

## Fairfield, California

## GREEN VALLEY RANCH

4455 CENTRAL WAY • FAIRFIELD, CALIFORNIA • 94534



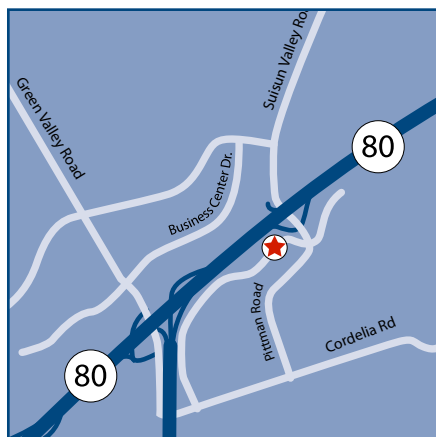
90%

SBA REAL ESTATE  
FINANCING

BELOW-MARKET

LONG TERM

FIXED RATES



## THE PROPERTY

- ▶ Excellent new Retail / Medical opportunity in Fairfield
- ▶ Easy Access to Interstates 80/680 and HWY 12
- ▶ Across the street from 24-hour Starbucks with drive-thru
- ▶ Near Solano Community College
- ▶ Road signage available
- ▶ Good on-sight parking

## DEMOGRAPHICS (2008)

	3 mile	5 mile
Daytime Population	1,748	6,988
Population	5,606	11,393
Average Household Income	\$116,730	\$108,564

## SIGNIFICANT EMPLOYERS (5 MILE RADIUS)

Solano Community College	600
Jelly Belly Candy Co	600
Solano County Health & Social SVC	600
Guttard Chocolate Co	501
Anheuser-Bush Co	460
Kaiser Permanente	433

## TRAFFIC COUNTS

Interstate 80	220,000 ADT
Interstate 680	70,000 ADT
Pittman Rd	14,820 ADT
Central Way	3,980 ADT



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## 4455 Central Way, Fairfield, CA - Area Retail



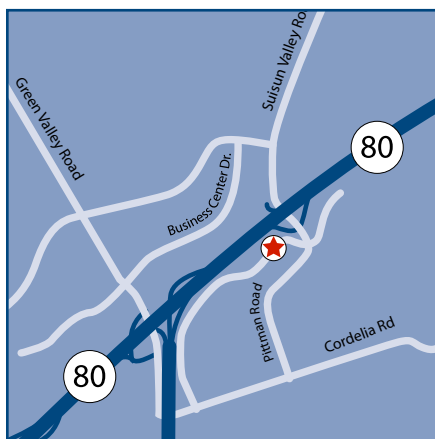
Prepared by Colliers International GIS - Walnut Creek

### SOLANO COUNTY TRADE AREA:

- ▶ Fastest growing Bay Area county
- ▶ The expectance of the largest percentage job growth over the next 20 years
  - ▶ Fairfield employs over 49,000
  - ▶ Fairfield expected job growth 24,000 by 2030
  - ▶ Aggressive economic development
  - ▶ Pro-business government

### FAIRFIELD LARGEST EMPLOYERS

Travis Air Force Base	14,904
County of Solano	3,000
Fairfield-Suisun United School Dist	2,300
North Bay Medical Center	1,301
City of Fairfield	650
Solano Community College	600
Jelly Belly Candy	600
Solano County Health & Social SVC	600
Guittard Chocolate Co	501
Anheuser-Busch Brewery	465
West America Bancorporation	450
Kaiser Permanente	433
Pride Industries	400
Co-Part	327
Macy's	320
Wal-Mart	300
Professional Hospital Supply	292
Abbot Labs Ross Division	240



