

**ESSENTIAL
HIGH VOLUME
URGENT
CARE OPEN
THROUGHOUT
COVID**

**ESSENTIAL
- OPEN FOR
TAKE OUT
AND MOBILE
ORDERING
THROUGHOUT
COVID**

**ESSENTIAL
- OPEN FOR
TAKE OUT
AND MOBILE
ORDERING
THROUGHOUT
COVID**

NORTHBAY Urgent Care

Sourdough & Co
SANDWICHES SOUPS SALADS

the Habit BURGER GRILL

1320

SHOPS AT TOWN CENTER

HIGH IDENTITY MULTI-TENANT SHOPPING CENTER – COVID RESISTANT TENANTS

FAIRFIELD, CA



CAPITAL PACIFIC

Contact the team

DAVE LUCAS

dlucas@capitalpacific.com

PH: 415.274.7390

CA DRE# 01389761

NV RED# 1001411

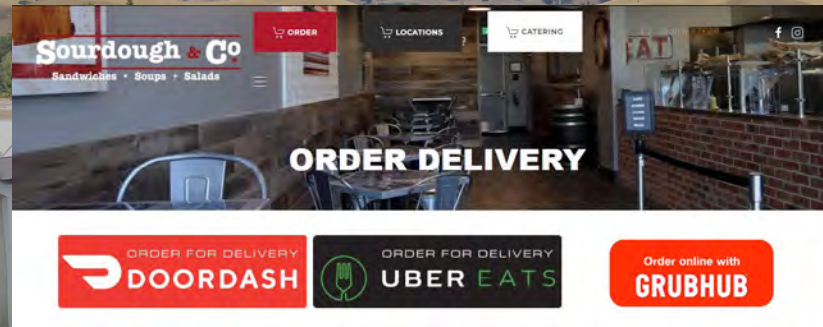
BRANDON NORTON

Norton Capital Inc.

brandon@nortoncap.com

PH: 925.286.5049

CA DRE# 01985777



Why NorthBay Urgent Care?

Urgent Care offers immediate medical attention for non-life threatening medical conditions. NorthBay Urgent Care is the perfect alternative to the Emergency Room (shorter waits and lower cost) or when you can't get in to see your regular doctor. We treat a wide range of conditions from common colds and flu to stitches and broken bones.



Open everyday in Fairfield and Vacaville.



Virtual visits from your phone



Walk-in or same-day appointments



Most health insurance accepted



New Virtual Visits



On-site X-Ray, Lab & Pharmacy

Symptoms or conditions we treat

ALL TENANTS HAVE INCORPORATED A CONTACTLESS PORTION OF THEIR BUSINESS MODELS DURING COVID

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





SHOPS AT TOWN CENTER

1320 TRAVIS BLVD, FAIRFIELD, CA 94533 

\$5,562,963

PRICE

5.44%

CAP

NOI:

\$302,900

LEASE TYPE:

NET LEASE

OCCUPANCY:

100%

LEASABLE AREA:

6,200 SF

LAND AREA:

1.14 AC

YEAR BUILT:

2019

**SOLANO TOWN CENTER IS THE ONLY REGIONAL
MALL IN SOLANO COUNTY AND HAS A 360
TRADE CENTER**

Investment Highlights



THE OFFERING

The offering is a 100% leased, 3-tenant regional mall pad in Fairfield, California. This recently constructed pad building benefits from three long term leases, two of which are investment grade tenants. The NorthBay Urgent Care lease features annual increases of 2% and three 5-year renewal options. The Habit Burger and Sourdough & Co leases feature 10% increases every five years with the same continuous rental increases during the three 5-year option periods. This property is an out parcel to the Solano Town Center Mall, which is the only institutional sized mall in Solano County. The subject property is strategically located on Pennsylvania Ave, which benefits from strong visibility and 34,000 VPD. Nearby retailers include Dick's Sporting Goods, Macy's, Dave and Buster's, Best Buy, Trader Joe's, Chick-fil-A, Chipotle, and Starbucks.

