

FAIRFIELD, CALIFORNIA

SOLANO TOWN CENTER



Former Sears Store

For Lease

Contact: Bac Tran 714-353-3870



Property Summary

| | |
|----------------------------|---|
| GLA: | 151,257 Sqft (Approx.) |
| Year Built: | 1981 |
| Land Area: | +/- 8.65 Acres |
| Parking: | 707 Spaces |
| Address: | 1420 Travis Blvd., Fairfield, CA 94533 |
| # Of Floors: | 3 |
| Floor Plate Size: | Ground Floor: 49,038 Sqft (26,469 Sqft leased) 2 nd Floor: 47,087 Sqft (Vacant) 3 rd Floor: 50,938 Sqft (Vacant) Common Area: 4,194 Sqft |
| Direct Mall Access: | Yes |
| For Lease: | Ground Floor: \$1.75/Sqft/Month + NNN 2 nd Floor: \$1.50/Sqft/Month + NNN 3 rd Floor: \$0.99/Sqft/Month + NNN TI: None |

Solano Town Center Highlights

SOLANO TOWN CENTER

137

TENANTS

74.44

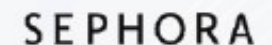
ACRES

3.67M

ANNUAL VISITS

807.4k

ANNUAL CUSTOMERS





Site Plan



Site Plan

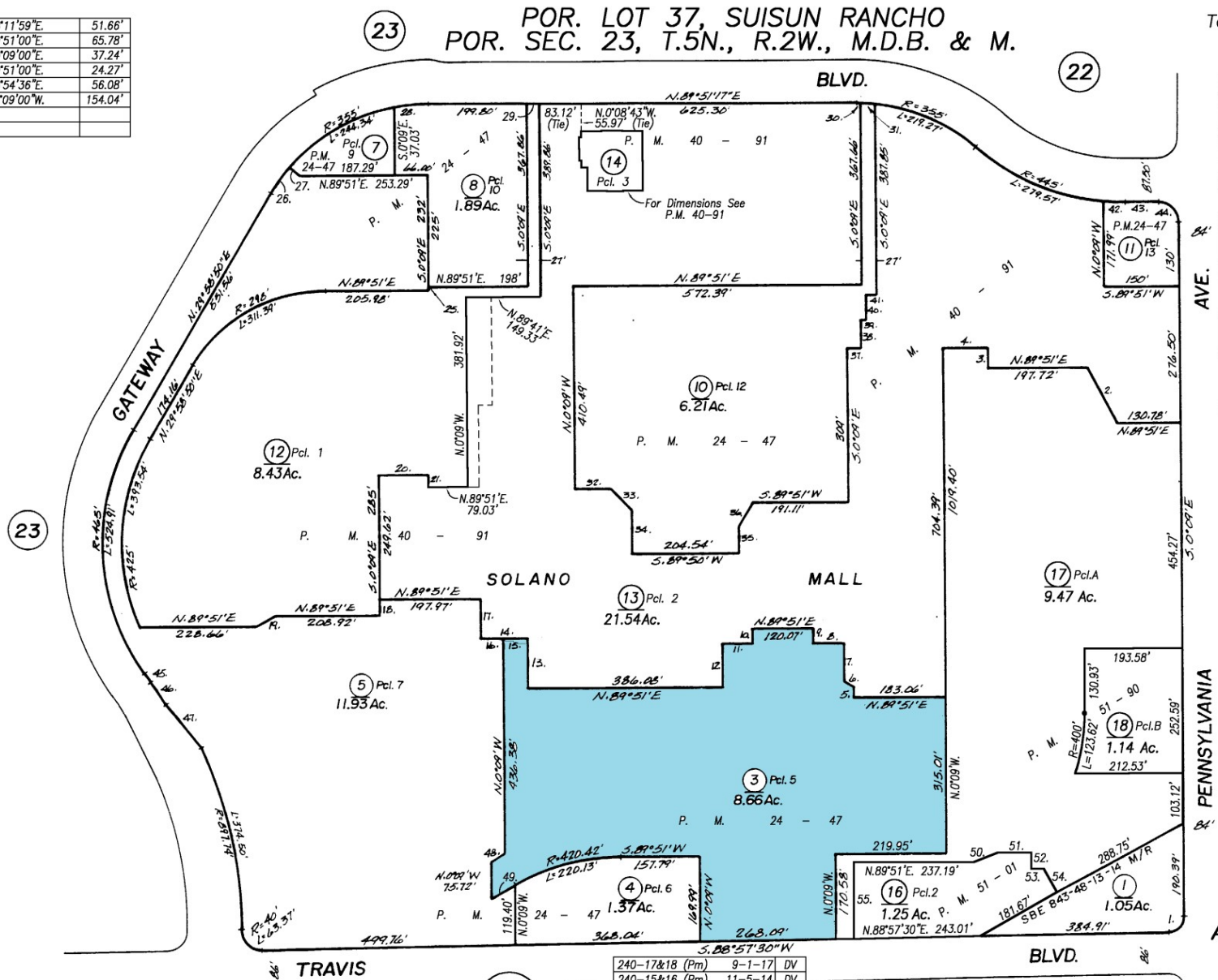
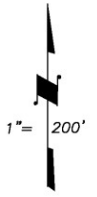
Parcel Map: APN 033-240-030