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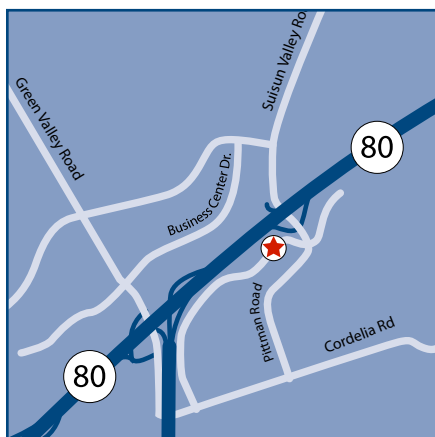
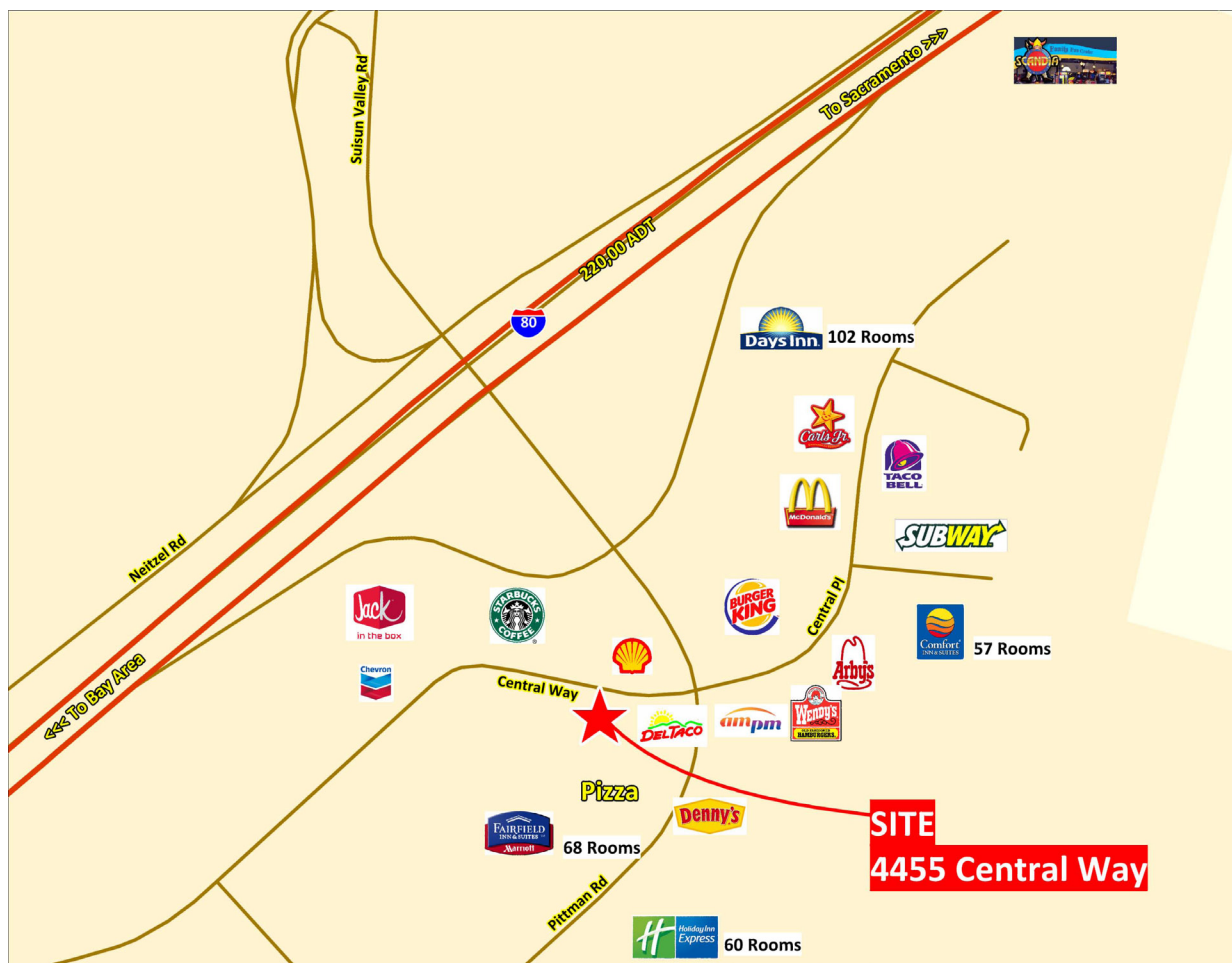
