



Exclusive Listings Summary

# Solano/Napa County

Land Availabilities

Prepared By

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## LAND - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**810 Curtola Pkwy  
Vallejo, CA 94590**



1016304794 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 34,648  
 Lot Size: 0.80 Acre  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: FAI-Vallejo  
 APN: 0061-091-160

#### FOR LEASE

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Acres Avail / Div. - Cont.:  
 Parking Spaces:  
**FEATURES:** Highway Access - I-780, I-80, CA-29

#### BROKERAGE:

34,648 [Colliers](#)  
 Land [Jon Quick](#) 707-863-8359  
 TBD [Jack Garrett](#) 707-863-4640

#### LEASE NOTES

0.80 - Excellent visibility, high-traffic corner  
 87 - Paved & Fenced



## LAND - FOR SALE

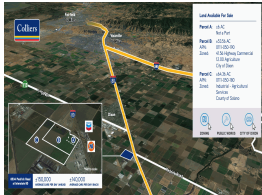
### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**8534 Pedrick Rd  
Dixon, CA 95620**



1016246218 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 5,136,595  
 Lot Size: 117.92 Acres  
 Construction Status: Undeveloped  
 Available Date: Immediate  
 Occupied?: No  
 Territory: FAI-Dixon  
 APN: 0111-050-190

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Acres Avail / Div. - Cont.:

5,136,595  
 Land  
 117.92

**BROKERAGES:**

Colliers  
 Bret DeMartini 707-863-8397  
 Curt Scheve, SIOR 925-279-5593

**PROPERTY DESCRIPTION**

Regional Development Site  
 ±117.92 Acres On Two Parcels Zoned Highway Commercial,  
 Agriculture, Industrial - Agricultural Services

**SALE NOTES**

Land Available For Sale  
 > Two separate parcels available:  
 Parcel 190: ±60 AC  
 APN: 0111-050-190  
 Zoned: Highway Commercial  
 City of Dixon  
  
 Parcel 180: ±65 AC  
 APN: 0111-050-180  
 Zoned: Agriculture  
 County of Solano

2

**Cordelia Rd  
Fairfield, CA 94534**



1016225365 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 98,010  
 Lot Size: 2.25 Acres  
 Construction Status: Potential Development  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Light Industrial (IL) - City of Fairfield  
 Territory: FAI-Fairfield  
 APN: 0028-230-300

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Acres Avail / Div. - Cont.:  
 Price PSF:  
 Sale Price Per ACRE:  
**FEATURES:** Highway Access - Less than one (1)  
 mile from Hwy. 12 / I-80

98,010  
 Land  
 2.25  
 \$10.00  
 \$435,600

**BROKERAGE:**

Colliers  
 Jon Quick 707-863-8359  
 Phil Garrett 707-863-8357

**PROPERTY DESCRIPTION**

> Size: approximately ±2.25 gross acres  
 > Access: Chadbourne Road / Cordelia Road  
 > Zoning: Light Industrial (IL) - City of Fairfield  
 > Dimensions: ±936' along Southern Pacific Rail x ±224' along  
 Chadbourne Road (irregular)  
 > APN: 0028-230-300  
 > Utilities:  
 • 12" water - Cordelia Road @ Chadbourne Road  
 • 30" sewer - Cordelia Road  
 • 15" sewer - Cordelia Road @ Chadbourne Road  
 • 12" and 48" storm drain - Cordelia Road @ Chadbourne Road  
 > Less than one (1) mile from Hwy. 12 / I-80

## LAND - FOR SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

**3**

**Hale Ranch Rd near Cordelia Rd  
Fairfield, CA 94534**



1016294762 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 2,107,868  
 Lot Size: 48.39 Acres  
 Construction Status: Potential Development  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: A-20  
 Territory: FAI-Fairfield  
 APN: 0044-250-170

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Acres Avail / Div. - Cont.:

2,107,868  
 Land  
 48.39

**BROKERAGE:**

**Colliers**  
 Jon Quick  
 Phil Garrett

707-863-8359  
 707-863-8357

**PROPERTY DESCRIPTION**

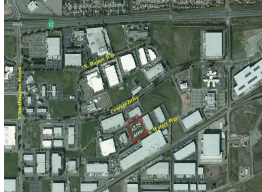
> Size: 48.39 gross acres  
 > Access: Cordelia Road / Chadbourne Road  
 > Zoning: A-20 (County of Solano)  
 > Located within the path of possible future growth (Possible development opportunity)  
 > Dimensions: ±1360.80' along Hale Ranch Road x ±1,498.75' along Cordelia Road  
 > APN: 0044-250-170

**SALE NOTES**

- Cordelia (Chadbourne to Hale Ranch) - 12" water, 12" SID water, 10" and 15" sewer, 30" and 48" storm drain
- Cordelia (west of Hale Ranch to Suisun Creek) - 36" water and 15" SID water
- Hale Ranch (Cordelia to Busch) - 24" and 36" water, 18" SID water, and several storm drain crossings that are 12" and 18"

**4**

**Solano Business Park  
S Watney Way  
Fairfield, CA 94534**



1016192370 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 119,790  
 Lot Size: 2.75 Acres  
 Construction Status: Potential Development  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Limited Industrial  
 Territory: FAI-Fairfield  
 APN: 028-771-160, 028-771-210