Solano County has historically exceeded the state's average for population growth. In 2018, it was the second fastest growing county in the Bay Area - reflecting a 2.9% population increase. Local demographics boast a healthy average household income of over \$95,000 within a 5-mile radius of the subject property. Additionally, Solano County boasted retail sales of \$2.1 Billion in 2019.

HIGHLIGHTS

- **Well-Located Mall Outparcel**
- **Long term stabilized investment**
- **100% Leased with Tenants Open During COVID**
- **Three Corporate Leases**
- **NorthBay Urgent Care is located across the street from NorthBay Medical Center**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Income & Expense

		CURRENT
Price:		\$5,562,963
Capitalization Rate:		5.44%
Price Per Square Foot:		\$897.25
Down Payment	35%	\$1,947,037
Loan Amount	65%	\$3,615,926
Total Leased (SF):	100.00%	6,200
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	6,200
INCOME		P/SF
Scheduled Rent	\$48.85	\$302,900
Tax & Ins Recovery	\$11.12	\$68,936
CAM Recovery	\$4.22	\$26,143
Management Recovery	\$1.04	\$6,475
EFFECTIVE GROSS INCOME		\$404,454
ADJUSTED GROSS INCOME		\$404,454
EXPENSE (2019 P&L)		P/SF
Property Taxes (1.168% of PP)	(\$10.48)	(\$64,975)
Insurance (estimated)	(\$0.64)	(\$3,961)
Mall Common Area Expenses	(\$2.10)	(\$13,000)
Fire/Life Safety	(\$0.36)	(\$2,222)
Common Area Utilities	(\$1.23)	(\$7,644)
Business Licenses	(\$0.02)	(\$134)
Repairs and Maintenance (\$0.51/sf)	(\$0.51)	(\$3,143)
Management Fee (actual)	(\$1.04)	(\$6,475)
TOTAL OPERATING EXPENSES		(\$16.38) (\$101,554)
NET OPERATING INCOME		\$302,900

PROPOSED FINANCING/CASH FLOW

		PROPOSED
Proposed Loan Amount		\$3,615,926
Loan To Value		65%
Interest Rate		3.85%
Amortization		30 Year
Term		30 Year
Fixed Term		10 Year
Rate Reset		Prime Every 5
Net Operating Income		\$302,900
Debt Service		(\$203,421)
Pre-Tax Cash Flow		\$99,479
Debt Coverage Ratio		1.49
Cash-on-cash Return		5.11%
Principal Pay down (Year 1)		\$65,353
Total Return		\$164,832

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Rent Roll

LEASE TERMS			LEASE TERMS		RENT SUMMARY			
TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	
The Habit Burger	2,500	40.32%	11/29/18	11/28/28	\$10,417	\$125,000.00	\$50.00	
		Increase	11/29/23	11/28/28	\$11,458	\$137,500.00	\$55.00	
		Option 1	11/29/28	11/28/33	\$12,604	\$151,250.00	\$60.50	
		Option 2	11/29/33	11/28/38	\$13,865	\$166,375.00	\$66.55	
		Option 3	11/29/38	11/28/43	\$15,251	\$183,012.50	\$73.21	
Sourdough & Co	1,200	19.35%	01/05/19	01/04/29	\$4,200.00	\$50,400.00	\$42.00	
		Increase	01/05/23	01/04/29	\$4,620.00	\$55,440.00	\$46.20	
		Option 1	01/05/29	01/04/34	\$5,082.00	\$60,984.00	\$50.82	
		Option 2	01/05/34	01/04/39	\$5,590.20	\$67,082.40	\$55.90	
Northbay Medical Annual bumps (2%)	2,500	40.32%	02/15/20	02/14/30	\$10,625.00	\$127,500.00	\$51.00	
		Increase	02/15/22	02/14/23	\$10,837.50	\$130,050.00	\$52.02	
		Increase	02/15/23	02/14/24	\$11,054.25	\$132,651.00	\$53.06	
		Increase	02/15/24	02/14/25	\$11,275.34	\$135,304.02	\$54.12	
		Increase	02/15/25	02/14/26	\$11,500.84	\$138,010.10	\$55.20	
		Increase	02/15/26	02/14/27	\$11,730.86	\$140,770.30	\$56.31	
		Increase	02/15/27	02/14/28	\$11,965.48	\$143,585.71	\$57.43	
		Increase	02/15/28	02/14/29	\$12,204.79	\$146,457.42	\$58.58	
		Increase	02/15/29	02/14/30	\$12,448.88	\$149,386.57	\$59.75	
Option 1-95% of FMV-Not less than previous year								
Option 2-95% of FMV-Not less than previous year								
Option 3-95% of FMV-Not less than previous year								
OCCUPIED		6,200	100.00%	TOTAL CURRENT		\$25,241.67	\$302,900.00	\$48.85
VACANT		0	0.00%					
CURRENT TOTALS		6,200	100.00%					

