

FREEWAY VISIBLE COMMERCIAL SITE

FOR LEASE

1495 Holiday Lane
Fairfield, CA 94534

Retail, Restaurant,
QSR Pad Site

Lot Size
± 1.13 Acres

BRIAN HERON
Retail Properties
Office - 1 209 300 7015
Cell - 1 209 985 6329
Brian@Retailassociates.com
BRE# 01091898
www.retailassociates.com



PROPERTY SUMMARY

LOCATION

1495 Holiday Lane, Fairfield CA – This site pad is oriented along Interstate 80 **near Fairfield Mall**. This site is within a high-income area with residents making on average **\$102,000 in a 1-mile radius**. The property is visible from Highway 80 and is fully accessible on Holiday Lane. Other tenants surrounding the property consist of Burger King, BevMo Meineke Car Center, Motel 6, Chevron, ampm, Petco, Raleys, Peets Coffee, Togos Sandwiches, Golden 1 Credit Union, Baskin Robbins, Courtyard at the Marriott, and many more!

BUILDING AREA

- QSR Pad
- See Site Plan

PARKING

- Ample, Reciprocal Non-Exclusive

STREET FRONTAGE & ACCESS

- Holiday Lane and is freeway visible on the off-ramp of I-80
- High traffic counts on Travis Boulevard (19,000 ADT)

POTENTIAL USES PERMITTED

- Zoned as CR allowing for most all Retail, Office, and Medical Uses

RETAIL PAD SITE

Fairfield, CA

AVAILABLE LOT SIZE

± 1.13 Acres

RENTAL RATE

Contact Broker

ZONING

Regional Commercial (CR)