| | | |
|-----|---------------|---------|
| 50. | N.68°11'59"E. | 51.66' |
| 51. | N.89°51'00"E. | 65.78' |
| 52. | S.00°09'00"E. | 37.24' |
| 53. | N.89°51'00"E. | 24.27' |
| 54. | S.28°54'36"E. | 56.08' |
| 55. | N.00°09'00"W. | 154.04' |
| 56. | | |
| 57. | | |

POR. LOT 37, SUISUN RANCHO
 POR. SEC. 23, T.5N., R.2W., M.D.B. & M.

Tax Area Code
 3036

33-24



| | | | |
|-----|------------------|----|---------|
| 1. | R. 30 | L. | 46.66' |
| 2. | S. 25° 09' E | L. | 122.84' |
| 3. | S. 0° 00' E | L. | 38.60' |
| 4. | N. 89° 51' E | L. | 90.00' |
| 5. | S. 0° 00' E | L. | 28.02' |
| 6. | S. 60° 14' E | L. | 19.44' |
| 7. | S. 0° 14' E | L. | 71.51' |
| 8. | N. 89° 51' E | L. | 53.34' |
| 9. | N. 0° 14' W | L. | 50.02' |
| 10. | S. 0° 00' E | L. | 29.97' |
| 11. | S. 89° 51' W | L. | 51.80' |
| 12. | S. 0° 00' E | L. | 24.62' |
| 13. | N. 0° 00' W | L. | 101.00' |
| 14. | S. 89° 51' W | L. | 94.11' |
| 15. | S. 89° 51' W | L. | 51.00' |
| 16. | S. 89° 51' W | L. | 43.11' |
| 17. | N. 0° 00' W | L. | 21.36' |
| 18. | N. 0° 00' W | L. | 53.36' |
| 19. | N. 89° 51' E | L. | 41.99' |
| 20. | S. 89° 51' W | L. | 71.84' |
| 21. | N. 0° 00' W | L. | 25.00' |
| 22. | | | |
| 23. | | | |
| 24. | N. 0° 00' W | L. | 71.00' |
| 25. | R. 355 | L. | 62.05' |
| 26. | S. 60° 00' E | L. | 26.02' |
| 27. | R. 355 | L. | 62.05' |
| 28. | N. 89° 51' E | L. | 10.23' |
| 29. | R. 355 | L. | 10.23' |
| 30. | R. 355 | L. | 27.07' |
| 31. | S. 89° 51' W | L. | 71.21' |
| 32. | N. 89° 51' W | L. | 22.24' |
| 33. | S. 0° 10' W | L. | 29.79' |
| 34. | S. 0° 03' E | L. | 55.01' |
| 35. | S. 89° 51' W | L. | 26.75' |
| 36. | S. 89° 51' W | L. | 28.62' |
| 37. | S. 0° 00' E | L. | 57.00' |
| 38. | S. 89° 51' W | L. | 11.00' |
| 39. | S. 0° 00' E | L. | 50.51' |
| 40. | S. 0° 00' E | L. | 22.24' |
| 41. | S. 89° 51' W | L. | 24.62' |
| 42. | R. 445 | L. | 24.62' |
| 43. | N. 89° 51' E | L. | 68.02' |
| 44. | R. 40 | L. | 62.85' |
| 45. | N. 58° 41' 48" W | L. | 26.64' |
| 46. | R. 477.74 | L. | 23.62' |
| 47. | N. 58° 04' 24" W | L. | 110.67' |
| 48. | N. 59° 51' E | L. | 31.26' |
| 49. | N. 59° 51' E | L. | 55.80' |

