

# **FAIRFIELD, CALIFORNIA**

## **SOLANO TOWN CENTER**



**Former Sears Store**

**For Lease by Owner**

**Contact: Bac Tran or Tim Nguyen 714-353-3870**



# Property Summary

<b>GLA:</b>	151,257 Sqft (Approx.)
<b>Year Built:</b>	1981
<b>Land Area:</b>	+/- 8.65 Acres
<b>Parking:</b>	707 Spaces
<b>Address:</b>	1420 Travis Blvd., Fairfield, CA 94533
<b># Of Floors:</b>	3
<b>Floor Plate Size:</b>	Ground Floor: 49,038 Sqft (26,469 Sqft leased) 2 <sup>nd</sup> Floor: 47,087 Sqft (Vacant) 3 <sup>rd</sup> Floor: 50,938 Sqft (Vacant) Common Area: 4,194 Sqft
<b>Direct Mall Access:</b>	Yes
<b>For Lease:</b>	Ground Floor: \$1.75/Sqft/Month 2 <sup>nd</sup> Floor: \$0.99/Sqft/Month 3 <sup>rd</sup> Floor: \$0.89/Sqft/Month TI Allowance: None

# Solano Town Center Highlights

## SOLANO TOWN CENTER

137

TENANTS

74.44

ACRES

3.67M

ANNUAL VISITS

807.4k

ANNUAL CUSTOMERS



# Drive Time Analysis

## Drive Time Analysis

<b>VALLEJO</b>	17.5 miles	22 mins
<b>NAPA VALLEY</b>	18.6 miles	30 mins
<b>OAKLAND</b>	41.0 miles	40 mins
<b>SACRAMENTO</b>	43.4 miles	50 mins
<b>SAN FRANCISCO</b>	46.8 miles	50 mins



# Site Plan



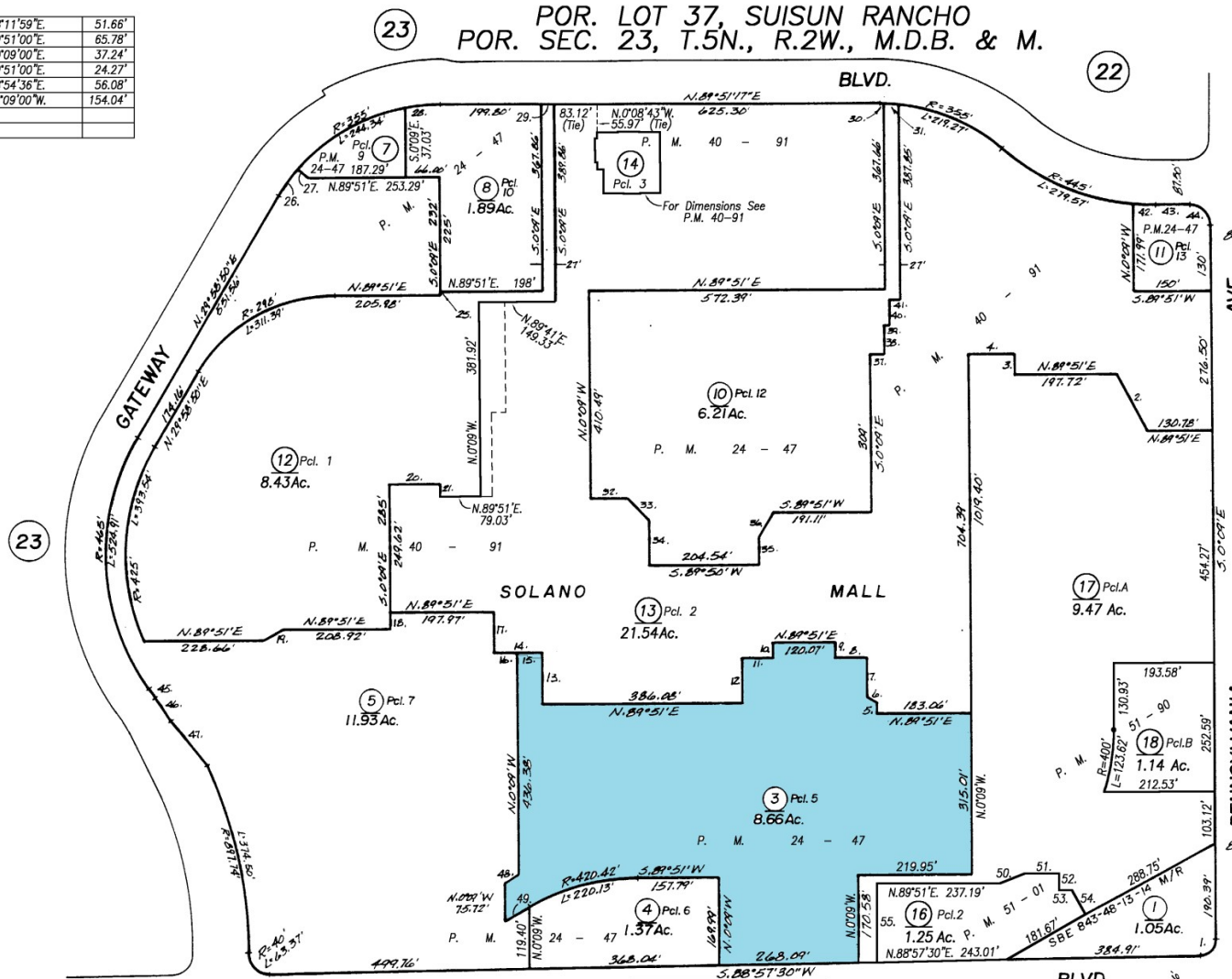
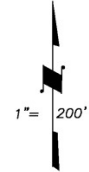
# Parcel Map: APN 033-240-030