TENANT	SQ. FT.	CAM			PROPERTY TAX			INSURANCE			ADMIN FEE			TOTAL PAYMENT
		PRO RATA %	TOTAL CAM	SHARE	PRO RATA %	TOTAL PROP TAX	PRO RATA SHARE	PRO RATA %	TOTAL INSURANCE	PRO RATA SHARE	FE %	ADMIN FEE	PRO RATA SHARE	
The Habit Burger	2,500	40.32%	\$30,104	\$12,139	40.32%	\$64,975	\$26,200	40.32%	\$3,961	\$1,597	15%	\$3,369	40.32%	\$43,304
Sourdough & Co	1,200	19.35%	\$30,104	\$5,827	19.35%	\$64,975	\$12,576	19.35%	\$3,961	\$767	10%	\$2,246	19.35%	\$21,415
Northbay Medical	2,500	40.32%	\$30,104	\$12,139	40.32%	\$64,975	\$26,200	40.32%	\$3,961	\$1,597	10%	\$2,246	40.32%	\$42,181
CURRENT TOTALS	6,200	100.00%	TOTAL: \$30,104			TOTAL: \$64,975			TOTAL: \$3,961		TOTAL: \$7,861			
OCCUPIED	6,200	100.00%												
VACANT	0	0.00%												

10-Year Cash Flow

Price:	\$5,562,963	
Cap Rate (Year End 2020)	5.44%	
Down Payment:	\$1,947,037	35.00%
Loan Amount:	\$3,615,926	65.00%
Interest Rate:	3.85%	
Amortization:	30 Year	

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030
Potential Gross Revenue										
The Habit Burger	\$125,000	\$125,000	\$125,000	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500	\$151,250	\$151,250
Sourdough & Co	\$50,400	\$50,400	\$55,440	\$55,440	\$55,440	\$55,440	\$55,440	\$55,440	\$60,984	\$60,984
Northbay Medical	\$127,500	\$130,050	\$132,651	\$135,304	\$138,010	\$140,770	\$143,586	\$143,586	\$146,457	\$149,387
Recovery	\$76,797	\$78,333	\$79,900	\$81,498	\$83,128	\$84,790	\$86,486	\$88,216	\$89,980	\$91,780
CAM Reimbursement	30,104	30,706	31,320	31,946	32,585	33,237	33,902	34,580	35,271	35,977
Total Potential Gross Revenue	409,801	414,489	424,311	441,688	446,663	451,738	456,914	459,321	483,943	489,377
Effective Gross Revenue	409,801	414,489	424,311	441,688	446,663	451,738	456,914	459,321	483,943	489,377
Total Operating Expenses (2% annual)	(106,901)	(109,039)	(111,220)	(113,444)	(115,713)	(118,027)	(120,388)	(122,796)	(125,252)	(127,757)
Net Operating Income	302,900	305,450	313,091	328,244	330,950	333,710	336,526	336,526	358,691	361,621
Debt Service*	(203,421)	(203,421)	(203,421)	(203,421)	(203,421)	(203,421)	(203,421)	(203,421)	(203,421)	(203,421)
Cash Flow After Debt Service	99,479	102,029	109,670	124,823	127,529	130,289	133,105	133,105	155,270	158,199
Cummulative Cash Flow After Debt Service		201,508	311,178	436,001	563,530	693,819	826,923	960,028	1,115,298	1,273,498
Cash on Cash (%)	5.11%	5.24%	5.63%	6.41%	6.55%	6.69%	6.84%	6.84%	7.97%	8.13%
Interest Expense	(128,745)	(125,550)	(122,229)	(118,775)	(115,184)	(111,451)	(107,569)	(103,534)	(99,338)	(94,975)
Principal Paydown	80,466	83,661	86,982	90,436	94,027	97,760	101,642	105,677	109,873	114,236
Total Return (Cash Flow + Principal)	179,945	185,690	196,652	215,259	221,556	228,049	234,746	238,782	265,144	272,435
Total Return (%)	9.24%	9.54%	10.10%	11.06%	11.38%	11.71%	12.06%	12.26%	13.62%	13.99%
Cummulative Principal Paydown	80,466	164,127	251,109	341,545	435,572	533,332	634,974	740,651	850,524	964,760

