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CENTURY 21

Select Real Estate, Inc



AVAILABLE
FOR LEASE

2445-2475 N TEXAS STREET
Farifield, CA 94533

+/- 7,200 SF of Retail Space Available

\$2.10 NNN

Prime Retail Placement Along Fairfield's Busiest Commercial Corridor



THE PROPERTY

 **2445-2475 N Texas Street, Farifield CA 94533**

REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
 Solano County	 +/- 7,200 SF of Retail Space	 Commercial	 Retail Restaurant	 \$2.10 PSF NNN



KEY HIGHLIGHTS

Exceptional Visibility: Direct street-facing frontage along highly trafficked N Texas Street, perfect for prominent corporate signage.

Flexible Configurations: Versatile floorplans suitable for anchored retail, localized boutique services, or specialty concepts.

Ample Dedicated Parking: Broad, easily accessible surface parking lot servicing the complex to accommodate high-volume customer vehicle turnover.

Thriving Retail Hub: Anchored nearby by popular regional destinations, including North Texas Junction and Home Life Furnishings.



STRATEGIC LOCATION BENEFITS

Regional Connectivity: Immediate, seamless transit access to major regional arterial roads and Interstate 80, bridging the San Francisco Bay Area and Sacramento.

Built-in Demographics: Strategically located near key economic anchors such as Travis Air Force Base and Solano Community College, supplying a continuous flow of local consumers and a skilled workforce.



AVAILABLE SPACES

Varying Suite Sizes: Contact broker for custom space buildouts and current square footage availability.

Lease Terms: Flexible and competitive market rates available upon request.



Sullivan Language Immersion Academy

First Assembly of
God of Fairfield

St Stephen CME
Church



Hillview
Park

Public Safety Academy

Air Base Pkwy

Atlantic Ave

2445-2475
N Texas Street
Fairfield, CA 94533

DOLLAR TREE

dd's DISCOUNTS Smart&Final



LIBERTY CHURCH

Walmart

Fairfield
Tire Works

Payless AUTO
TIRE & WHEEL



BURGER KING

Valero

KFC

SUSHI
TSUNAMI

Chicken
EXPRESS

TACO
BELL

Carl's Jr.

North Texas Street +/- 25,076 VPD

FIRE WINGS

SUNRISE
DENTAL

McDonald's

Best American Tire
& Auto Center

ADALBERTO'S
MEXICAN FOOD

Bank of America

TRAVIS CREDIT UNION

Children's Therapy
Works

Walgreens

POPEYES
LOUISIANA KITCHEN

Air Base Pkwy

Cement Hill Rd

Fairfield High School

Dover Elementary School





THE BUILDING

Prime Retail & Commercial Space Available for Lease
2445-2475 N. Texas Street, Fairfield, CA 94533
Secure your business footprint in a high-visibility Solano County trade corridor.