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.		

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

Tax Area Code  
3036

33-24



1.	R=35'	L=46.44'
2.	S.25°04'E	123.84'
3.	S.0°04'E	38.20'
4.	N.89°51'E	40.20'
5.	S.0°04'E	24.64'
6.	S.00°14'E	18.44'
7.	S.0°14'E	71.51'
8.	N.89°51'E	59.90'
9.	N.0°14'W	30.64'
10.	S.0°04'E	24.64'
11.	S.89°51'W	24.88'
12.	S.0°04'E	46.82'
13.	N.0°04'W	101.00'
14.	S.89°51'W	24.88'
15.	S.89°51'W	51.00'
16.	S.89°51'W	23.11'
17.	N.0°04'W	41.34'
18.	N.0°04'W	24.38'
19.	N.89°51'E	41.88'
20.	S.89°51'W	24.88'
21.	N.0°04'W	25.20'
22.		
23.		
24.	N.0°04'W	71.00'
25.	R=225'	L=24.00'
26.	S.50°00'E	26.00'
27.	R=35'	L=24.64'
28.	N.89°51'W	21.00'
29.	R=25'	L=12.83'
30.	R=25'	L=21.07'
31.	S.89°51'W	71.21'
32.	N.89°51'W	49.99'
33.	N.89°51'W	49.99'
34.	S.0°04'E	54.01'
35.	S.89°51'W	24.88'
36.	S.89°51'W	24.88'
37.	S.0°04'E	57.00'
38.	S.89°51'W	11.00'
39.	S.0°04'E	20.51'
40.	S.89°51'W	22.24'
41.	R=445'	L=24.00'
42.	N.89°51'W	44.89'
43.	R=40'	L=62.83'
44.	N.89°51'W	22.04'
45.	R=211'	L=53.42'
46.	N.89°51'W	110.64'
47.	N.89°51'W	31.56'
48.	N.89°51'E	55.80'
49.	N.89°51'E	

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.