* Loan amount of 65% LTV at 3.85% 10 year

Lease Abstract



HABIT BURGER RENT ROLL

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
11/29/18-11/30/28	\$10,417	\$125,000
11/29/23-11/30/28	\$11,458	\$137,500

OPTION PERIODS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 11/29/28-11/30/33	\$12,604	\$151,250
#2. 11/29/33-11/30/38	\$13,865	\$166,375
#3. 11/29/38-11/28/43	\$15,251	\$183,012

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT	The Habit Restaurants LLC
LEASE TYPE	Net Lease
LEASE TERM	10 Years
LEASE COMMENCEMENT	November 29, 2018
LEASE TERMINATION	November 30, 2028

EXPENSES

LANDLORD'S OBLIGATIONS	Capital Expenditures
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
CAM	Tenant Responsible

LEASE PROVISIONS

ASSIGNMENT/SUBLETTING	Needs landlords' consent
EARLY TERMINATION	None
RIGHT OF FIRST REFUSAL/OFFER	None
ESTOPPEL TIMING	15 days

Lease Abstract



NORTHBAY URGENT CARE RENT ROLL

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
2/15/21-2/14/22	\$10,625	\$127,500
2/15/22-2/14/23	\$10,837	\$130,050
2/15/23-2/14/24	\$11,054	\$132,651
2/15/24-2/14/25	\$11,275	\$135,304
2/15/25-2/14/26	\$11,500	\$138,010
2/15/26-2/14/27	\$11,730	\$140,770
2/15/27-2/14/28	\$11,965	\$143,585
2/15/28-2/14/29	\$12,204	\$146,457
2/15/29-2/14/30	\$12,448	\$149,386

OPTION PERIODS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
Option 1	95% of FMV-Not less than previous year	
Option 2	95% of FMV-Not less than previous year	
Option 3	95% of FMV-Not less than previous year	

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT	Northbay Healthcare Group
LEASE TYPE	Net Lease
LEASE TERM	10 Years
LEASE COMMENCEMENT	February 15, 2021
LEASE TERMINATION	February 14, 2030

EXPENSES

LANDLORD'S OBLIGATIONS	Capital Expenditures
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
CAM	Tenant Responsible

LEASE PROVISIONS

ASSIGNMENT/SUBLETTING	Needs landlords' consent
EARLY TERMINATION	None
RIGHT OF FIRST REFUSAL/OFFER	None
ESTOPPEL TIMING	15 days

Lease Abstract



SOURDOUGH & CO RENT ROLL

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1/5/19-1/4/29	\$4,200	\$50,400
1/5/23-1/4/29	\$4,620	\$55,440

OPTION PERIODS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1/5/29-1/4/34	\$5,082	\$60,984
1/5/34-1/4/39	\$5,590	\$67,082

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT	Sourdough & Co
LEASE TYPE	Net Lease
LEASE TERM	10 Years
LEASE COMMENCEMENT	January 5, 2019
LEASE TERMINATION	January 4, 2029

