

**OLIVER SQUARE**

**995 OLIVER RD**

**FAIRFIELD, CA**

FOR LEASE

1,246 SF - 8,476 SF RETAIL SUITES

1,307 SF DENTAL SUITE

**ETHAN CONRAD**

PROPERTIES INC.

**LEASE SIGNED!**

**EVgo**

FAST CHARGING

**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

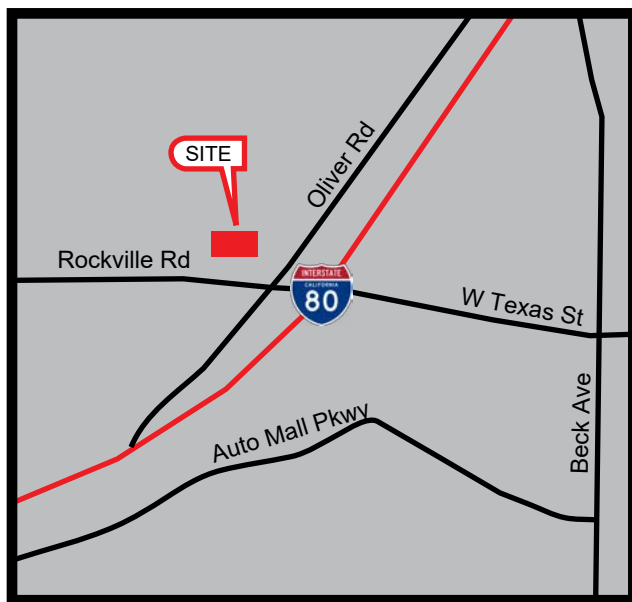
ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

**FEATURES:**

- Fitness space available
- 2nd generation dental suite with full FF&E available
- Great location with easy access on and off I-80
- Nearby shopping, restaurants, retail and offices
- Abundant parking
- Lighted monument and building signage available
- Freeway visibility
- EVgo fast chargers on-site



**PROPERTY DETAILS:**

Ideally located at the corner of the lit intersection of Oliver Rd and Rockville Rd, near the I-80 Westbound and Eastbound on-ramps and near the I-80 Westbound off-ramp. The positioning is at a lit intersection, near both on and off-ramps for I-80, close to the bus transfer station, and this property captures freeway, neighborhood, and commuter traffic.

Nearby retailers include: Home Depot, Target, CVS, FoodMaxx, Chuck E. Cheese, McDonald's and Starbucks.

**LEASE RATES:**

Suite 1	1,246 SF	\$ 2,480.00 (\$1.99 PSF, NNN)
Suite 2-7	7,230 SF	\$ 9,327.00 (\$1.29 PSF, NNN)
Suite 1-7	8,476 SF	\$11,559.00 (\$1.36 PSF, NNN)
Suite 10	1,307 SF	\$ 3,124.00 (\$2.39 PSF, NNN)

NNN costs are approximately \$0.46 PSF.