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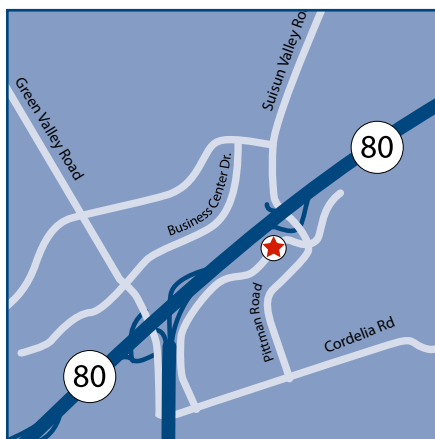
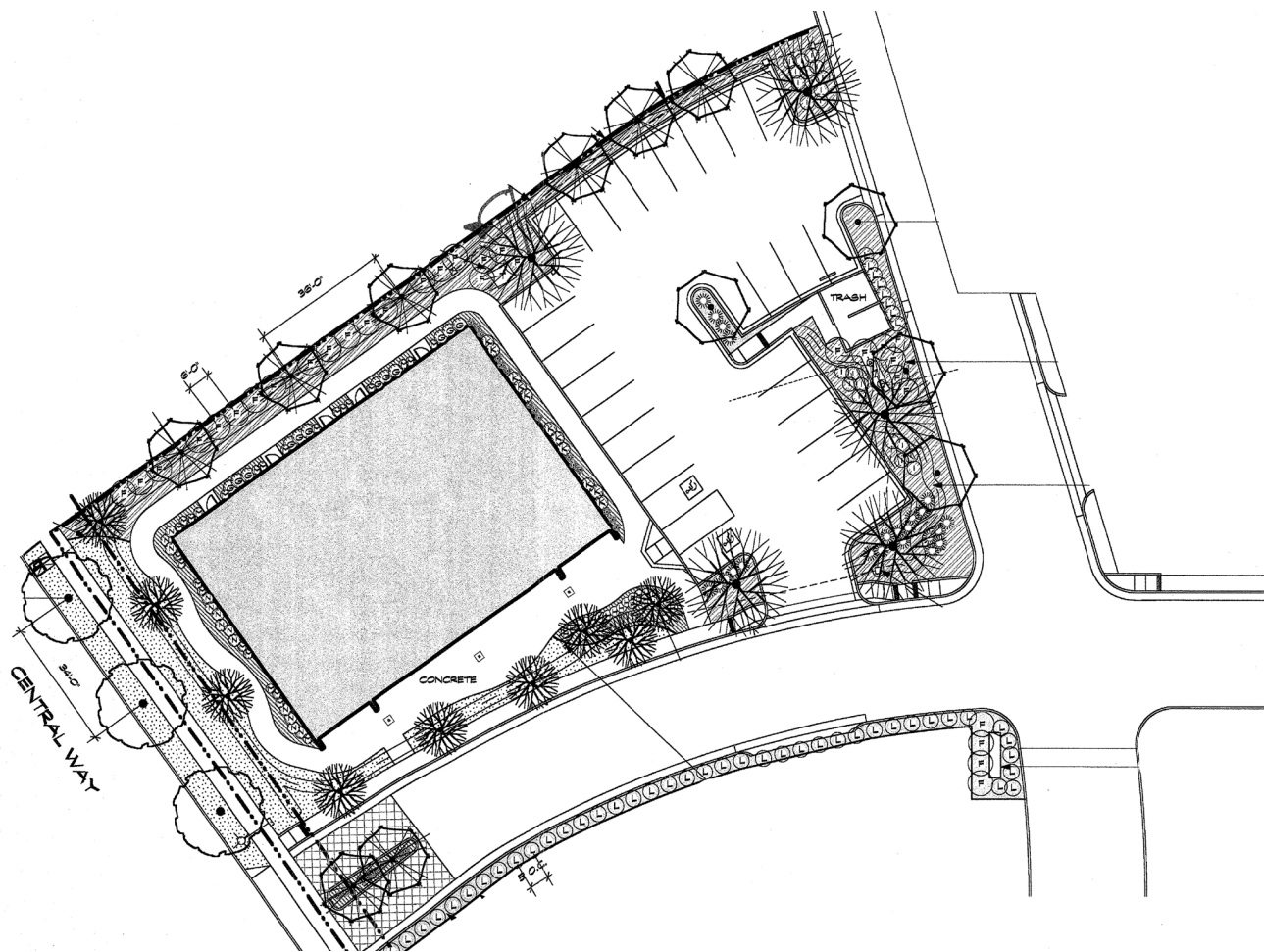