EXPENSES

LANDLORD'S OBLIGATIONS	Capital Expenditures
TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
CAM	Tenant Responsible

LEASE PROVISIONS

ASSIGNMENT/SUBLETTING	Needs landlords' consent
EARLY TERMINATION	None
RIGHT OF FIRST REFUSAL/OFFER	None
ESTOPPEL TIMING	15 days

Site Plan



6,519
RENTABLE SF



1.14
ACRES



84
SPACES



PENNSYLVANIA AVENUE

ENTRANCE FOR
SOLANO
TOWN CENTER

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT HABIT BURGER

The Habit Burger Grill is a burger-centric, fast casual restaurant concept that specializes in preparing fresh, made-to-order chargrilled burgers and sandwiches featuring USDA choice tri-tip steak, grilled chicken and sushi-grade albacore tuna cooked over an open flame. It was recently named Best Regional Fast Food in USA Today's 2019 Best Readers' Choice Awards.

Since opening its first location in 1969, Habit has grown to over 270 company-owned and franchised restaurants in California, Arizona, Utah, New Jersey, Florida, Idaho, Virginia, Nevada, Washington, Maryland, Pennsylvania, North Carolina, and South Carolina as well as seven international locations. The company had a total revenue of approximately \$402.1 million fiscal year 2018.

\$402.1 M⁺

TOTAL REVENUE IN FISCAL YEAR 2018

Yum! Brands, Inc. (NYSE:YUM) acquired The Habit Restaurants, Inc. (NASDAQ:HABT) in January of 2020.

Yum! Brands (BBB credit rating) is the world's largest restaurant company in terms of units and parent of the KFC, Pizza Hut, and Taco Bell global brands. Worldwide, the Yum! Brands system opens over eight new restaurants per day on average, making it a leader in global retail development. Read more about the acquisition [here](#).

Tenant Overview



ABOUT NORTHBAY URGENT CARE

NorthBay Healthcare has a long tradition of service to the Solano County region with approximately 74 locations in North Bay. Civic leaders and local physicians teamed up and in 1959 opened a local choice for advanced medicine, close to home — a locally managed, nonprofit healthcare provider for compassionate care.

NorthBay Healthcare provides sophisticated healthcare services rarely seen in counties of this size, not only in its two hospitals — NorthBay Medical Center in Fairfield and NorthBay VacaValley Hospital in Vacaville — but in primary care and specialty care practices. From oncology to open heart surgery, and from birth through the end of life.

In 2016, NorthBay joined the Mayo Clinic Care Network and also opened its medical fitness center, HealthSpring Fitness.

ABOUT SOURDOUGH & CO

Sourdough & Co is a restaurant chain with approximately 40 locations in California, and a few under construction locations. The eatery makes each of its sandwiches with sourdough bread, noting its health benefits; sandwiches come topped with thin-sliced pastrami, roast beef, turkey and chicken. Sourdough and Co. also offers a variety of soups and daily salads. The soup selection, which can be served in a sourdough bread bowl, rotates daily.

Solano Town Center



TENANTS OPEN DURING COVID PHOTOS TAKEN OCTOBER 2020



Retail Aerial

SUBJECT PROPERTY IS LOCATED IN THE RETAIL EPICENTER OF SOLANO COUNTY



**211,100
VPD**

**28,630
VPD**

**16,332
VPD**

the Habit
BURGER GRILL

Sourdough & Co.
Sandwiches • Soups • Salads

NORTH BAY
Urgent Care

JCPenney

Jennifer J. Liu, DDS, MD
Oral Surgery & Implant Center
Diplomate of American Board of Oral and
Maxillofacial Surgery

JOSE VICTOR M SANTOS DMD INC
Dr. Victor Santos
Cosmetic Restorative Dentist

Mark R. Christensen, OD

HS
HEARING SERVICES
Trust Your Hearing to Our Professionals

Planned Parenthood
Care. No matter what.
Planned Parenthood Northern California

TRAVIS BOULEVARD

PENNSYLVANIA AVENUE

80

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

NorthBay Medical Center

As part of the nonprofit, community-based NorthBay Healthcare system, NorthBay Medical Center continues to build on its more than 60-year history of service to residents of Solano County. Continually growing with the community in both size and sophistication, NorthBay Medical Center remains committed to meeting the changing health needs of local residents, making state-of-the-art services available close to home. northbay medical center is 154-bed acute-care hospital.

