

# New Grocery Store Development | 3.76 ACRES



4961 Peabody Rd., Fairfield, CA 94533



**LOCKEHOUSE**

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**ADRIA GIACOMELLI**  
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# Property Highlights

Located at 4961 Peabody Rd, Fairfield, CA, this 3.76-acre parcel of land presents an excellent opportunity for a grocer seeking up to 45,000 SF space, accompanied by 10,000 square feet of shop space and a branded gas station. Positioned in a dynamic growth market, Fairfield anticipates substantial development, with up to 9,732 new housing units incoming and the trade area population (2 mile radius) expected to nearly double by 2032 (Kalibrate Study). This strategically situated location bridges the gap between the Fairfield and Vacaville markets, fulfilling a need for grocery space.

## SUMMARY

<b>ADDRESS</b>	4961 Peabody Rd., Fairfield, CA 94533
<b>COUNTY</b>	Solano County
<b>CROSS STREETS</b>	Cement Hill Road – Venden Road
<b>ZONING</b>	High Density Residential (HR)
<b>LOT SIZE</b>	3.76 AC (163,785 SF Lot)
<b>TYPE</b>	Neighborhood Center

## HIGHLIGHTS

- Positioned in a Dynamic Growth Market
- ±4,000 Residential Units Slated within 2 Mile Radius by 2030
- Trade Area Population Expected to Increase from ±16,833 (2020 Census) to ±30,136 Persons by 2032
- Seeking 23,000-45,000 SF Grocer and 10,000 SF Shop Spaces
- Frongage on Cement Hill Road - 352' and Peabody Road - 465'
- **Grocery Study by Kalibrate Available Upon Request**



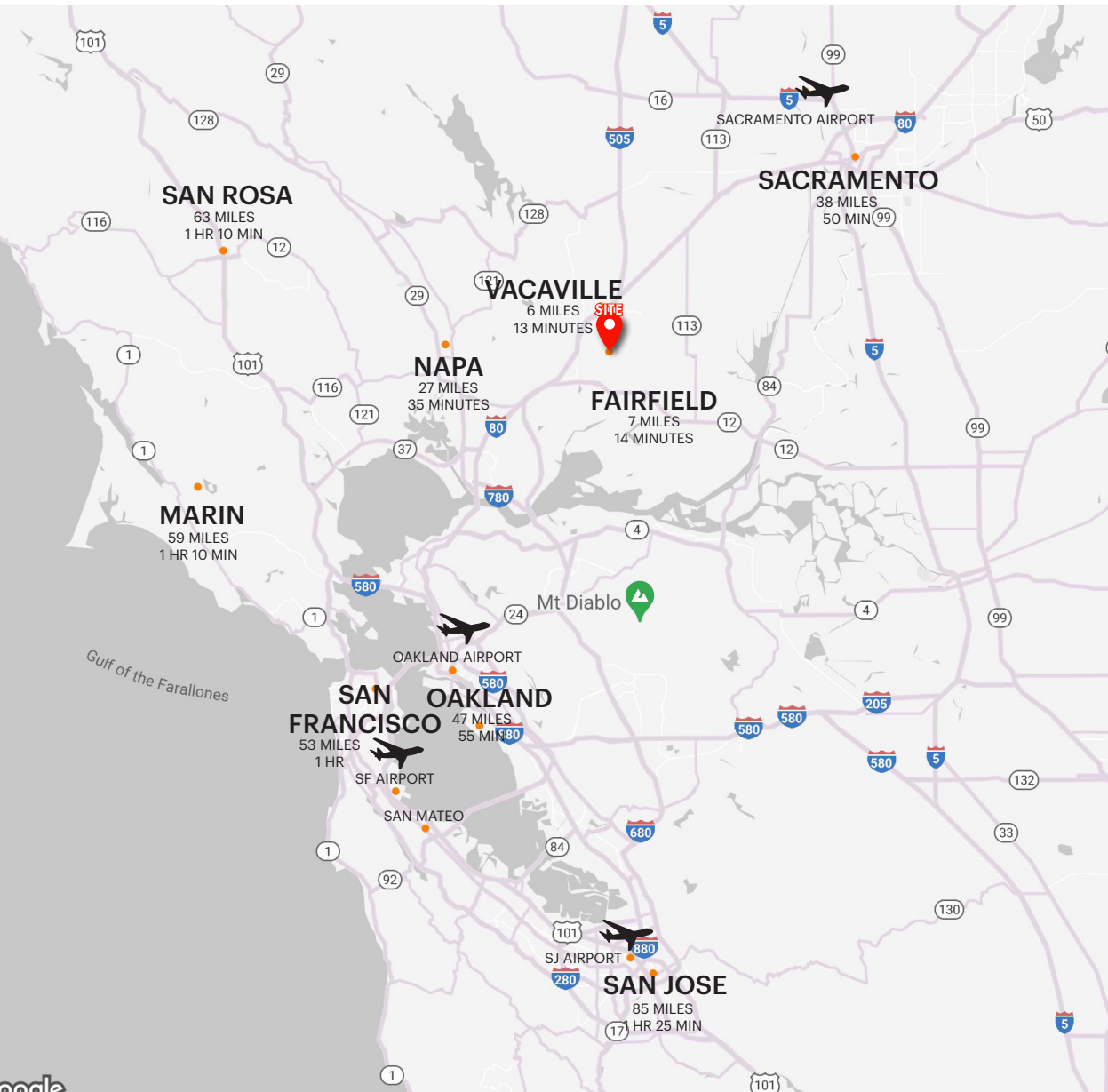
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# Bay Area Driving Distances