**DEMOGRAPHICS:**

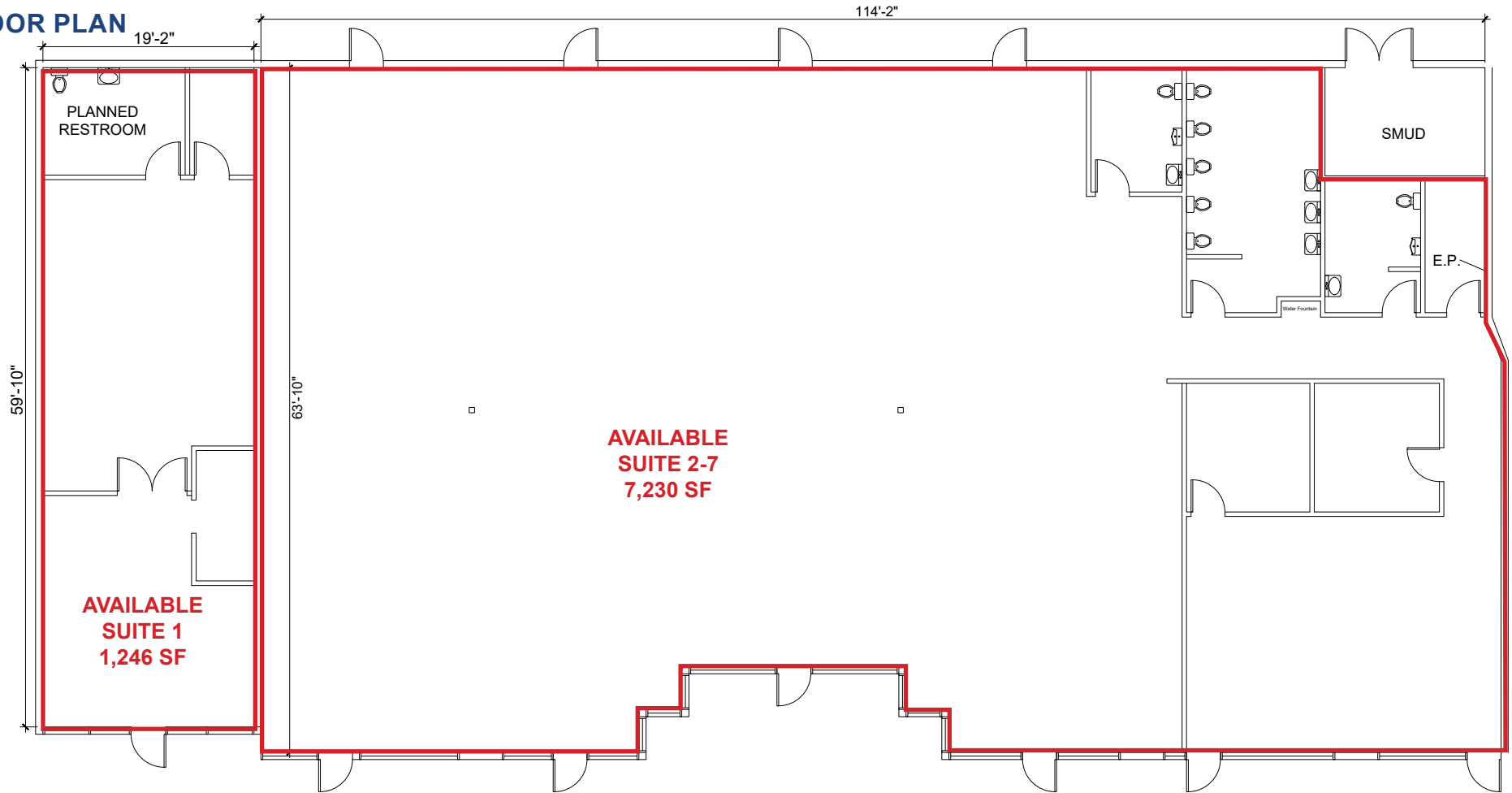
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2024 Total Population (est):	11,246	65,526	127,482
2024 Average HH Income:	\$106,188	\$104,011	\$120,377
Traffic Count @	Oliver Rd at Rockville Rd: 10,909		
	I-80: 99,843		

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
1	1,246	\$1.99 PSF	\$2,480.00, NNN
2-7	7,230	\$1.29 PSF	\$9,327.00, NNN
NNN costs are approximately \$0.46 PSF.			

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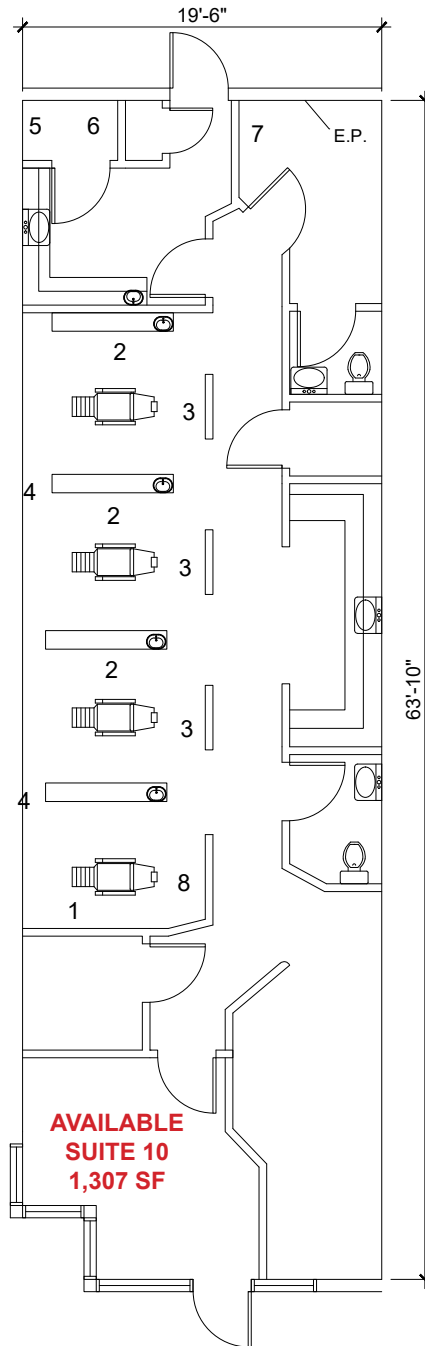
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**FLOOR PLAN**