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

CITY OF FAIRFIELD
 Assessor's Map Bk.33 Pg. 24
 County of Solano, Calif.

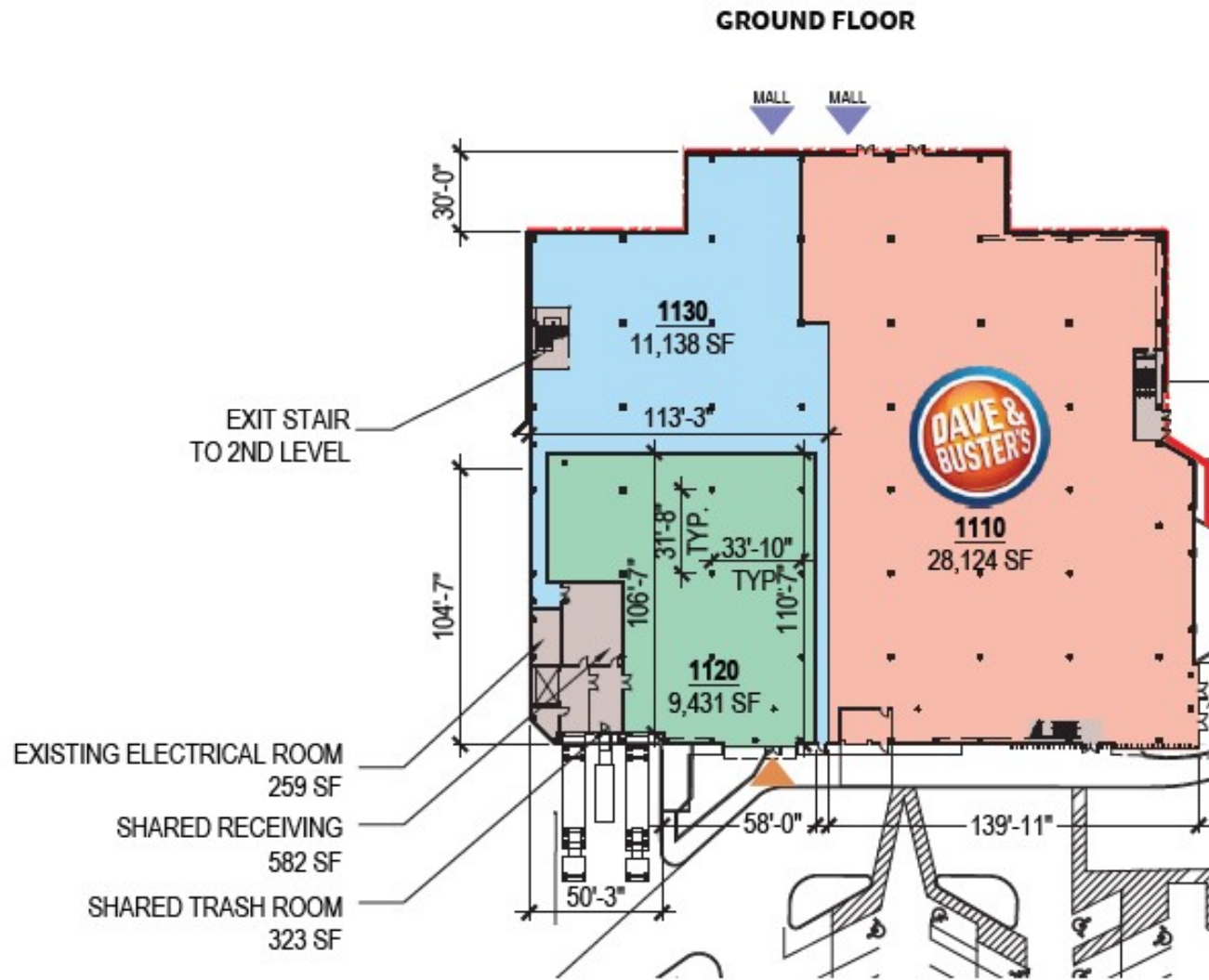
| | | |
|-------------------|---------|------|
| 240-17&18 (Pm) | 9-1-17 | DV |
| 240-15&16 (Pm) | 11-5-14 | DV |
| 240-12,13,14 (Pm) | 6-2-98 | Pd |
| REMAP | 2-28-94 | S.S. |