## CITIES

CITIES	MILES
SAN FRANCISCO	53
SAN JOSE	85
SACRAMENTO	36
VACAVILLE	6
OAKLAND	47
SANTA ROSA	63
NAPA	27
HAYWARD	57
FREMONT	73
SANTA CLARA	84
BERKELEY	43
MARIN	59

## AIRPORTS

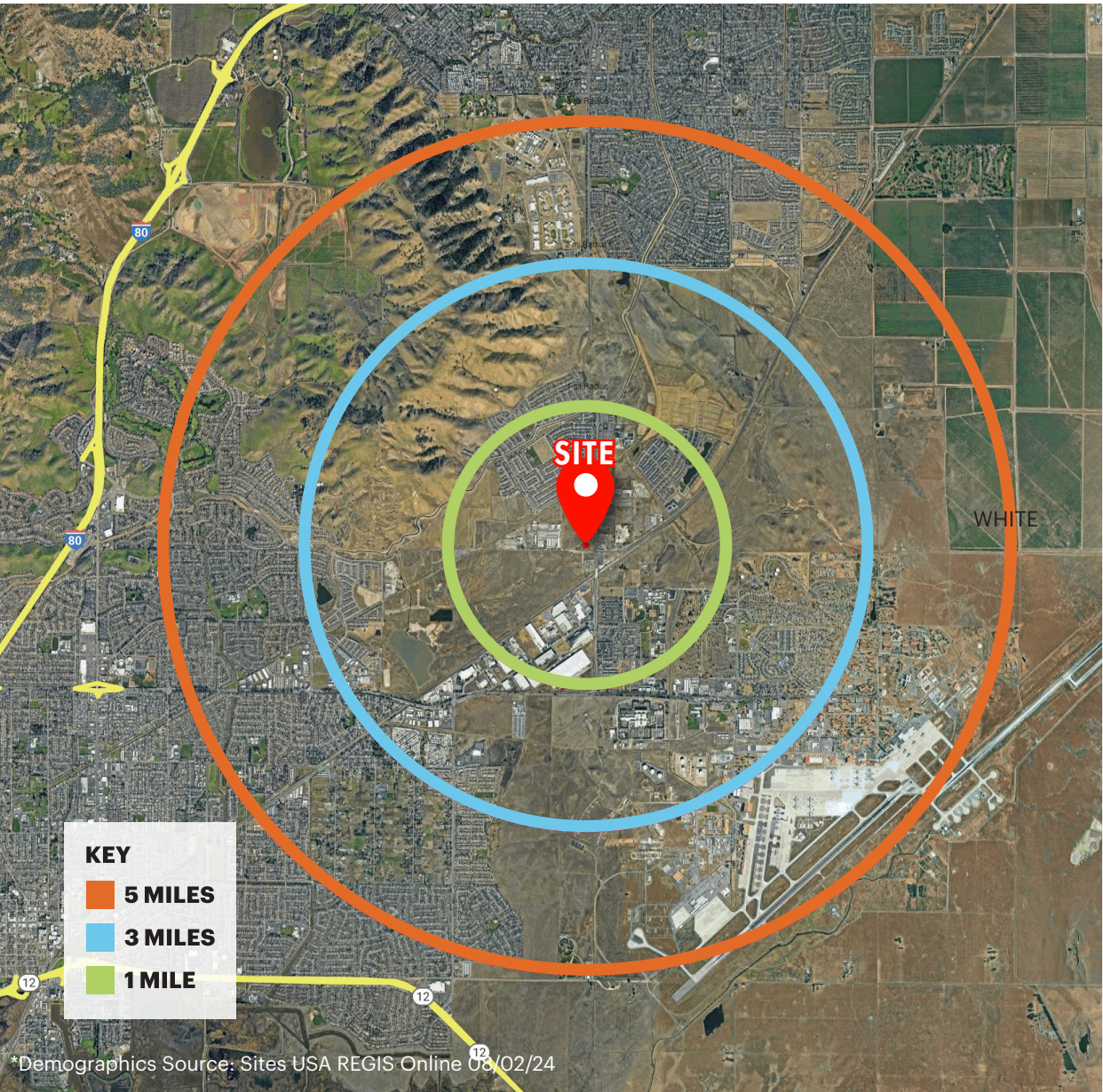
SAN FRANCISCO	64
SAN JOSE	83
OAKLAND	55
SACRAMENTO	49



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**1 MILE**      **3 MILE**      **5 MILE**