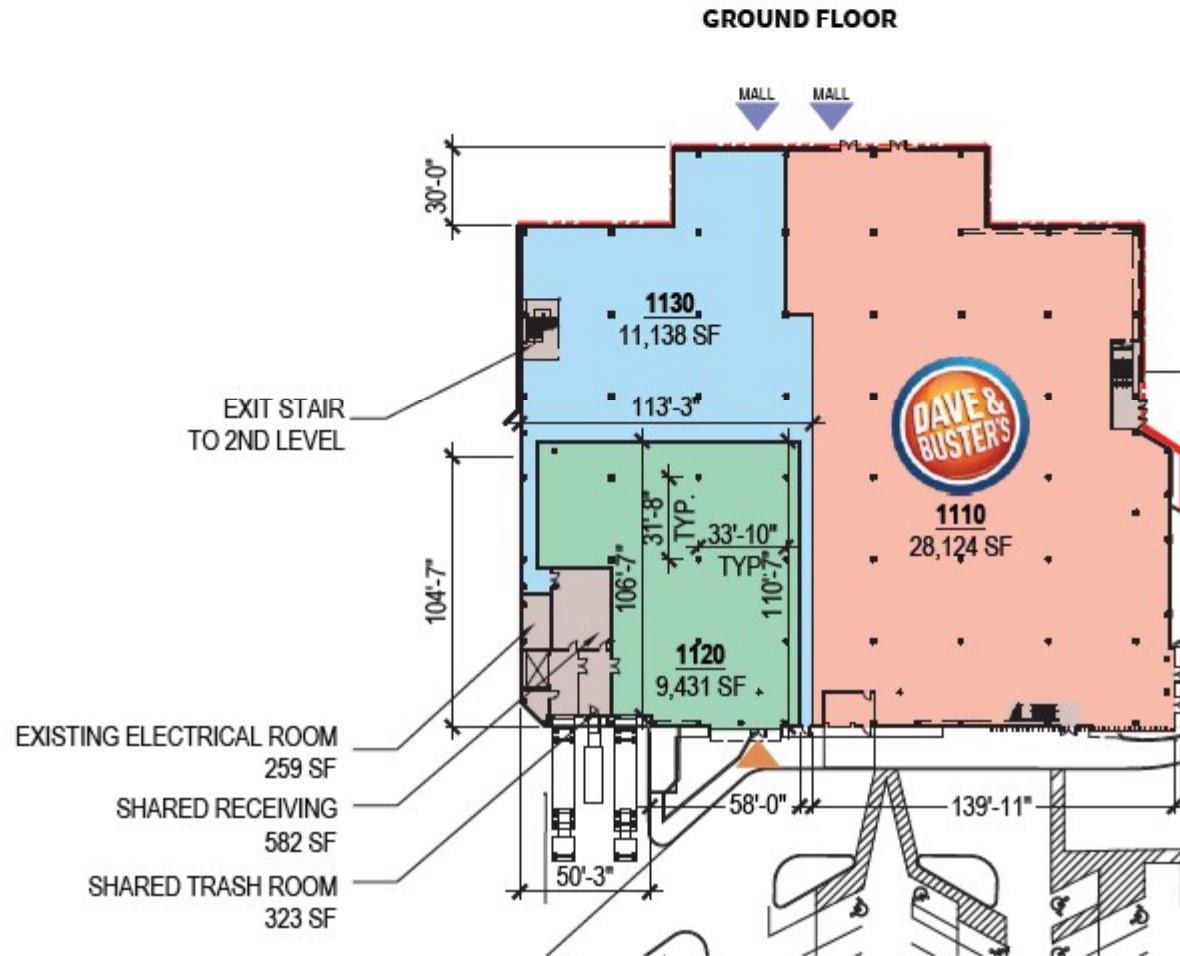
240-17&18 (Pm)	9-1-17	DV
240-15&16 (Pm)	11-5-14	DV
240-12,13,14 (Pm)	6-2-98	Pd
REMAP	2-28-94	S.S.

