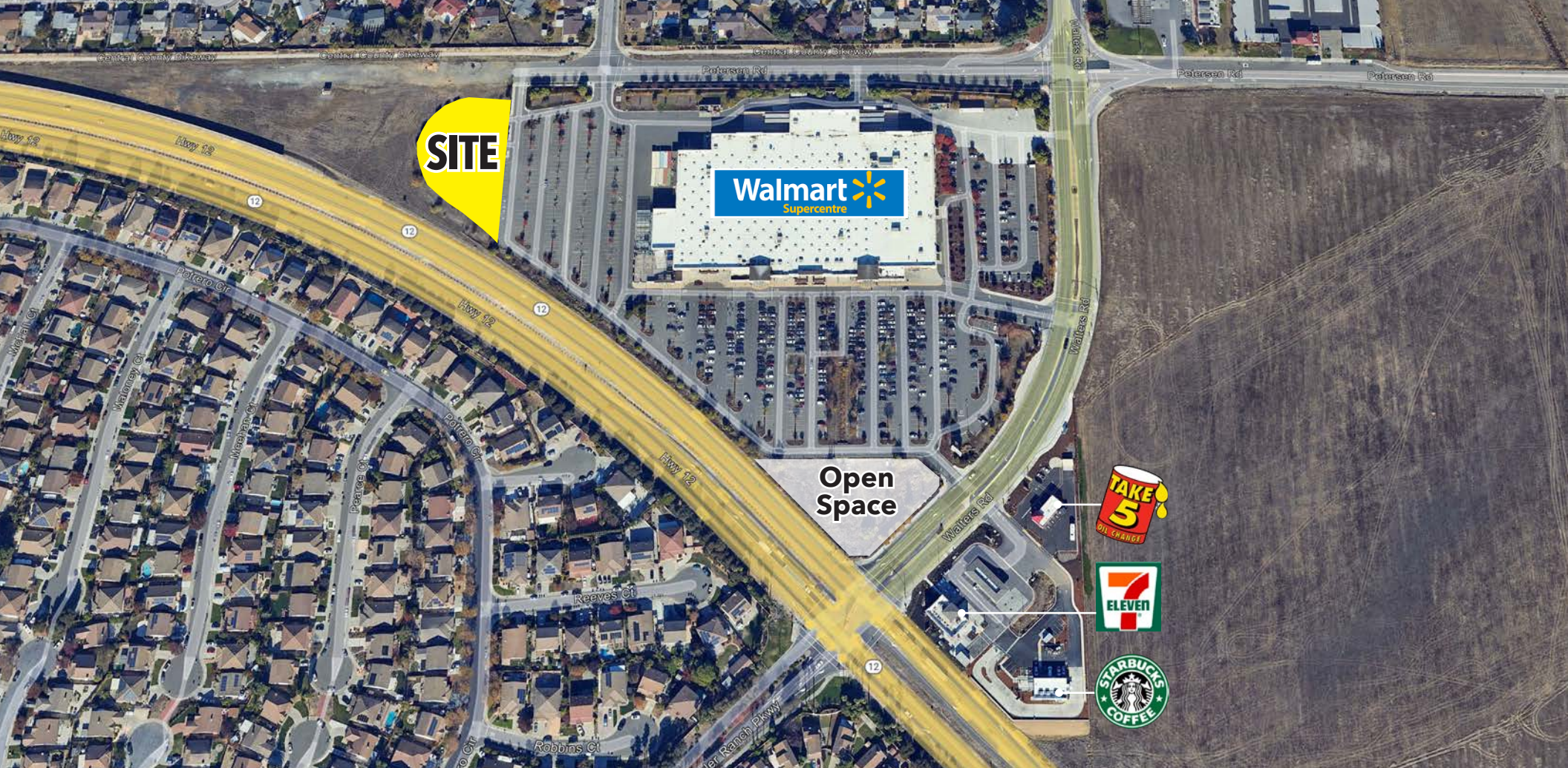




LAST PAD AVAILABLE | Call for pricing!

Including over \$500,000 of site work (parking lot, lighting and landscaping)

Highway 12 & Walters Rd
Suisun City, CA

ONLY 1 PAD LEFT!
FOR LEASE OR FOR SALE

For further information, contact:
Steve Edwards Lic # 00977718
916-277-8123
steve@theedwardsco.com

PARTNER **XTEAM**
RETAIL ADVISORS

THE EDWARDS COMPANY
commercial real estate services

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PROPERTY HIGHLIGHTS

Suisun City, CA

- **ONLY 1 AVAILABLE PAD LEFT!**

Join Recently Opened 7-Eleven, Take 5 Oil and Starbucks. Positioned at the crossroads of Interstate 80 and Hwy 12, Suisun City is very close proximity to Fairfield and Travis Air Force Base.

- Travis AFB is situated on approximately 6,383 acres located in close proximity to the new Walmart anchored shopping center.
- Travis' workforce consists of 14,353 military members and civilian employees. There are approximately 7,393 Active Duty personnel stationed at Travis Air Force.
- Travis also employs approximately 3,692 civilian personnel, including personnel from the Department of Defense, Department of Homeland Security and Department of Veterans Affairs.

