



**FOR LEASE**  
**340 TRAVIS BLVD.**  
FAIRFIELD, CALIFORNIA  
INLINE RETAIL SPACE AVAILABLE

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## ABOUT FAIRFIELD

Located in Solano County, Fairfield is a part of the North Bay sub-region of the Bay Area. It is the midpoint between San Francisco and Sacramento and has grown to be a safe, clean, affordable, and diverse community with robust commerce and thriving businesses.

## LOCATION DESCRIPTION

340 Travis Blvd is a 7-tenant strip center that is anchored by Solano Self Storage. All three available units are 980 square feet, and are available with the ability to combine two adjacent units for immediate occupancy. Tenants will benefit from amenities such as dedicated retail parking, access to the property’s monument sign and 24-hour surveillance security. The center has supreme street visibility and multiple ingress/egress points make this a convenient stop for customers. The property is adjacent to CVS and Grocery Outlet which brings around 55,000 customers per month. This site is also steps away from the busy Travis Blvd/N. Texas St intersection (58,000 vehicles per day).

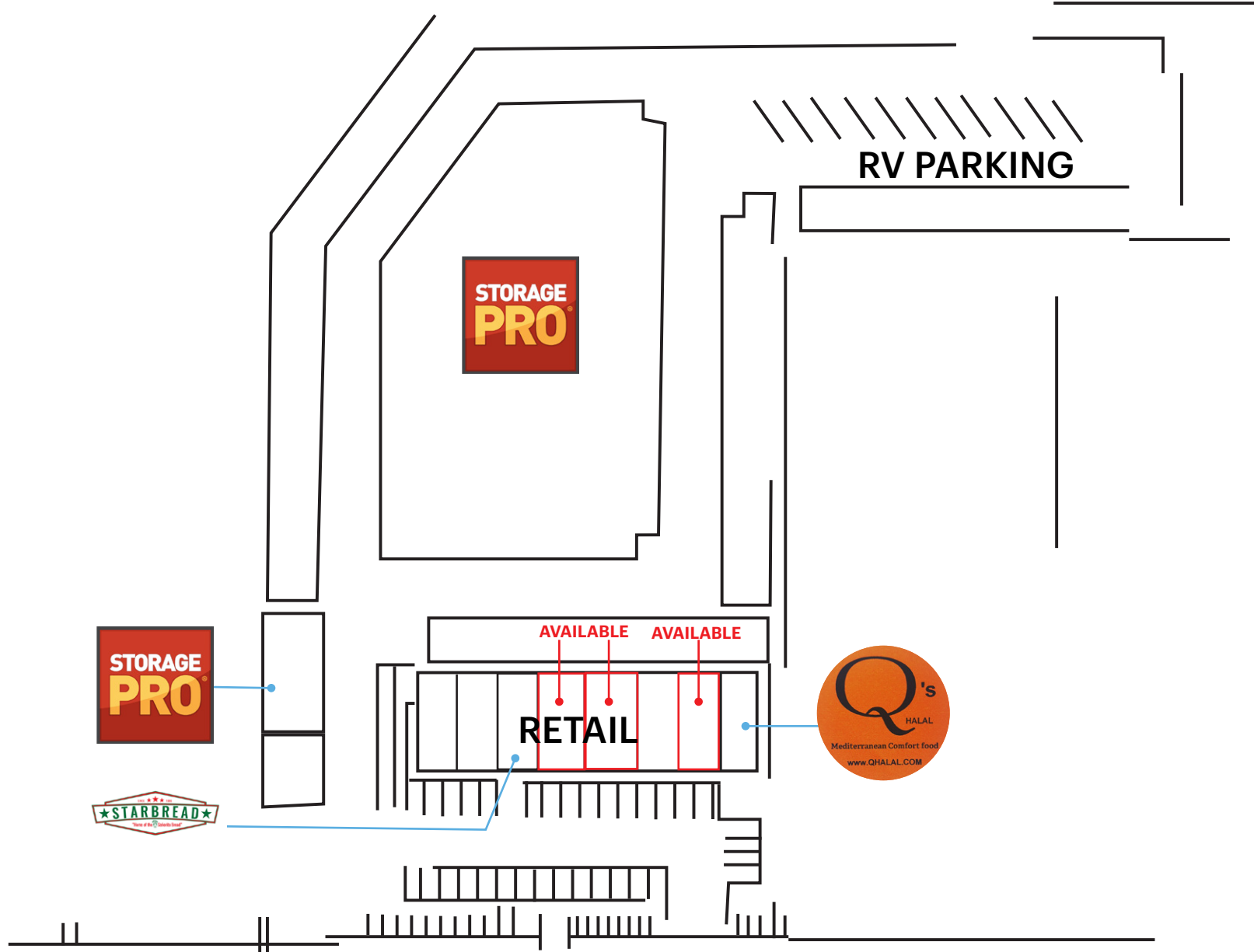
## PROPERTY PROFILE

<b>AVAILABLE</b>	±980 - 1,960 SF inline retail spaces	
<b>TRAFFIC COUNTS</b>	Travis Blvd.	25,864 VPD
	N. Texas St.	20,196 VPD

<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• 37 dedicated parking stalls for customers</li> <li>• Diversified tenant mix</li> <li>• Convenient ingress/egress</li> <li>• Street visibility</li> <li>• Multiple signage opportunities</li> <li>• Proximity to N. Texas Street, a major retail thoroughfare in Fairfield</li> <li>• 24-Hour Security</li> <li>• Adjacent to major retailers such as Ihop, Grocery Outlet and CVS</li> </ul>
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\*Traffic Counts Source: Regis Site USA 11/01/23



Travis Blvd. - 25,864 VPD

# EXTERIOR PHOTOS





## GATEWAY COURTYARD

## GATEWAY PLAZA








**340 Travis Blvd.**  
FAIRFIELD, CA

TRAVIS BLVD. - 25,864 VPD




N. TEXAS ST. - 20,196 VPD

RAILROAD AVE. - 8,431 VPD

## SOLANO TOWN CENTER

## HERITAGE PARK

## SUNSET CENTER





CALIFORNIA 12

39,665 VPD

\*Traffic Counts Source: Regis Site USA 11/01/23

# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
27,899	113,388	126,399



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,923	38,054	42,208



## MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
127	829	969



## ESTIMATED AVERAGE HOUSEHOLDS INCOME

1 MILE	3 MILES	5 MILES
\$98,115	\$115,486	\$120,655



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$293.13 M	\$1.39 M	\$1.6 M



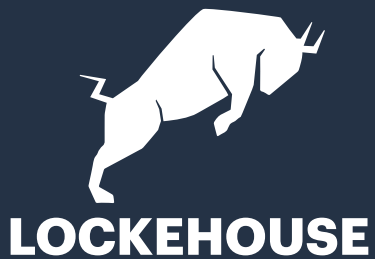
## TOTAL DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
17,749	62,862	73,099



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\*Demographic Source: Sites USA REGIS Online 11/01/23



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