



Retail Space for Lease

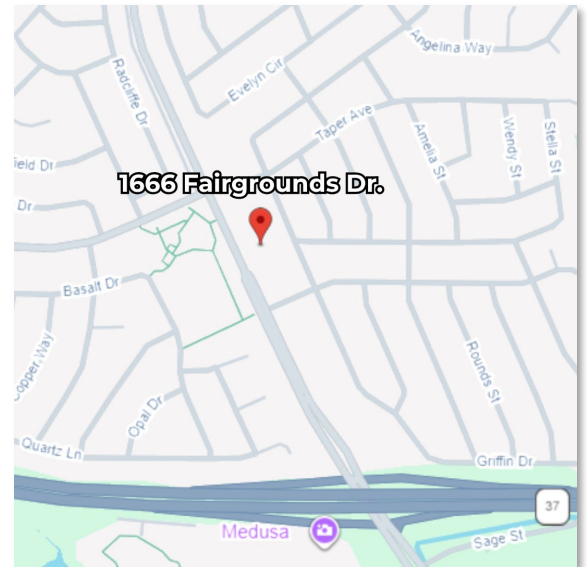
1666 FAIRGROUNDS DR.
VALLEJO, CA 94589

ASKING
RATE:
\$1.00/NNN

±2,400 SQ. FT. AVAILABLE

PROPERTY HIGHLIGHTS

- Standalone building
- Well located grocery anchored shopping center with State Highway 37 and Interstate 80 readily accessible.
- One-half mile from Six Flags Discovery Kingdom theme park and Solano County Fairgrounds.
- Other retail competition in excess of 3 miles away.



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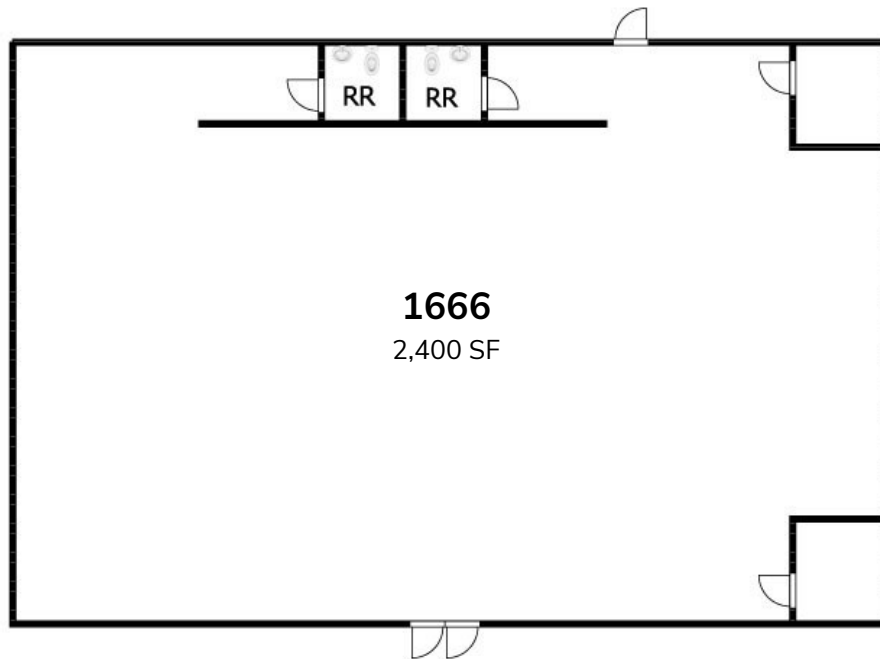
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Bldg #	Total SF	Comments
1666	2,400	Free standing building with two restrooms