1. Over-Patient handpiece unit inc. air/water syringe (AWS) and vacuum
2. Side mount hand piece unit inc. AWS
3. Rear mount vacuum/AWS unit
4. X-ray Camera
5. Air Compressor
6. Vacuum Pump
7. Workbench with Gas/Air Jets
8. Wall plumbed for Air/Water/Vacuum



Suite	SF	Lease Rate	Monthly Rent
10	1,307	\$2.39 PSF	\$3,124.00, NNN
NNN costs are approximately \$0.46 PSF.			

[VIEW VIRTUAL TOUR](#)

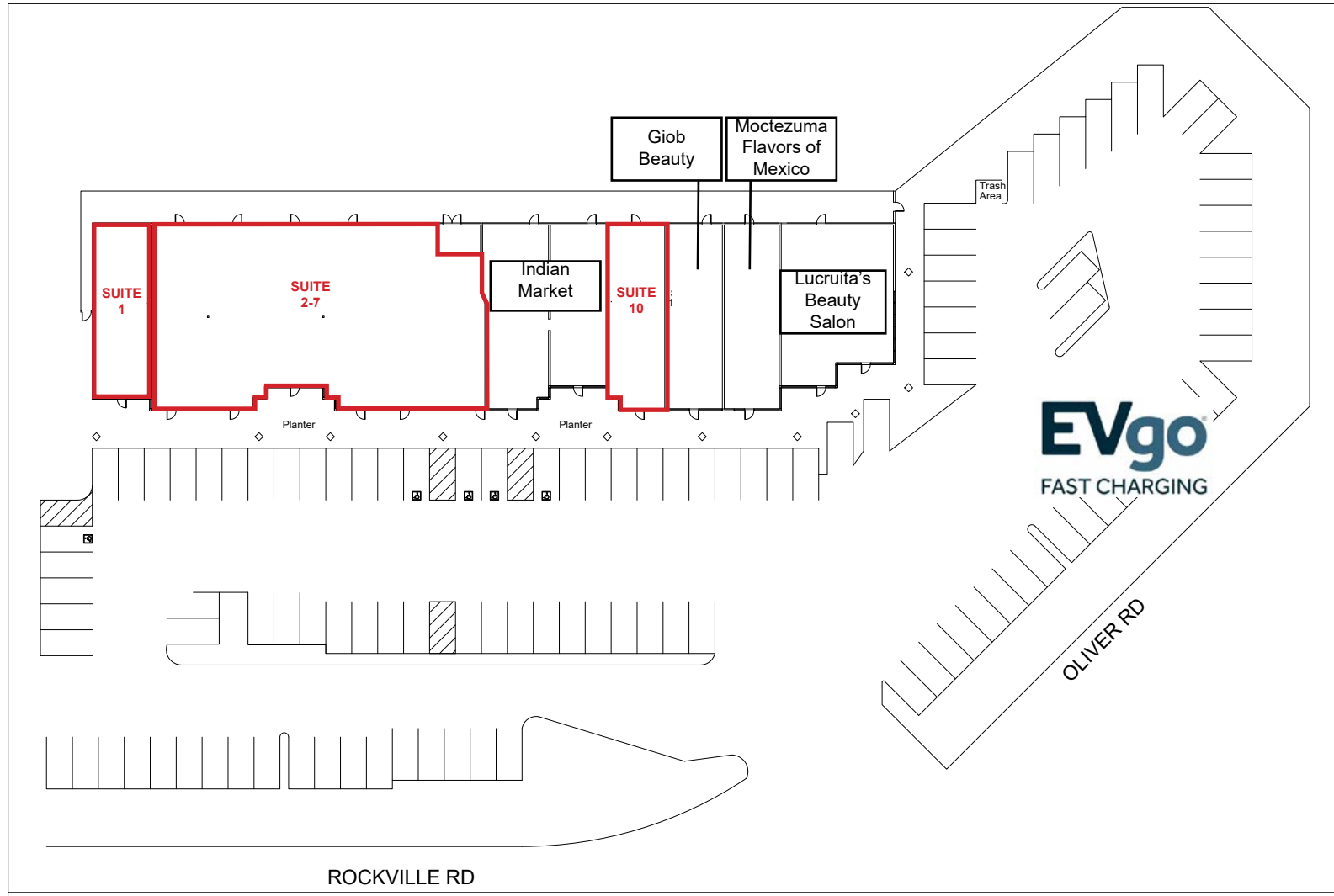
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SITE PLAN