NOTE: Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

18-19

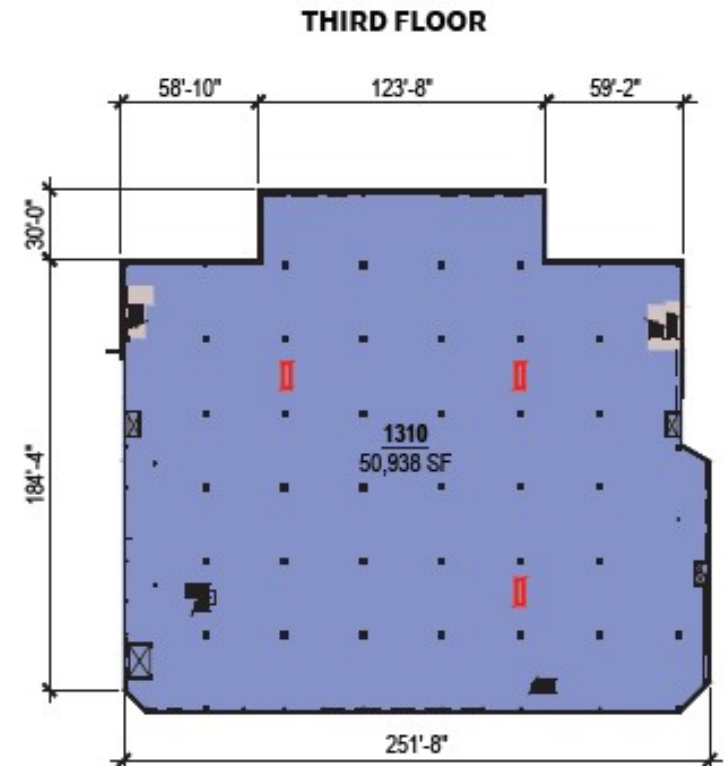
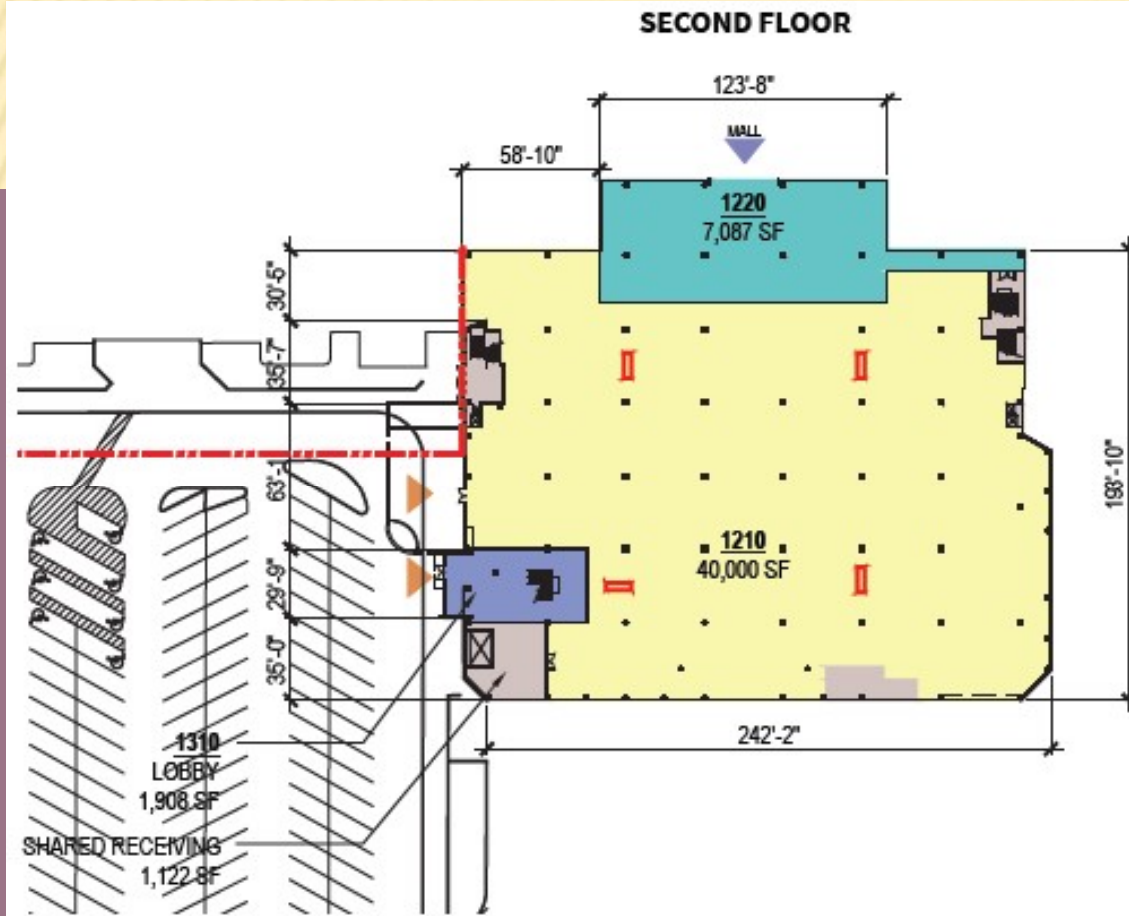
Conceptual Floor Plan