**NORTH
BAY
MEDICAL
CENTER**

NorthBay Urgent Care center in Fairfield offers immediate medical attention for non-life threatening medical conditions. NorthBay Urgent Care is the perfect alternative to the Emergency Room (shorter waits and lower cost) or when a patient can't see their regular doctor. they treat a wide range of conditions from the common cold and flu, to stitches and broken bones.



PENNSYLVANIA AVENUE



Zoomed-In Aerial

SUBJECT PROPERTY IS LOCATED IN THE RETAIL EPICENTER OF SOLANO COUNTY



SAN FRANCISCO

80

191,100 VPD

ACADEMY

BIG 5 SPORTING GOODS

Michaels

TRADER JOE'S

HAR BLOK

fitness

HARBOR FREIGHT TOOLS

Party City

Mancini's SLEEPWORLD
MATTRESS FIRM
LUMBER LIQUIDATORS

PET SMART

24 HOUR FITNESS

AAA

ROSS

NORTH BAY MEDICAL CENTER

SPORTSMAN'S WAREHOUSE

AT&T verizon

BEST BUY

OLD NAVY

DICK'S SPORTING GOODS

CHAMPS SPORTS SHOE PALACE

JCPenney

18,770 VPD

BevMo!

BARNES & NOBLE

Tanaka

macy's

Bath & Body Works

rue21



meineke

Hilton

Carina's

Red Lobster

16,332 VPD

Starbucks COFFEE

Tirestone

76

PENNSYLVANIA AVENUE

TRAVIS BOULEVARD

80

194,300 VPD

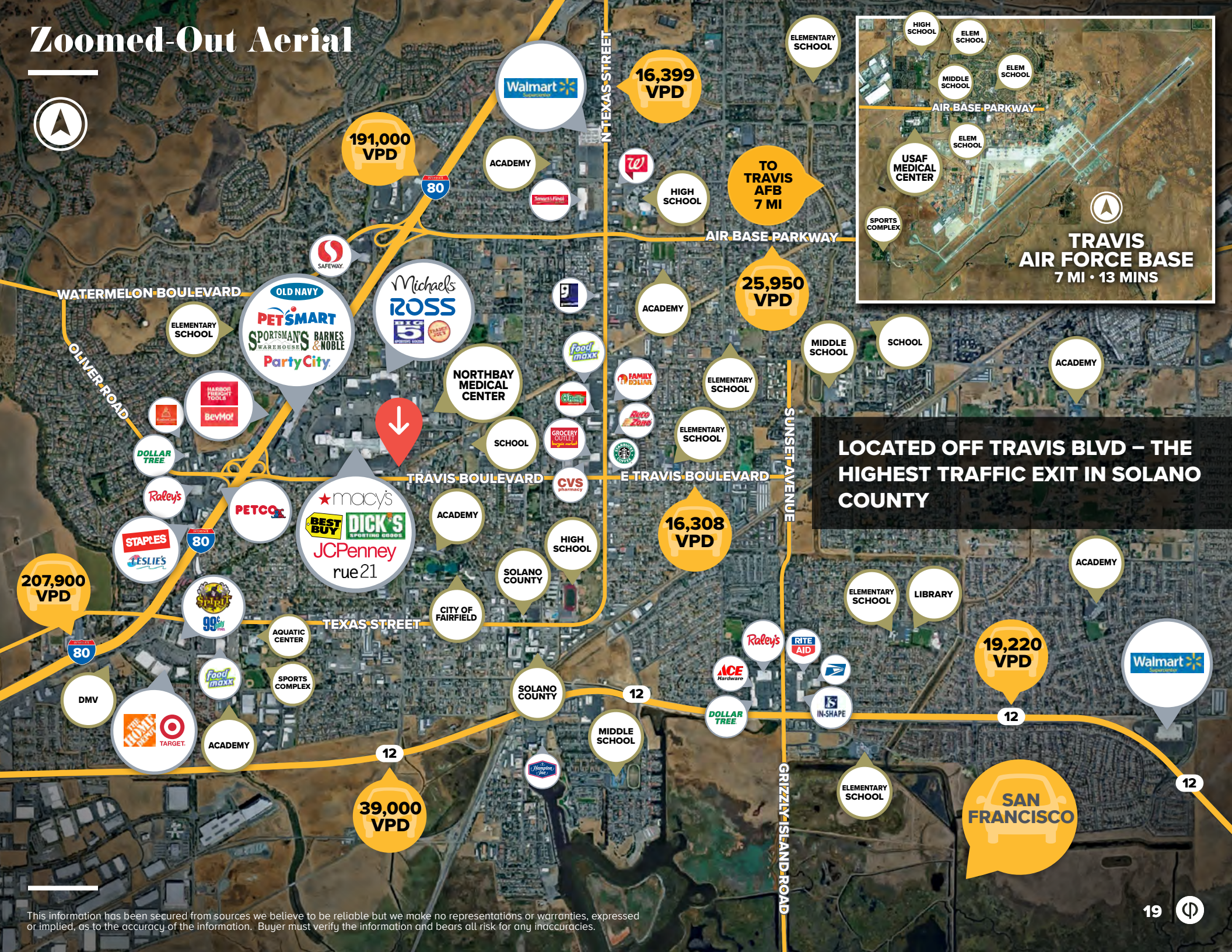
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