Property Overview

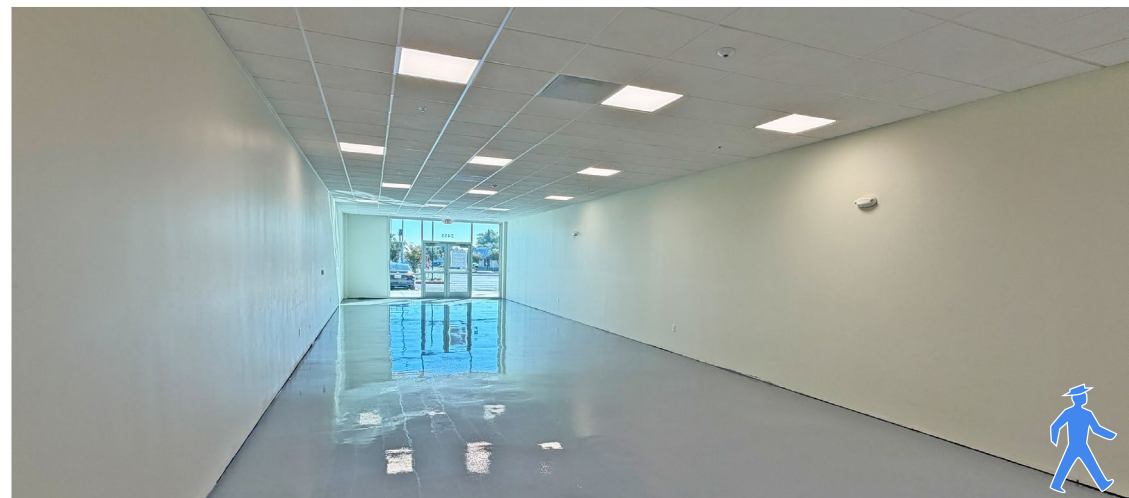
2445-2475 N. Texas Street offers premium commercial and store-building spaces positioned in the retail heart of Fairfield, California. Situated on an expansive 2.88-acre lot, this highly functional asset features excellent visibility, strong daily traffic counts, and flexible floor plans ideal for mid-to-large scale retail, showrooms, service businesses, or neighborhood-serving medical and commercial uses. The property provides exceptional store frontage directly on the bustling North Texas Street corridor, placing your brand adjacent to major national operators and heavily frequented local destinations.

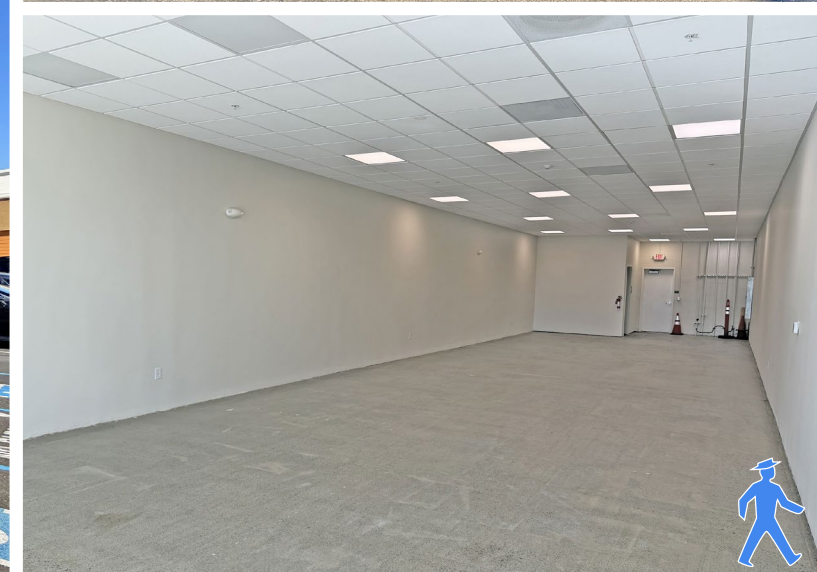
Key Features & Highlights

Exceptional Location: Situated directly on North Texas Street with convenient access to Interstate 80, providing effortless regional connectivity between the San Francisco Bay Area and Sacramento.
Generous Site Size: Occupies a dominant 2.88-acre lot ensuring plenty of on-site vehicle parking for employees and clients alike.
Highly Visible Frontage: Tremendous street exposure with prominent signage opportunities targeting heavy daily drive-by commuter traffic.
Flexible Zoning & Use: Commercially zoned as store-building/retail, perfectly suited for home furnishings, specialty retail, discount stores, or adaptive commercial services.
Built-In Foot Traffic: Located adjacent to established high-traffic anchors like Dollar Tree and neighboring commercial hubs like North Texas Junction.