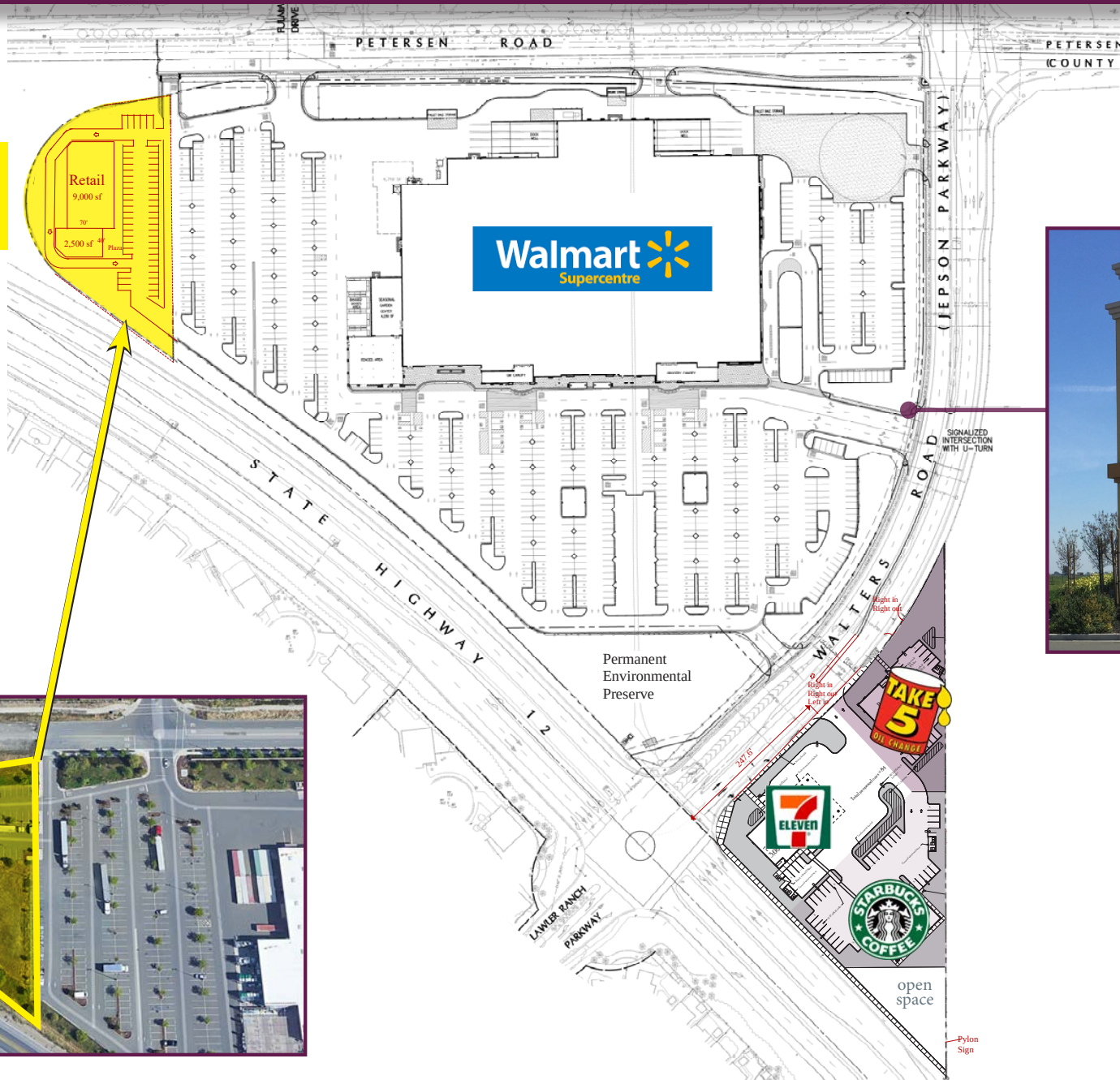


CONCEPTUAL SITE PLAN

Suisun City, CA

PARCEL 1 - 1.41 ACRES

- all of the off sites and parking lot are completed



SUISUN CITY GROWTH

Suisun City, CA



Highway 12 Logistics Center
1.2M SF of industrial space
Status: Proposed


Lawler Mixed-Use Project
73 luxury apartments &
7,200 SF commercial
Status: Under Construction

Suisun Logistics Center
2.1M SF of industrial &
warehouse on 120 acres
Status: Proposed

Walmart
Supercentre

TAKE 5
OIL CHANGE

STARBUCKS
COFFEE

7-ELEVEN


Logistics Center
700,000 SF of industrial space
split across 5 buildings
Status: Proposed


Main Street West Homes
71 single-family homes
Status: Approved

TRADE AREA AERIAL

Suisun City, CA



DEMOGRAPHICS

Suisun City, CA

5 Mile Radius

123,020

POPULATION

3.0

AVE HH SIZE

\$103,407

AVE HH INCOME

35.7

MEDIAN AGE



HOME OWNERSHIP



16,410

RENTERS

23,857

OWNERS



EDUCATION

24.9%

HS GRAD

62.0%

SOME COLLEGE

9.9%

ASSOCIATES

18.2%

BACHELORS



EMPLOYMENT



- Blue Collar 44.6%
- White Collar 55.4%
- Services 20.3%

97.3%

EMPLOYED

2.7%

UNEMPLOYED



AVERAGE MONTHLY HOUSEHOLD SPENDING

52.7%

HOUSING

14.7%

FOOD

18.3%

VEHICLE

3.5%

FURNITURE

3.6%

APPAREL

1.3%

PERSONAL CARE

4.4%

TRAVEL

5.7%

ENTERTAINMENT



RACE & ETHNICITY

White	32.4%
Asian	17.1%
American Indian	1.3%
African-American	18.1%
Hispanic	41.6%
Two or More Races	24.8%



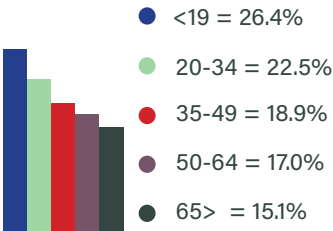
GENDER & AGE

49.4%

MEN

50.6%

WOMEN



INCOME BY HOUSEHOLD

