

Smart  
& Final®

planet  
fitness

AIR BASE PKWY 40,893 ADT

BURGER  
KING

FUTURE PAD

(NAP)  
Valero

ATLANTIC AVE 2,661 ADT

N TEXAS ST 22,721 ADT

# NEARBY RETAIL: N TEXAS & AIR BASE PKWY

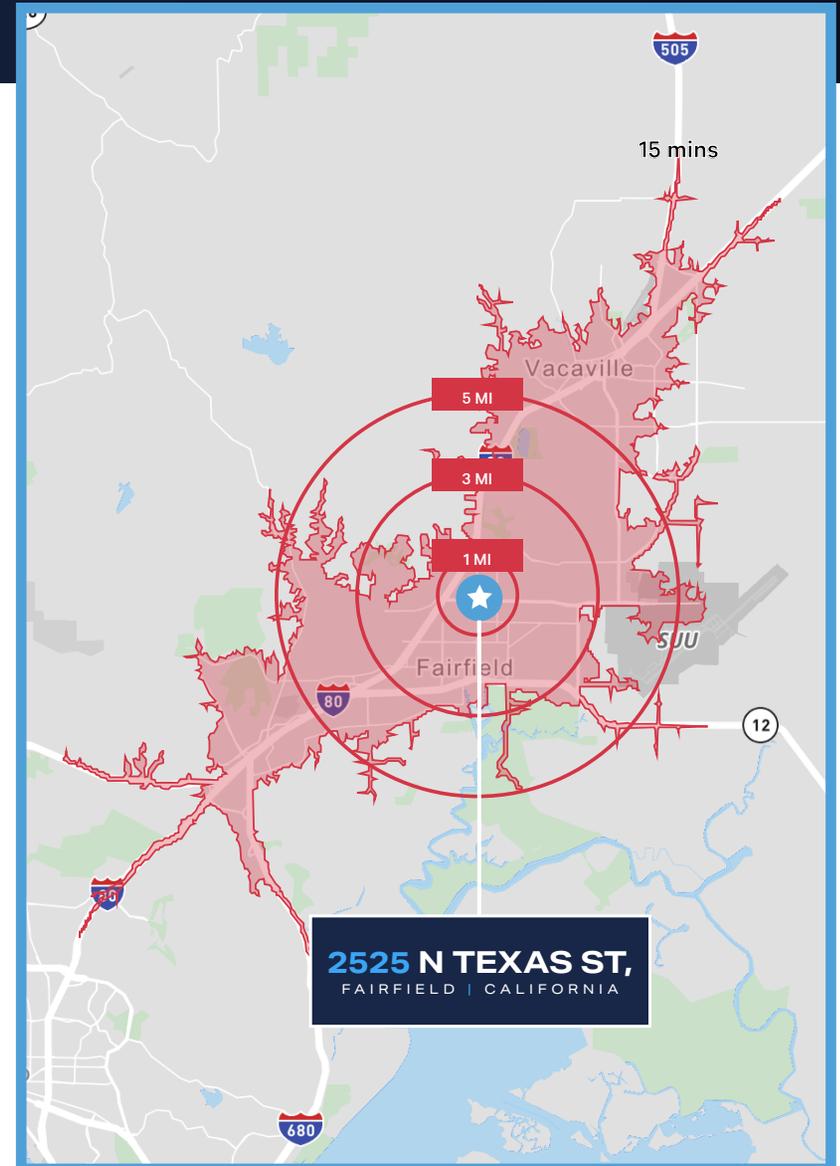


# FAIRFIELD TRADE AREA



# DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES	15 MIN
<b>PLACE OF WORK</b>				
2025 BUSINESSES	408	2,849	3,493	6,527
2025 EMPLOYEES	3,703	29,747	47,237	85,641
<b>POPULATION</b>				
2025 POPULATION - CURRENT YEAR ESTIMATE	24,479	109,261	137,423	229,123
2030 POPULATION - FIVE YEAR PROJECTION	24,368	110,433	140,119	233,600
<b>EDUCATION</b>				
SOME COLLEGE OR HIGHER DEGREE	52.6%	58.0%	59.2%	63.1%
<b>HOUSEHOLDS</b>				
2025 HOUSEHOLDS - CURRENT YEAR ESTIMATE	8,274	36,364	44,090	76,577
2030 HOUSEHOLDS - FIVE YEAR PROJECTION	8,224	36,692	44,858	78,102
<b>HOUSEHOLD INCOME</b>				
2025 AVERAGE HOUSEHOLD INCOME	\$104,876	\$119,476	\$124,276	\$130,222
2030 AVERAGE HOUSEHOLD INCOME	\$115,544	\$132,201	\$137,947	\$142,770
2025 MEDIAN HOUSEHOLD INCOME	\$82,945	\$95,986	\$100,526	\$105,906
2030 MEDIAN HOUSEHOLD INCOME	\$94,367	\$107,282	\$111,861	\$118,070
2025 PER CAPITA INCOME	\$35,717	\$39,783	\$39,890	\$43,506
2030 PER CAPITA INCOME	\$39,295	\$43,957	\$44,179	\$47,712
<b>HOUSING VALUE</b>				
2025 OWNER OCCUPIED HOUSING UNITS	4,012	21,365	26,917	47,393
2025 MEDIAN VALUE OF OWNER OCC. HOUSING UNITS	\$567,125	\$605,363	\$612,406	\$634,047
2025 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS	\$592,297	\$649,682	\$651,890	\$675,757
<b>DAYTIME POPULATION</b>				
2025 DAYTIME POPULATION	17,572	91,089	130,374	212,479
DAYTIME WORKERS	4,645	34,810	62,322	101,402
DAYTIME RESIDENTS	12,927	56,279	68,052	111,077



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FOR LEASE

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**CBRE**

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