

FOR LEASE

SHOPPING CENTER COMING IN 2017

Walters Road & E Tabor Avenue
Suisun City, California 94533



PROPERTY INFORMATION

The **Shopping Center** will contain two buildings for shops with prime restaurant end cap spaces with outdoor seating capabilities. The site is located on Walter's Road, a significant north/south arterial serving residents from Suisun City to Vacaville and commuters to/from Travis Air Force Base. At the site, Walters intersects Tabor Avenue (a local east/west commute connector providing 8,450 vehicle trips per day on average).

- » The two mile wide trade area this site serves contains \pm 40,000 consumers and more than 11,000 employees (7,260 of which are employed at the air base).
- » Retail voids within two miles include several food categories: pizza, Asian, Mexican, sandwiches and coffee. Also, there is an untapped market for cellular phones.
- » At some unspecified future date, Walters Road will become a segment of the Jepson Parkway, a significant north/south commuter traffic alternative to Interstate 80 for local traffic. This new expressway will allow for residential development on the southeastern quadrant of Fairfield, providing much needed new residential area for the city.



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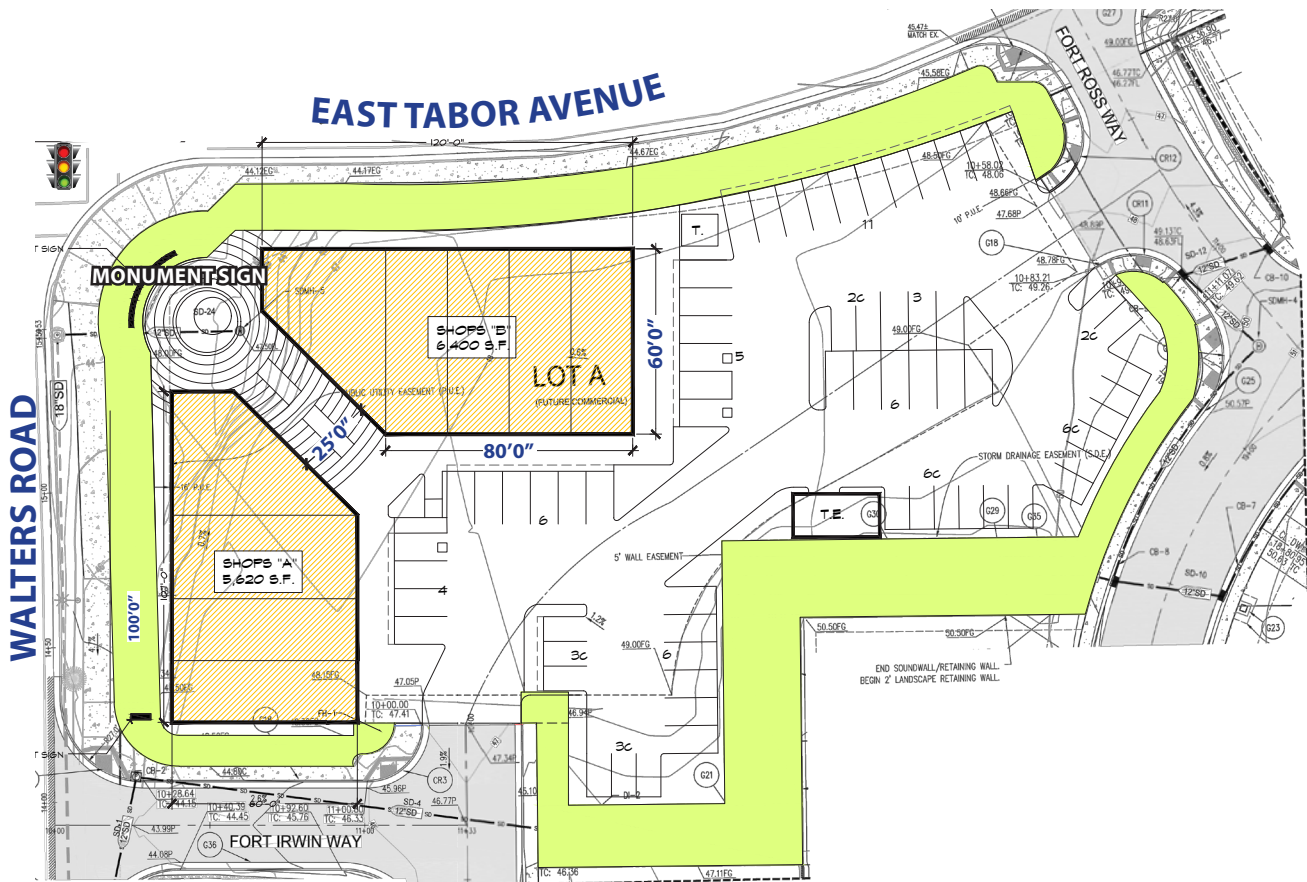
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Proposed Site Plan