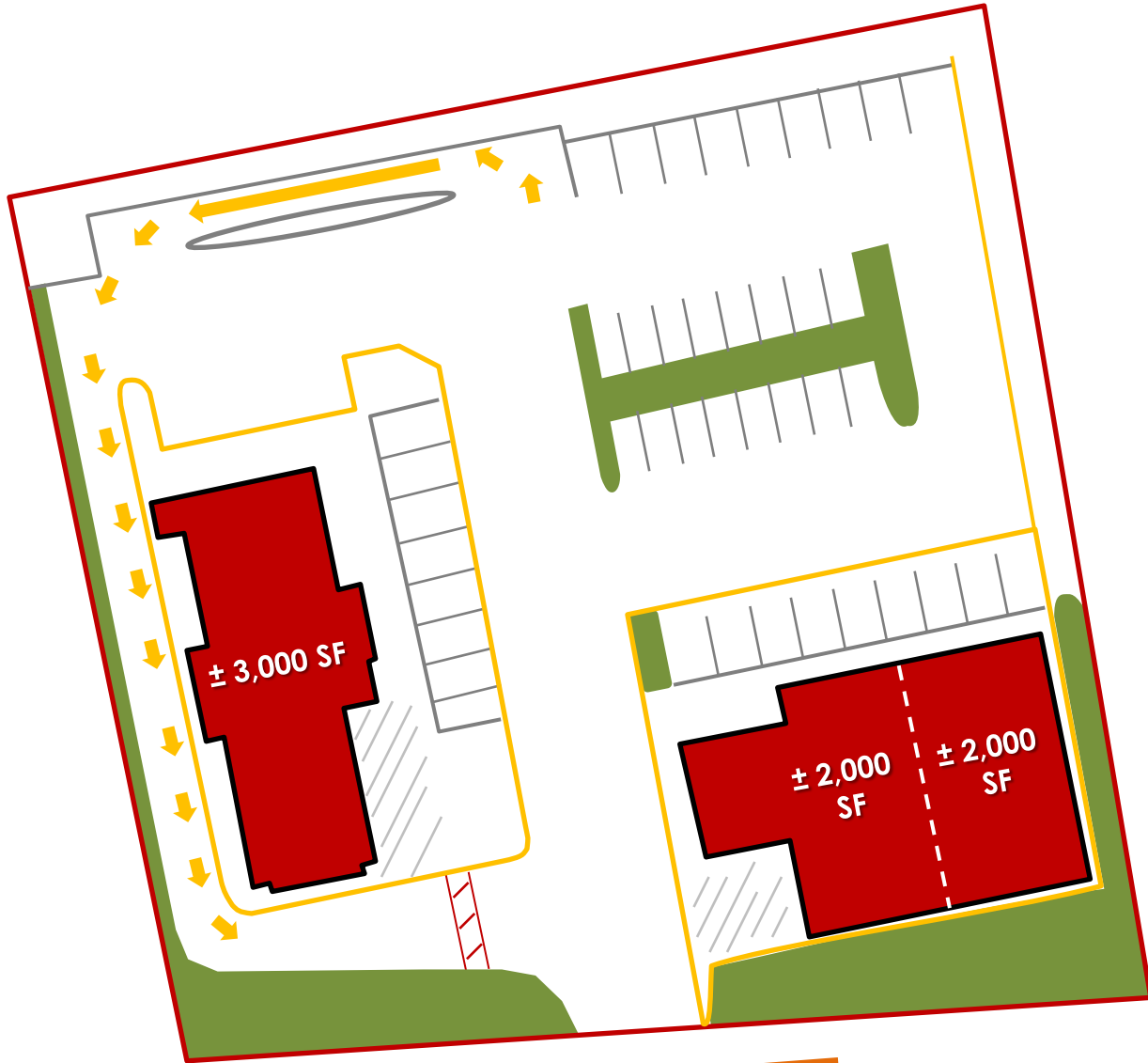
SITE

HOLIDAY LANE



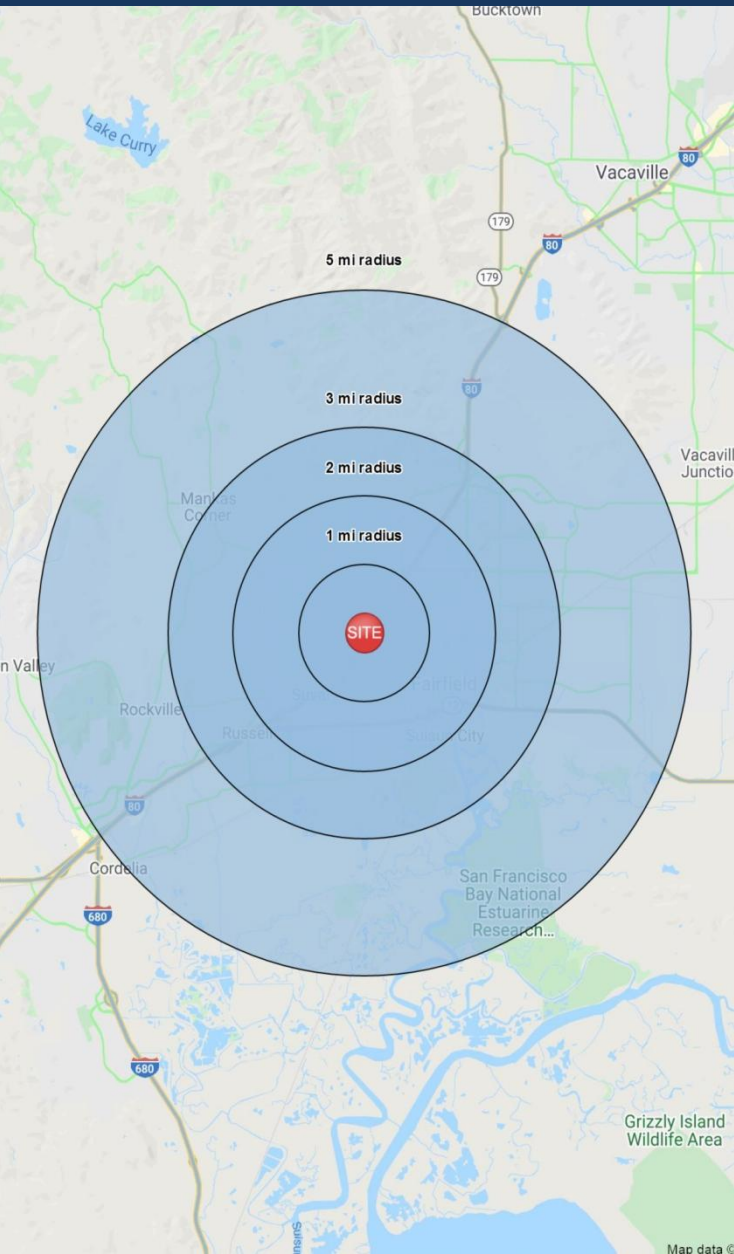
TRAVIS BOULEVARD
[± 19,000 ADT]

SITE PLAN



Holiday Lane

DEMOGRAPHICS



POPULATION	1 Mi	2 Mi	3 Mi	5 Mi
<u>2019 Estimated Population</u>	15,852	49,077	85,960	124,650
<u>2024 Projected Population</u>	16,266	50,401	88,247	127,770
<u>2010 Census Population</u>	15,112	46,353	80,893	115,357
HOUSEHOLDS				
<u>2019 Estimated Households</u>	5,288	16,369	28,815	41,484
<u>2024 Projected Households</u>	5,452	16,887	29,710	42,702
<u>2010 Census Households</u>	5,055	15,496	27,186	38,528
AVERAGE HOUSEHOLD INCOME				
<u>2019 Est Avg HH Income</u>	\$102,523	\$88,539	\$94,636	\$106,594
<u>2019 Est Median HH Income</u>	\$76,135	\$70,402	\$73,428	\$83,068
DAYTIME DEMOGRAPHICS				
<u>2019 Est Total Businesses</u>	1,106	2,996	3,660	4,382
<u>2019 Est Total Employees</u>	10,728	27,166	33,261	40,502

BROKER CONTACT

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C + 1 209 985 6329
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COMMERCIAL RETAIL ASSOCIATES
1012 11th Street, Ste. LL-5
Modesto CA 95354
www.retailassociates.com

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