Fairgrounds Drive Aerial Site Map



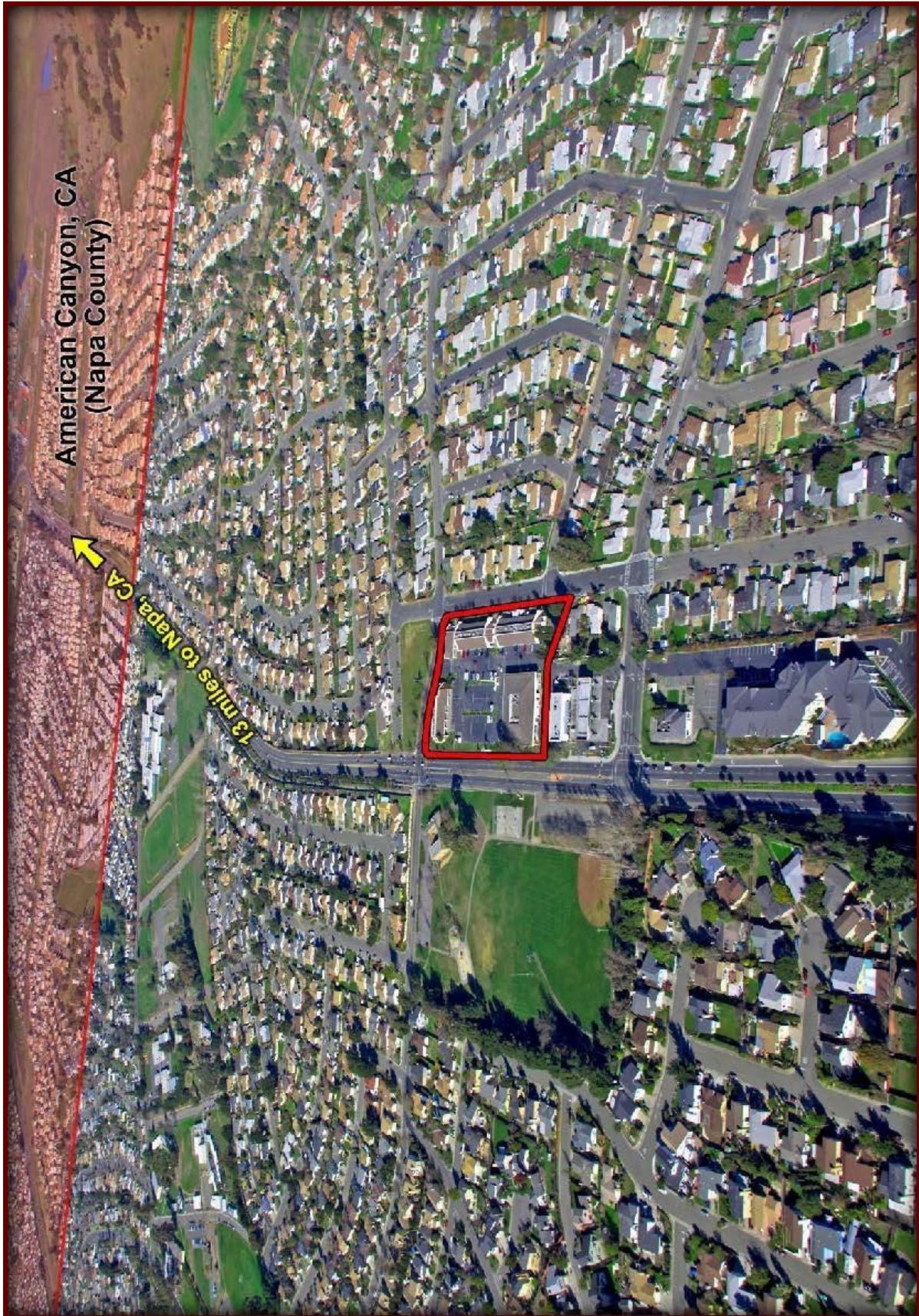
Demographics for Fairgrounds Plaza

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	15,423	94,407	145,983
Pop Growth 2020-2025:	-0.6%	-0.2%	-0.1%
Average Age:	39.2	41	40.9
Households			
2025 Total Households:	4,375	30,391	49,032
Annual Growth 2020-2025	0.1%	0.5%	0.5%
Median Household Inc:	\$102,273	\$95,205	\$92,504
Avg Household Size:	3.3	3	2.9
Avg HH Vehicles:	2	2	2
Housing			
Median Housing Value:	\$610,429	\$668,446	\$663,307
Median Year Built:	1978	1977	1974

Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Fairgrounds Dr	Gateway Dr	0.06 SE	30,588	2025	0.09
Gateway Dr	Sawyer St	0.03 E	2,204	2025	0.16
Fairgrounds Dr	Whitney Ave	0.12 SE	22,655	2025	0.16
Fairgrounds Dr	Gateway Dr	0.13 NW	32,268	2025	0.26

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