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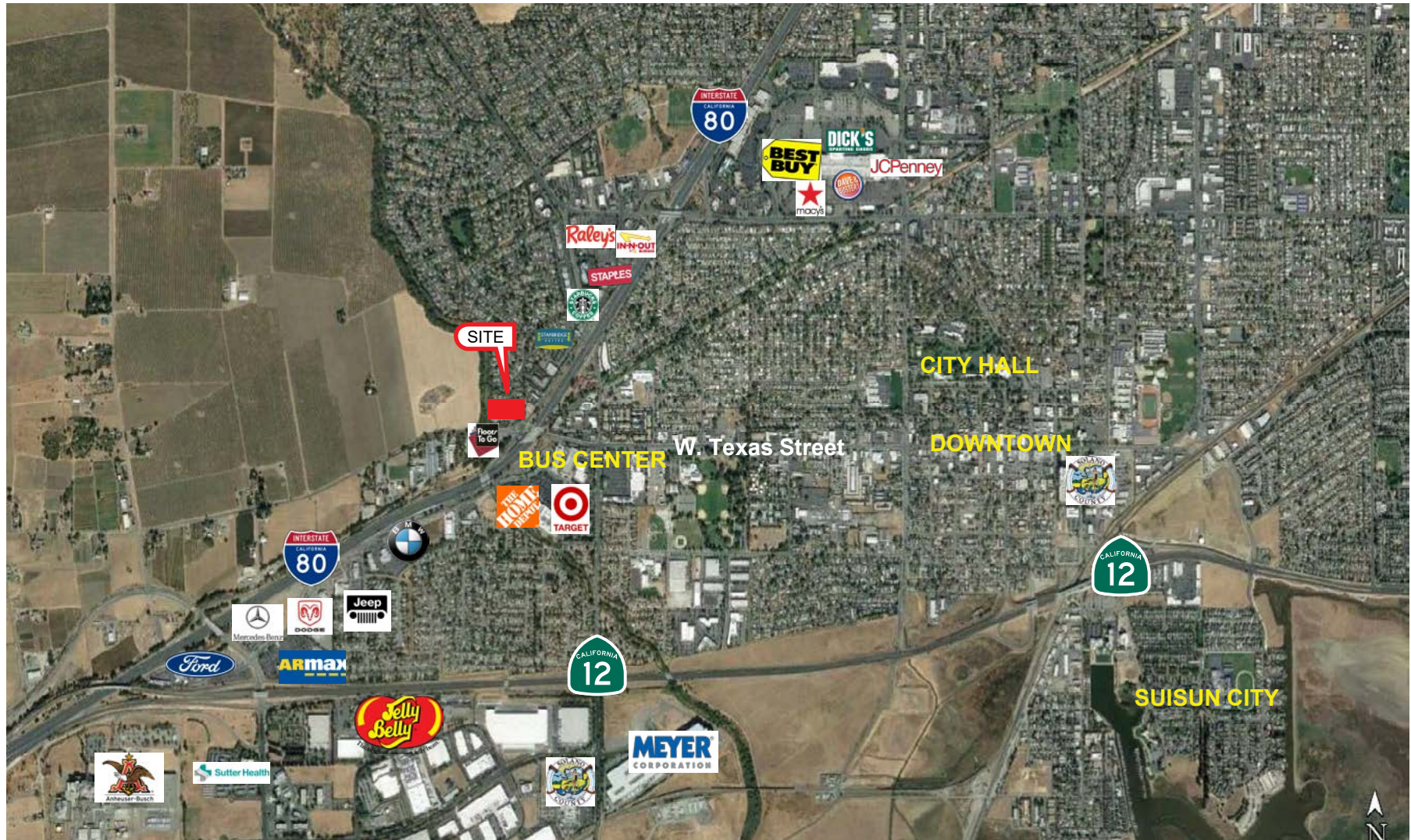


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