ZEPHYR ESTATES CROSSROADS



Parking:

Stand. Stalls	38
Comp. Stalls	22
Access Stalls	3
Total	63

Data:

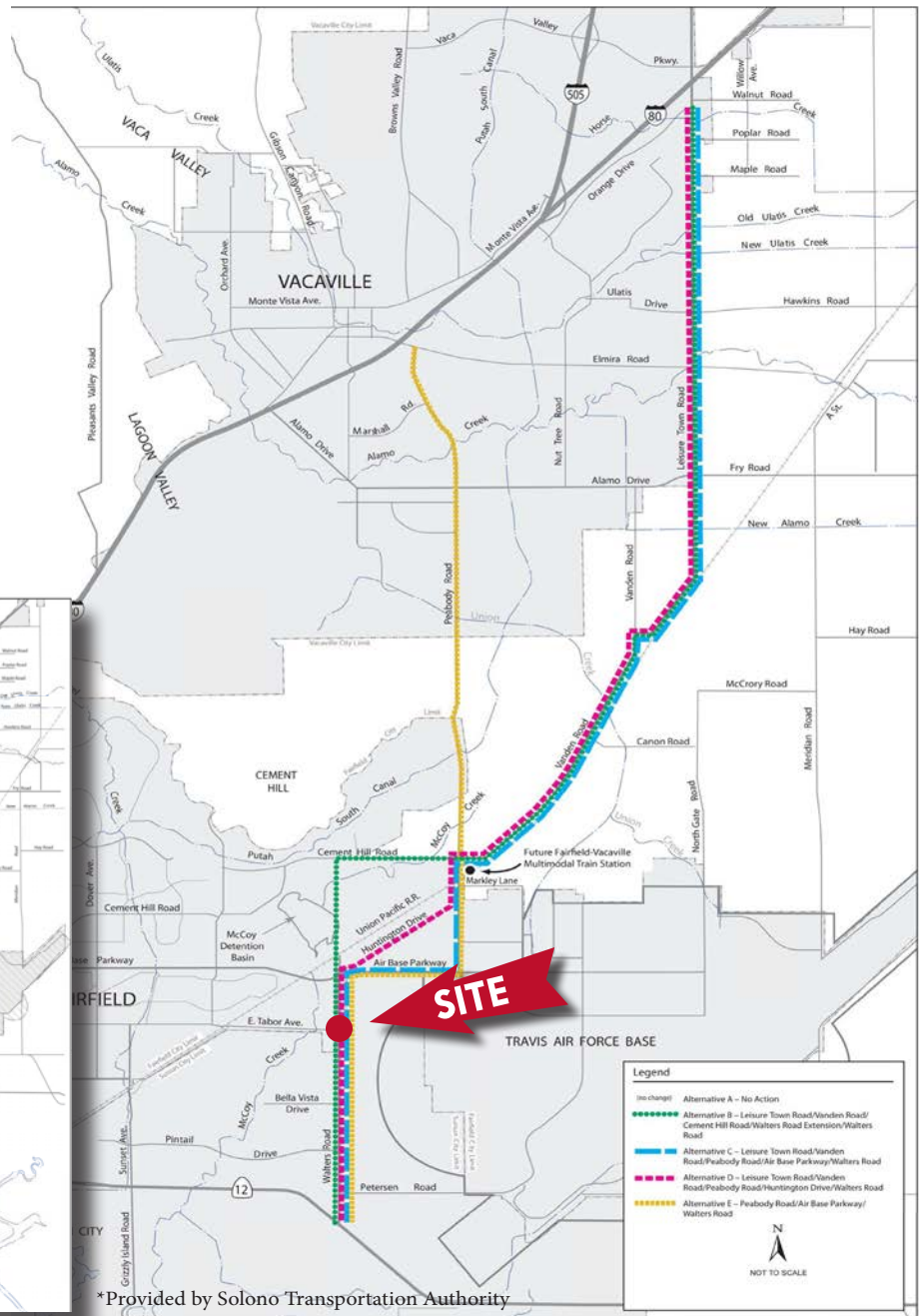
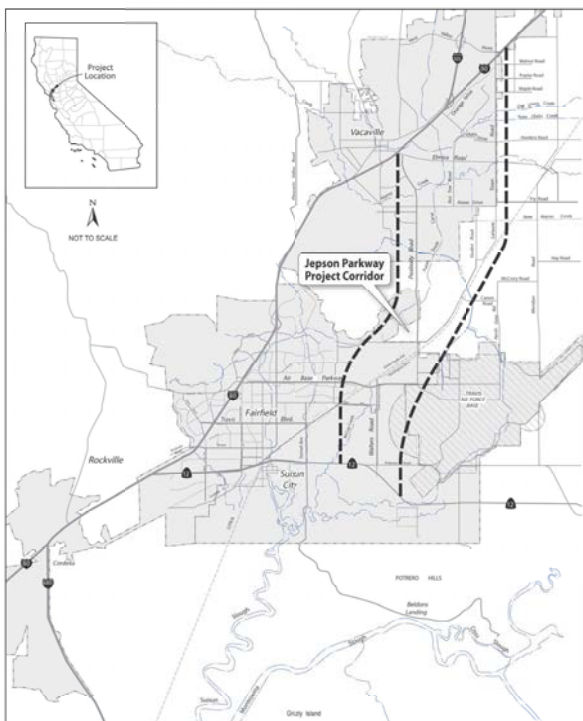
Stores "A"	5,620 SF
Stores "B"	6,400 SF
Total	12,020 SF

