

FOR SALE OR LEASE

Fairfield, California

The Marketplace at Green Valley



INTERSTATE 80 AT SUISUN VALLEY ROAD, FAIRFIELD CA 94534

The logo for "The Marketplace at Green Valley". It features the text "The Marketplace at" in a small, white, sans-serif font above the words "Green Valley" in a large, white, serif font. To the right of the text is a stylized green leaf with a white stem and veins.

The
Marketplace at
**Green
& Valley**

The Marketplace at Green Valley will have retail opportunities for anchor tenants, mid-sized boxes, restaurant pads and shop space. The site is located at the intersection of Interstate 80 & Suisun Valley Road in Fairfield, CA, near one of the busiest freeway interchanges in Northern California and is highly visible from both Interstate 80 and the Highway 12 connector.

The Primary access is off of Interstate 80 both East and West at the Suisun Valley/I-80 interchange.

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Project Objectives

- › Develop a multi-tenant retail center of up to ±450,000 square feet on an approximate ±40 acre lot.
- › Provide highly visible retail space that meets the needs of national and local retailers.
- › Provide a high quality shopping & entertainment experience for both Fairfield residents and shoppers from the greater region

High Traffic Counts

- ±189,000 Cars Per Day**
 - › Interstate 80 West bound
- ±204,000 Cars Per Day**
 - › Interstate 80 East bound
- ±50,000 Cars Per Day**
 - › Business Center Drive

Demographics (2013)

	5 mile	10 mile	20 mile
Daytime Population	26,036	98,299	333,849
Population	41,382	260,745	863,557
Average Household Income	\$96,869	\$84,357	\$85,039

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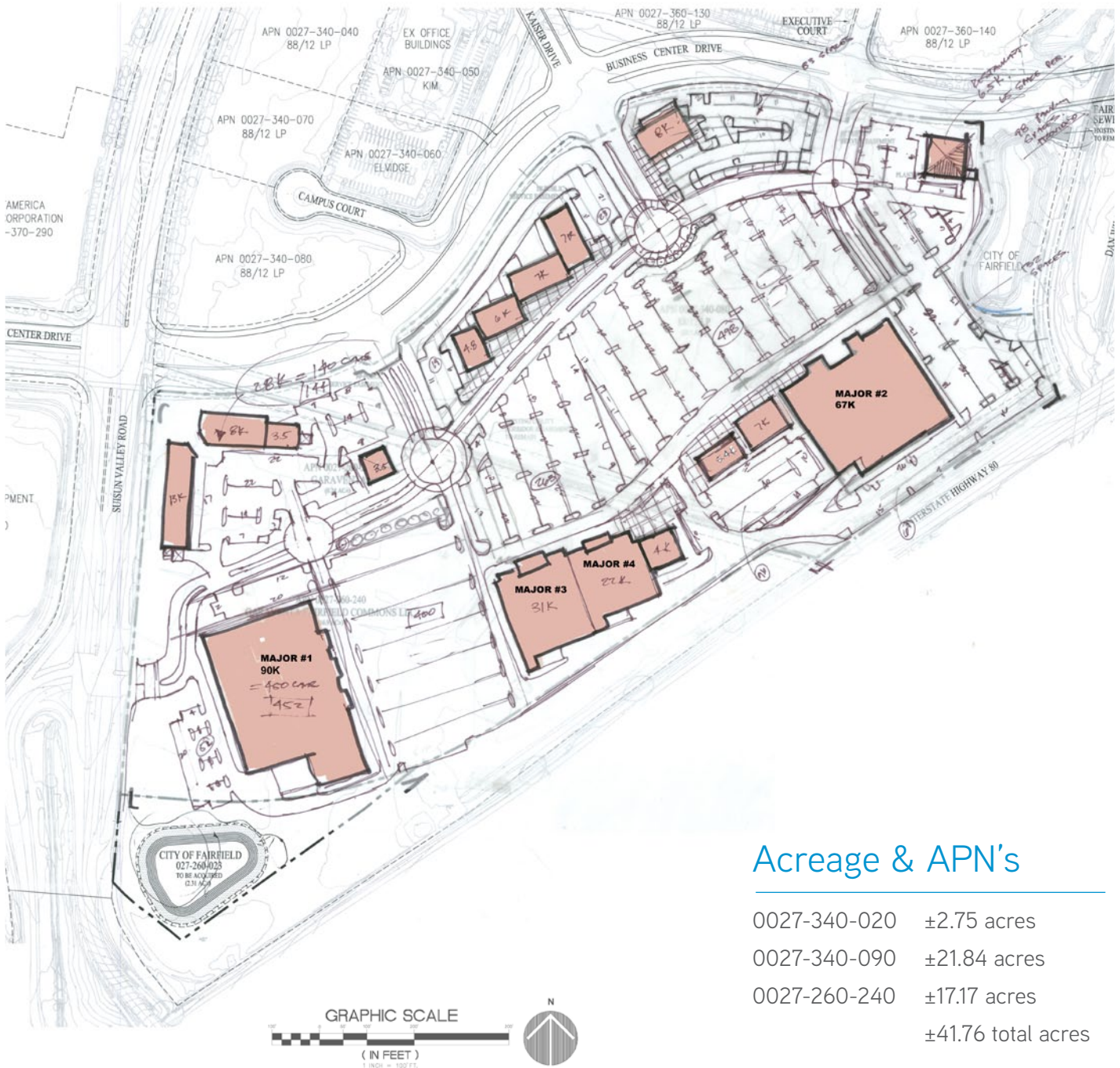
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Acreage & APN's