Conceptual Floor Plan

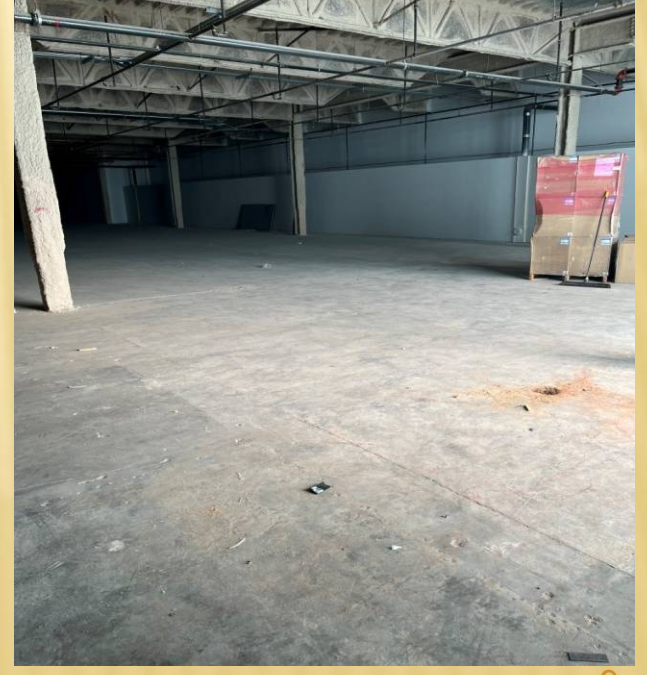


NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE AND EGRESS REQUIREMENTS MUST BE VERIFIED BY ZONING ATTORNEY AND CODE CONSULTANT. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

Conceptual Floor Plan (Cont.)



First Floor Photos



Second Floor Main Entrance



Second & Third Floor Photos