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Jepson Parkway Summary

JEPSON PARKWAY has multiple segments that are in various stages. The short answer is in the Fairfield segment the FF/VV Train Station is under construction along with the Peabody Road Overcrossing near Vanden Road. The improvements on Vanden Road adjacent to the future train station and east of Peabody Road is currently in the Right of Way phase. The City of Vacaville is working on improvements on the north end of Jepson along Leisure Town Road and Vanden. They're currently finishing the design phase of the project.

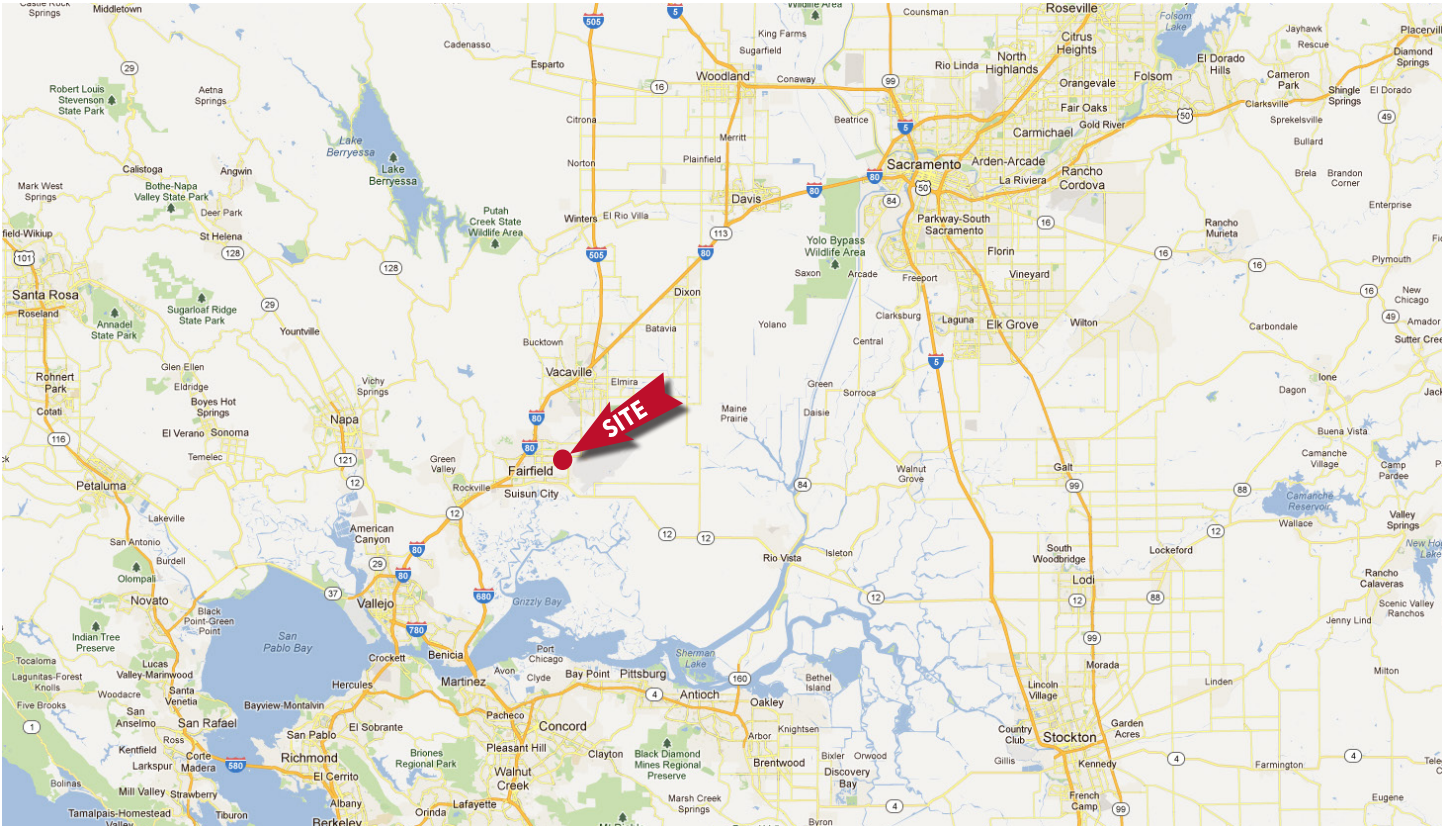


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LOCATION MAP



AREA OVERVIEW

Suisun City (pronounced su-SOON) is located along Highway 12 and sits adjacent to Fairfield in Solano County, just five miles east of Interstate 80. Suisun is approximately 50 miles from both Sacramento and San Francisco. The city serves as the gateway to Travis Air Force Base, which is the largest employer in Solano County. The AFB includes approximately 7,260 active USAF military personnel, 4,250 Air Force Reserve personnel and 3,770 civilians. The base also contributes a large number of highly skilled individuals to the local labor pool. The workforce has a local economic impact of more than \$1B annually. Additional employers in the area include Anheuser-Busch, Jelly Belly and Walmart.

LOCAL BUSINESS

Suisun has much to offer potential businesses: an ideal location off major highways, a government committed to bolstering the local economy, a variety of housing choices, good public schools, and a community with spirit that has transformed itself into an attractive location to live, work and play.

City leaders are committed to building a successful local economy and are flexible enough to do it one enterprise at a time if necessary. Suisun City's Redevelopment Agency understands that business success forms the foundation of a quality community.