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

18-19

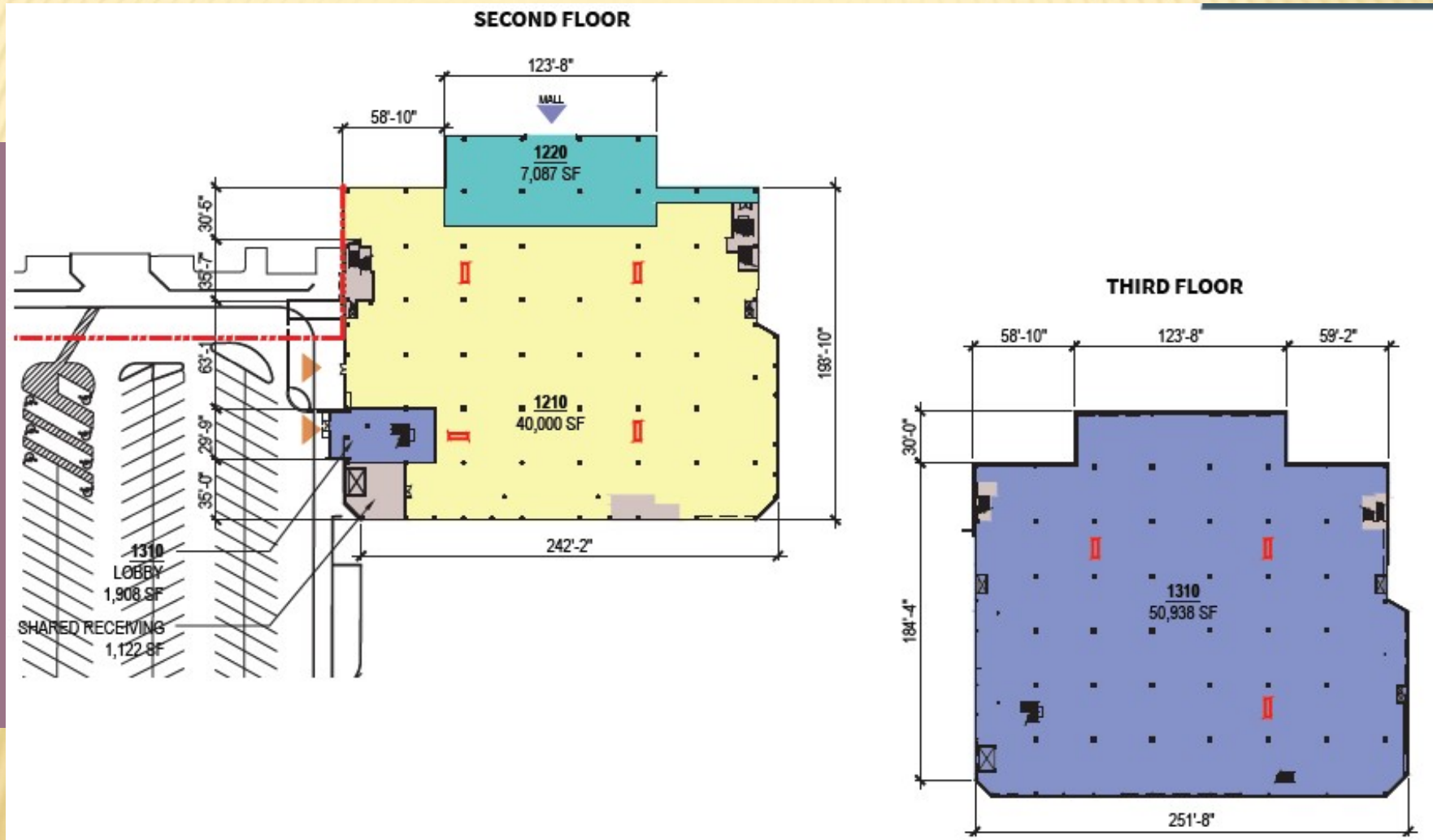
# Conceptual Floor Plan

## 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

**Your Name Here**

# Second & Third Floor Photos