Location & Demographics

Positioned strategically within Fairfield—the economic and administrative engine of Solano County—this location taps into a strong, stable regional economy driven by proximity to Travis Air Force Base and a robust local workforce.
Surrounding Retail: Join a vibrant mix of active commercial businesses, including Homelife Furniture (occupying 2475 N. Texas St), multi-tenant shopping plazas, and dining options.
Strong Demographics: Taps into an immediate population center of over 109,000 residents within a tight regional radius, backed by a solid median household income exceeding \$92,000.
Commuter Friendly: Located just minutes from downtown Fairfield, major local freeways, and roughly 3 miles from the Suisun-Fairfield Commuter Rail Station.





THE AREA

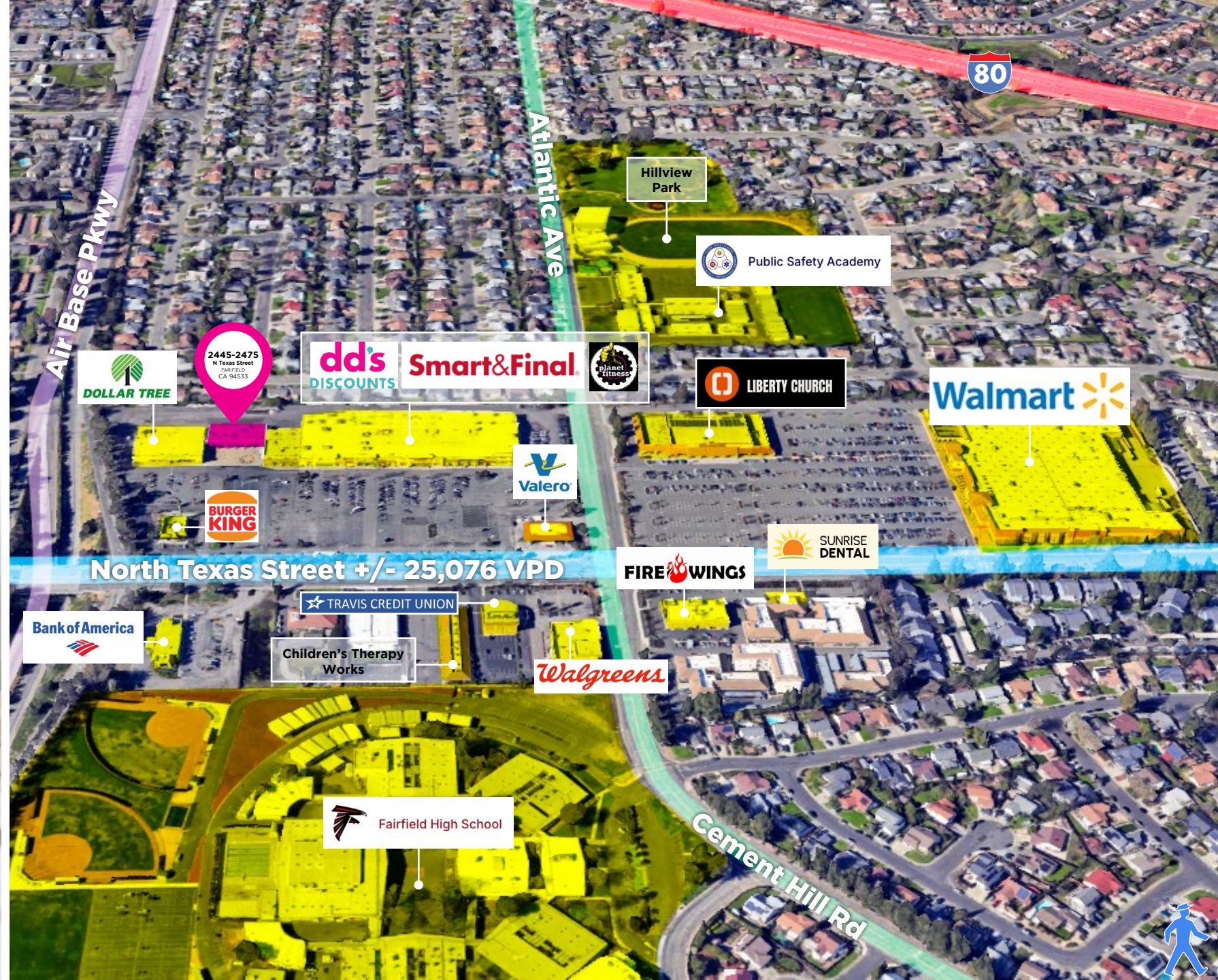
High-Visibility Retail Corridor: Positioned directly on N. Texas Street, a primary commercial artery experiencing consistent daily traffic counts in the mid-20,000s.