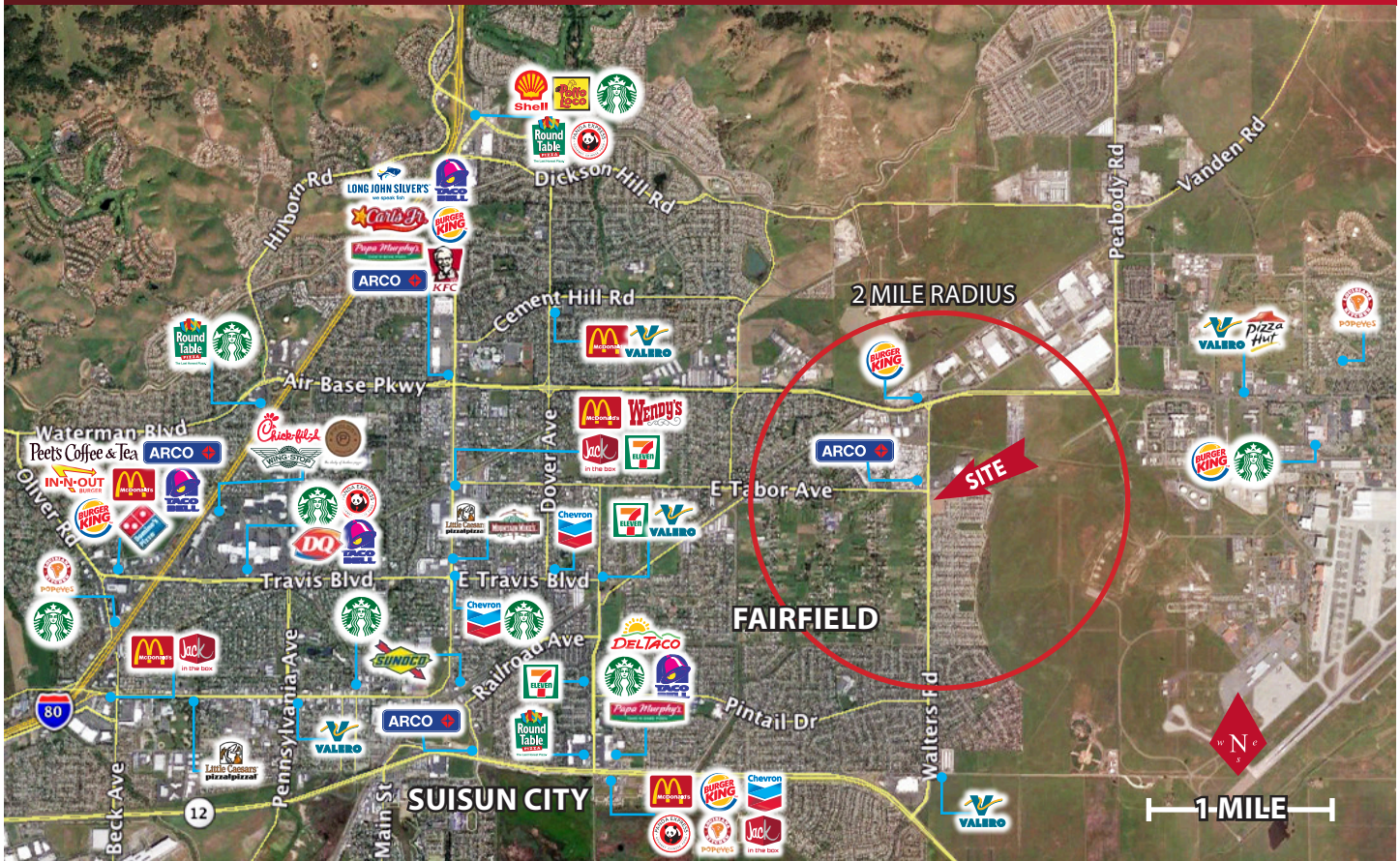
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DEMOGRAPHICS (2015 EST)

	1 MILE	1.5 MILES	2 MILES
» Population	6,307	20,101	40,101
» Med. Household Income	\$68,428	\$71,055	\$73,031
» Total Businesses	97	250	504
» Total Employees	666	1,718	11,081

TRAFFIC COUNTS

Walters Rd	20,861 VPD
Tabor Ave	8,450 VPD
Air Base Pkwy	24,300 VPD

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