metro

usbank



Zoomed-Out Aerial



LOCATED OFF TRAVIS BLVD – THE HIGHEST TRAFFIC EXIT IN SOLANO COUNTY

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	28,302	107,060	116,472
2019	29,640	112,232	124,588
2024	30,379	115,564	128,924



2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$63,896	\$92,264	\$95,779
Median	\$50,285	\$72,574	\$75,889

TOP EMPLOYERS IN FAIRFIELD

EMPLOYER	# OF EMPLOYEES
Travis Air Force Base	13,414
County of Solano	2,633
Fairfield-Suisun Unified School District	2,213
Northbay Medical Center	1,969
Solano Community College	750



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$95K

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FAIRFIELD, CALIFORNIA



TRAVIS AIR FORCE BASE

FAIRFIELD is the seat of Solano County and is located between San Francisco and Sacramento in the north-eastern part of the desirable Northern California Bay Area.

Fairfield has a prime commercial real estate location, room for growing businesses and large and talented work force. Fairfield is also attractive for employers and workers due to affordable housing, good schools and close proximity to many of the San Francisco Bay Area's world-famous destinations. Fairfield has a diversified economy, with government, manufacturing, health care, retail, professional and commercial construction sectors. Large corporations with facilities in Fairfield include Anheuser-Busch, Clorox, and the Jelly Belly Candy Company.

TRAVIS AIR FORCE BASE is the largest employer in Fairfield and Solano County. The massive Travis workforce has an annual impact of more than \$1 billion on the local economy.

Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. Today, Travis AFB workforce consists of 14,353 military members and civilian employees.

443,877



**SOLANO COUNTY
POPULATION**
(ESTIMATED)





Contact us.

DAVE LUCAS

dlucas@capitalpacific.com

PH: 415.274.7390

CA DRE# 01389761

NV RED# 1001411

BRANDON NORTON

Norton Capital Inc.

brandon@nortoncap.com

PH: 925.286.5049

CA DRE# 01985777



CAPITALPACIFIC.COM

**CAPITAL PACIFIC COLLABORATES.
CLICK HERE TO MEET OUR
SAN FRANCISCO TEAM.**



CAPITAL PACIFIC

Copyright © 2020 Capital Pacific Partners

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.