Exceptional Regional Connectivity: Enjoys fast vehicular access to Interstate 80 and the Highway 12 interchange, seamlessly connecting your business to the broader San Francisco Bay Area and Sacramento markets.

Thriving Commercial Trade Area: Situated immediately adjacent to major anchors like Dollar Tree and the North Texas Junction shopping center, driving steady, built-in foot traffic right to your storefront.

Robust Local Demographics: Tap into an affluent, dense regional consumer base featuring a population exceeding 127,000 residents and an average household income over \$104,000 within a 5-mile radius.

Proximity to Key Demand Drivers: Minutes from downtown civic buildings, Solano Community College, and Travis Air Force Base—ensuring a highly stable, diverse daytime population.

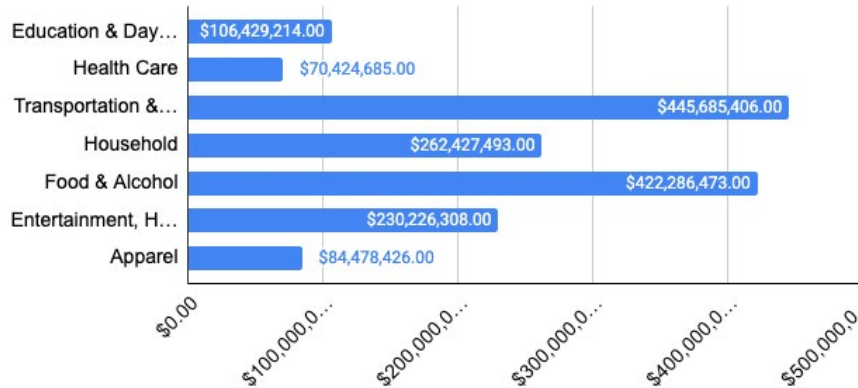


DEMOGRAPHICS

CONSUMER SPENDING

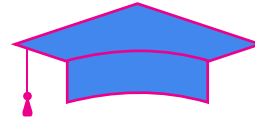
