

# NORTH TEXAS JUNCTION

2505-2525 North Texas Street, Fairfield, CA 94533

Pad with Drive-Thru: ±7,000 SF  
Seeking: Retail | Medical | Food | Office



**LOCKEHOUSE**



**TATIANA GUZMAN**  
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**AVAILABLE SPACE** ±7,000 SF Pad with Drive-Thru

**RENTS** Contact Broker for Pricing

**TRAFFIC COUNTS**  
189,836 ADT on Interstate 80  
33,324 ADT on Air Base Parkway  
18,964 ADT on North Texas Street

## HIGHLIGHTS

- Newly Renovated Center in 2015
- Featuring Smart & Final, Planet Fitness, & dd's Discounts and 99 Cents Only Stores
- Across from Super Walmart and Walgreens
- Visible and Accessible on a Highly Trafficked Corridor
- Monument Signage Available
- Dimensions: 100' Frontage x 210' in Depth Approx.
- Ceiling Height 19' Approx.



### ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 26,005 | 107,411 | 134,363 |



### AVERAGE HOUSEHOLD INCOME

| 1 MILE   | 3 MILES   | 5 MILES   |
|----------|-----------|-----------|
| \$82,917 | \$105,597 | \$109,427 |



### DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,026  | 25,287  | 35,695  |



### TOTAL HOUSEHOLD EXPENDITURE

| 1 MILE   | 3 MILES | 5 MILES |
|----------|---------|---------|
| \$567.79 | \$2.64  | \$3.23  |

\*Demographic and Traffic Count Source: Sites USA Regis 3/16/22



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Fairfield is a **thriving community** where **healthy families** and **strong businesses** can flourish. The city's strategic location, extensive transportation networks, readily available and value-priced properties make Fairfield a prime location for commerce. Fairfield is home to **over 107,000 residents** and is one of the most desirable urban growth centers in the Bay Area. **Affordable housing, good schools, and close proximity** to many of the San Francisco Bay Area's world-famous destinations make Fairfield attractive for employers and workers.

\*Photo Sources: solanorepublicanparty.com, pinterest.com, twitter.com, dailyrepublic.com



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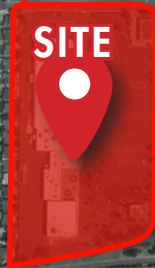
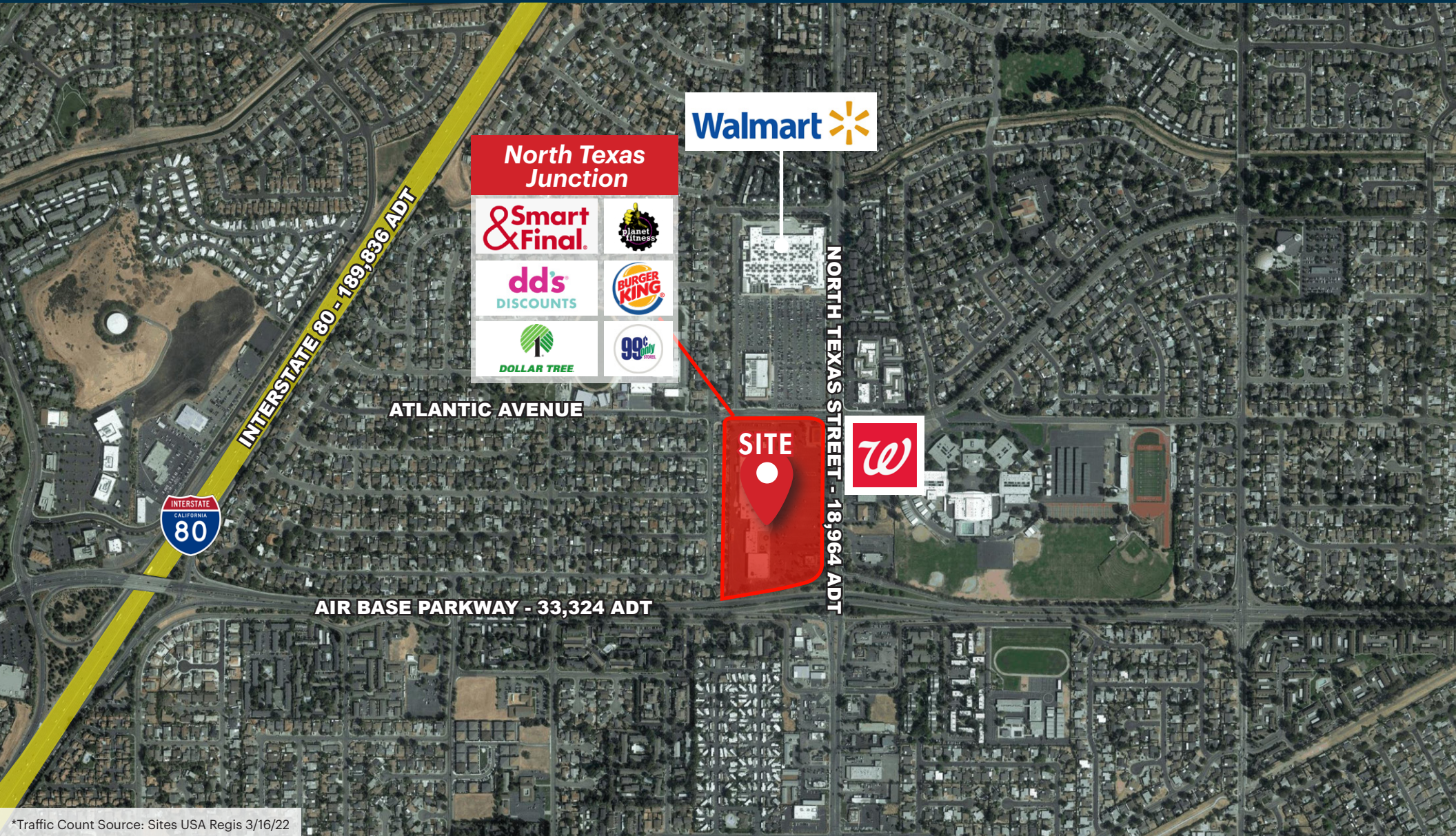
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ATLANTIC AVENUE

AIR BASE PARKWAY - 33,324 ADT

NORTH TEXAS STREET - 18,964 ADT

INTERSTATE 80 - 189,836 ADT

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