SALE / LEASE

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## BUSINESS GROWTH CONTINUES IN FAIRFIELD, CA WITH SEVERAL COMPANIES CHOOSING TO LOCATE...

REUTERS.COM

THU FEB 26, 2009 3:21 PM EST

Fairfield, CA continues to attract companies despite the slow economy. Businesses are drawn to the San Francisco Bay Area city for its strategic location and affordable and readily available office space.

AAA Northern California has signed a 10-year lease for 52,000 square feet at 5251 Business Center Drive. The company will complete the move in June 2009. AAA currently has an office in Fairfield that houses the organization's business fulfillment center operations. That office is joining with the same function out of the organization's San Francisco headquarters. There will be 225 employees at the new Fairfield site, about 165 will be relocating from San Francisco, and about 60 will relocate from the current Fairfield site.

*"Where we locate specific functions is based on what makes the most sense for the business unit and the company, and the new Fairfield location is a perfect fit,"* said Matt Skryja, AAA Northern California spokesperson. *"The addition of more jobs in Fairfield means not only an economic boost for the Solano County economy, but it also is the most efficient and cost-effective way to organize our work groups."*

Bay-Tec Engineering, an Emerson Process Management Group Company, headquartered in Napa, CA for the past 25 years, is moving its headquarters to Fairfield, CA in early March. It is leasing 17,500 square feet at 5130 Fulton Drive. The company, which is a control system engineering and construction firm focused on providing its clients with automated solutions, also has locations in Brea, California and Portland, Oregon.

Texas Roadhouse Inc. broke ground on January 13, 2009 on a 7,100 square foot restaurant at 3333 North Texas Street. The restaurant is a Louisville, Kentucky-based casual-dining chain specializing in steaks and promoting a Southwestern theme. It is scheduled to open in Spring 2009 and to bring 160 new jobs to Fairfield.

NorthBay Medical Center at 1200 B. Gale Wilson Boulevard has begun construction on a \$5.5 million, 4,000-square-foot medical laboratory that is set to open by January 2010. The new lab is double the size of the facility's existing lab.

### ABOUT FAIRFIELD

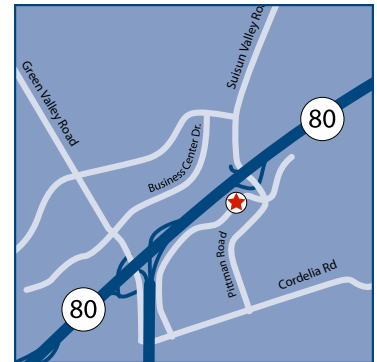
Fairfield (pop. 106,000) is a growing community with a multitude of commercial and residential development opportunities. Located mid-way between San Francisco and Sacramento, Fairfield is the seat of Solano County, Ca. The city is just 20 miles north of Concord, 38 miles northeast of Oakland, 14 miles southeast of the Napa Valley, 45 miles southwest of Sacramento and 42 miles northeast of San Francisco.

Fairfield continues to appeal to retail and commercial entities seeking to grow their businesses for many reasons: an accessible Bay Area location, proximity to Travis Air Force Base, abundant space, value-priced real estate, a diverse workforce, and a unique set of regional amenities. For additional information on the city of Fairfield, visit <http://www.Fairfield4Business.com>

### SOURCE

City of Fairfield, CA

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