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Acres Avail / Div. - Cont.:  
 Price PSF:  
 Sale Price Per ACRE:  
 Topography:

119,790  
 Land  
 2.75

**BROKERAGE:**

**Colliers**  
 Bret DeMartini

707-863-8397

**PROPERTY DESCRIPTION**

> ±2.75 Acres (±322' wide x ±367' deep)  
 > APN: 0028-771-270  
 > Limited Industrial zoning  
 > Utilities to site  
 > Great Accessibility to Hwy 12 and I-80

**SALE NOTES**

- ±322' wide x ±367' deep
- Limited Industrial Zoning
- Utilities to site

**LAND - FOR SALE**

**PROPERTY INFORMATION**

**AVAILABLE INFORMATION**

**CONTACT / COMMENTS**

**5**



1016297162 - N



**North Shore Business Park**  
**100 Linus Pauling Dr Lot 4**  
**Hercules, CA 94547**

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Property Type: Land  
 Property Subtype: Land  
 Property SF: 166,835  
 Lot Size: 3.83 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Industrial  
 Territory: OAK-Richmond  
 APN: 404-182-004

**FOR SALE**  
 Available SF:  
 Avail Subtype:  
 Acres Avail / Div. - Cont.:  
 Price PSF:

**BROKERAGE:**  
 166,835 [Colliers](#)  
 Land [Phil Garrett](#) 707-863-8357

**PROPERTY DESCRIPTION**  
 Call Lot 4 of North Shore Business Park. Views of San Pablo Bay. 1/4 mile from convergence of I-80 and Highway 4. Sales price TBD.

**SALE NOTES**  
 Location: North Shore Business Park at San Pablo Avenue & Linus Pauling Drive  
 Size: ±3.83 Acres (±166,835 SF)  
 Dimensions: ±396' wide x ±424' deep  
 APN: 404-181-004  
 Zoning: Business Park - L1  
 Utilities: To Site  
 Special Studies Zone: N/A  
 Pricing: Call listing broker

**6**



1016310056 - N



**6300 Napa Vallejo Highway (8.37 acres)**  
**Napa, CA 94503**

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Property Type: Land  
 Property Subtype: Land  
 Property SF: 364,597  
 Lot Size: 8.37 Acres  
 Construction Status: Potential Development  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: FAI-American Canyon  
 APN: 057-110-013-000

**FOR SALE**  
 Available SF:  
 Avail Subtype:  
 Acres Avail / Div. - Cont.:  
 Sale Price:  
 Price PSF:  
 Sale Price Per ACRE:  
**FEATURES:** Highway Access - Highway 29  
 Frontage  
 Yard - Secure. Additional yard space available.

**BROKERAGE:**  
 364,597 [Colliers](#)  
 Land [Bill Kampton](#) 707-863-8377

**PROPERTY DESCRIPTION**  
 • Billboard Income  
 • Utilities to site (electricity, natural gas, water, sewer and AT&T)  
 • Three tenants with secure yards  
 • Three buildings totaling ±8,194 SF (±1,344 SF, 2,688 SF and ±4,162 SF)

**SALE NOTES**  
 • Investor/Owner-User/Developer Opportunity  
 • Billboard Income  
 • Utilities to site (electricity, natural gas, water, sewer and AT&T)  
 • Three tenants with secure yards  
 • Three buildings totaling ±8,194 SF (±1,344 SF, 2,688 SF and ±4,162 SF)

LAND - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

**NOVA Business Park South**  
**Devlin Rd (20.23 acres), Suite Lot A**  
**Napa, CA 94558**



1016308492 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 881,218  
 Lot Size: 20.23 Acres  
 Construction Status: Planned  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Industrial Park (IP)  
 Territory: FAI-Napa  
 APN: 057-020-025

**FOR SALE**

Available SF: 566,280  
 Avail Subtype: Land  
 Acres Avail / Div. - Cont.: 13.00

**FEATURES:** Freeway Visibility - Runs parallel to Hwy 29  
 Street Frontage - Devlin Road  
 Traffic Count - 67,000 cpd hwy 12/ hwy 29

**BROKERAGE:**

Colliers  
 Bret DeMartini 707-863-8397  
 Steve Crocker 707-685-6395

**PROPERTY DESCRIPTION**

NOVA Business Park South is a prime Napa Valley development suitable for warehouse / distribution / office and research and development. A hotel and conference center is proposed adjacent to this site, which benefits from a traffic count in excess of 67,000 cars per day on hwy 12/29.  
 NOVA Business Park South is a planned development available for Sale or BTS. This property is ±8 miles away from Interstate 80. In addition, the property is adjacent to the Napa County Airport, City of Napa, not to mention numerous other hotels, restaurants, golf courses, and retail services.  
 Currently listing 13/20.23 acres (Lot A). Lot B has 2/4 lots in Escrow (8/8/2023)

**SALE NOTES**

- Land For Sale or Build-to-Suit.
- ±13 Acre portion of a ±20.23 Acre NOVA Business Park South
- Near Napa County Airport
- Industrial Park (IP) Zoning