ESTIMATED POPULATION		
6,994	54,406	171,962
DAYTIME EMPLOYEES		
1,279	8,603	35,762
AVERAGE HOUSEHOLD INCOME		
\$152,720	\$147,581	\$128,374
BACHELOR'S DEGREE OR HIGHER		
23.5%	18.8%	16.9%
HOUSEHOLD RETAIL EXPENDITURES		
\$3,794	\$3,670	\$3,297
HOUSEHOLD DENSITY (PSM)		
646	565	721
HOUSEHOLDS WITH CHILDREN		
839	6,411	20,290
HOME VALUES \$1,000,000 OR MORE		
74	425	1,088
RACE AND ETHNICITY		
WHITE 41.1%	BLACK 14.9%	ASIANS 17.7%   HISPANIC 74.9%

\*Demographics Source: Sites USA REGIS Online 08/02/24

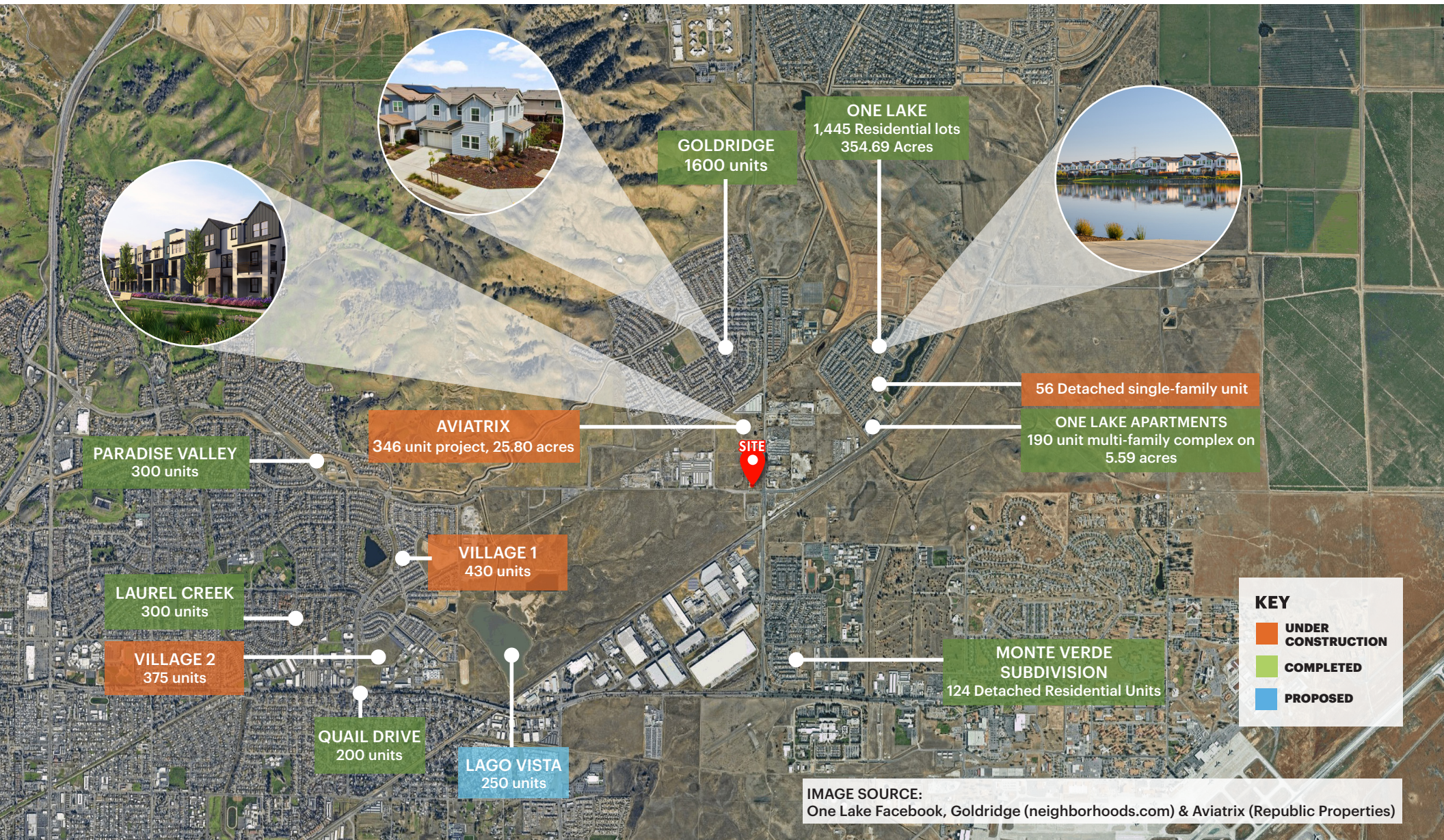


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# Fairfield Residential Developments



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