5 mile radius

Consumer House Hold Spending



EDUCATION

% Breakdown - 2025



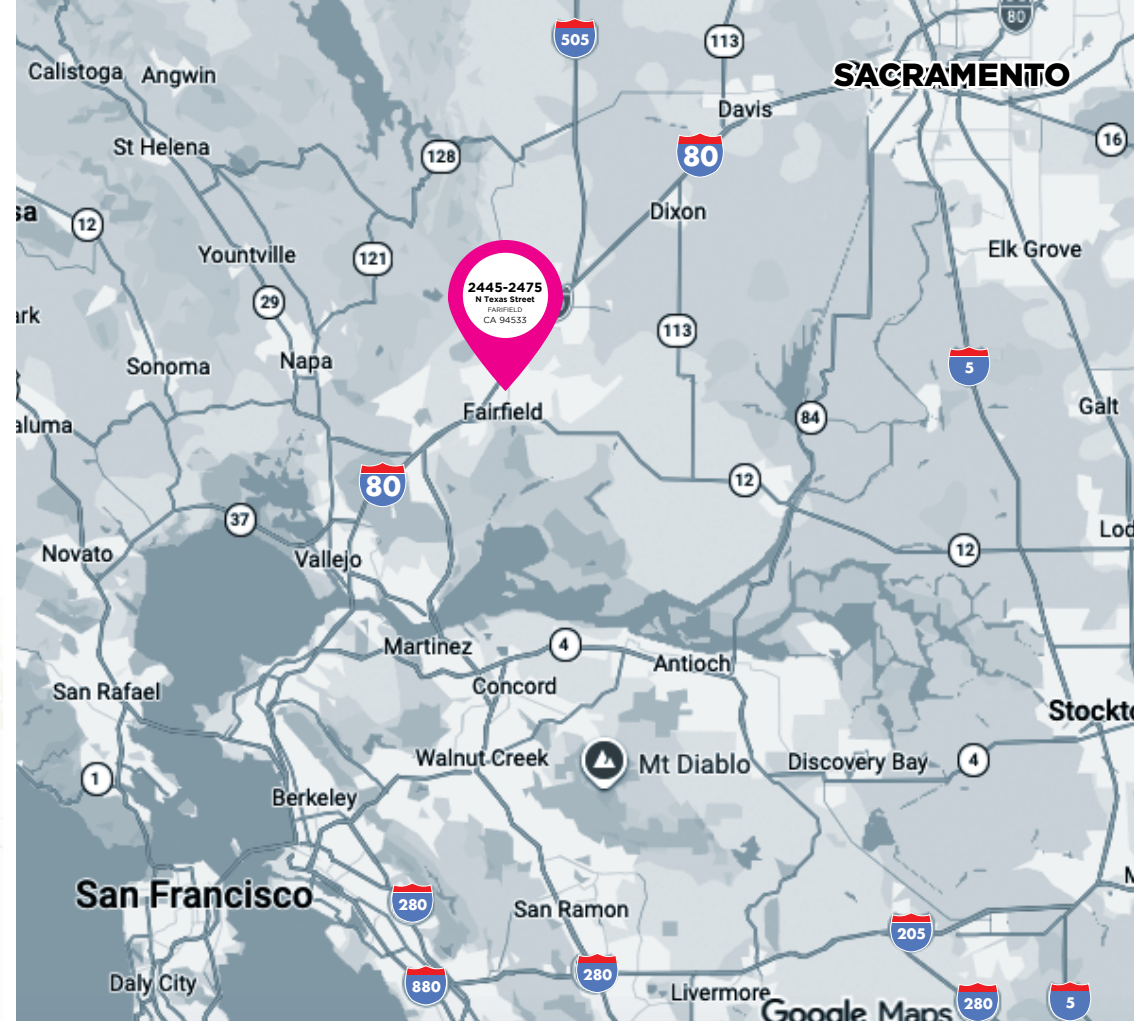
- 34%** Some College, No Degree
- 15%** Bachelor's Degree
- 25%** High School Graduate
- 7%** Advanced Degree
- 14%** Some High School, No Diploma
- 5%** Associate Degree

HOUSE HOLD INCOME

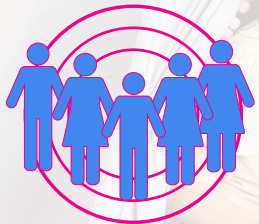


5 mile 2025 Households

< \$25K	5,038
\$25K - 50K	5,963
\$50K - 75K	5,909
\$75K - 100K	4,935
\$100K - 125K	4,812
\$125K - 150K	4,737
\$150K - 200K	5,108
\$200K+	6,143



RESIDENT POPULATION



5 mile Population

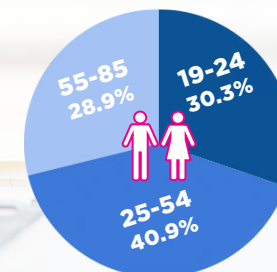
2025 136,536

TRAFFIC COUNT



-/+ 25,076

2025 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2025



2 mile	25,373
5 mile	42,247
10 mile	84,970



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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LEASE

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