0027-340-020	±2.75 acres
0027-340-090	±21.84 acres
0027-260-240	±17.17 acres
	±41.76 total acres

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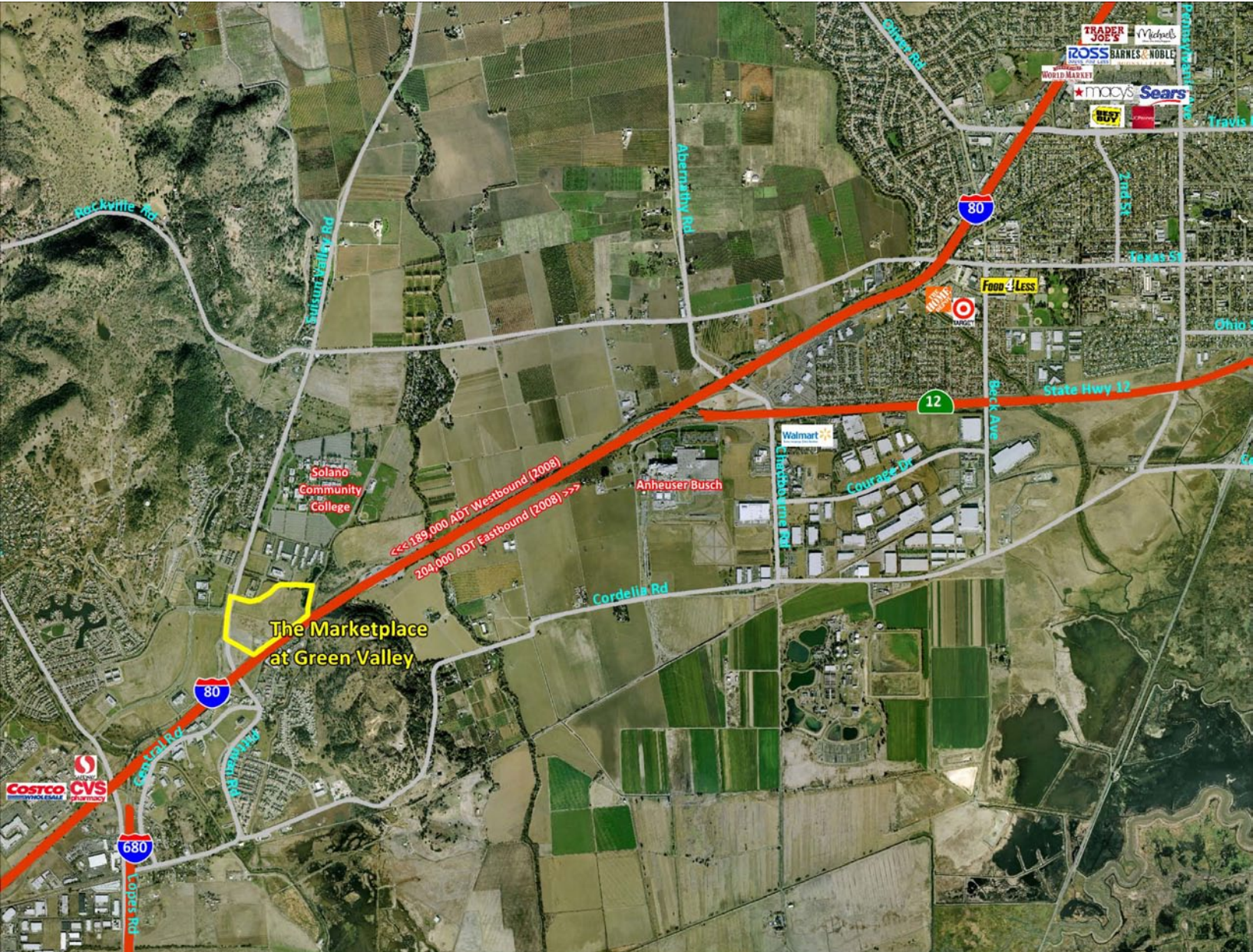
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