

FOR SALE

2395 N Texas Street
Fairfield, CA 94533



Investment / Development Opportunity

Offering Memorandum presented by

**Starboard TCN Worldwide
Investment Advisory Group**

33 New Montgomery Street, Suite 1490
San Francisco, CA 94105



Disclaimer

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Starboard TCN Worldwide has not made any investigation, and makes no warranty or representation, with respect to income or expenses for the subject property, future projected financial performance of property, size and square footage of property and improvements, presence or absence of contaminating substances, PCB's or asbestos, compliance with State and Federal regulations, condition of improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Starboard TCN Worldwide has not verified, and will not verify, any of the information contained herein, nor has Starboard TCN Worldwide conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** All potential buyers must take appropriate measures to verify all of the information set forth herein.

Exclusive Agents

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Investment Highlights

This is an owner/operator real estate investment opportunity with development potential. ***Although the current tenant's business is branded as a 76 station, the property is not bound by any major oil company contract.***

Property highlights include:

- Located along Major Thoroughfare
- Full-Service Gas Station
- Convenience Store
- Mechanic Repair Shop with Three Service Bays
- Four Double-Sided Gas Dispensing Pumps
- Propane Tank Dispensary
- Large Lot 32,310 Square Feet (SF)
- Opportunity for Moving and Hauling Rentals
- Traffic Count 62,000 CPD



Investment Overview



Price:	Not Disclosed
Building Size:	3,219 SF
Lot Size:	32,310 SF (.75 Acre)
Street Frontage	377.92 F
APN #:	0034-110-340
Zoning	CC (Community Commercial)
Cross Streets	Air Base Pkwy & Alaska Ave

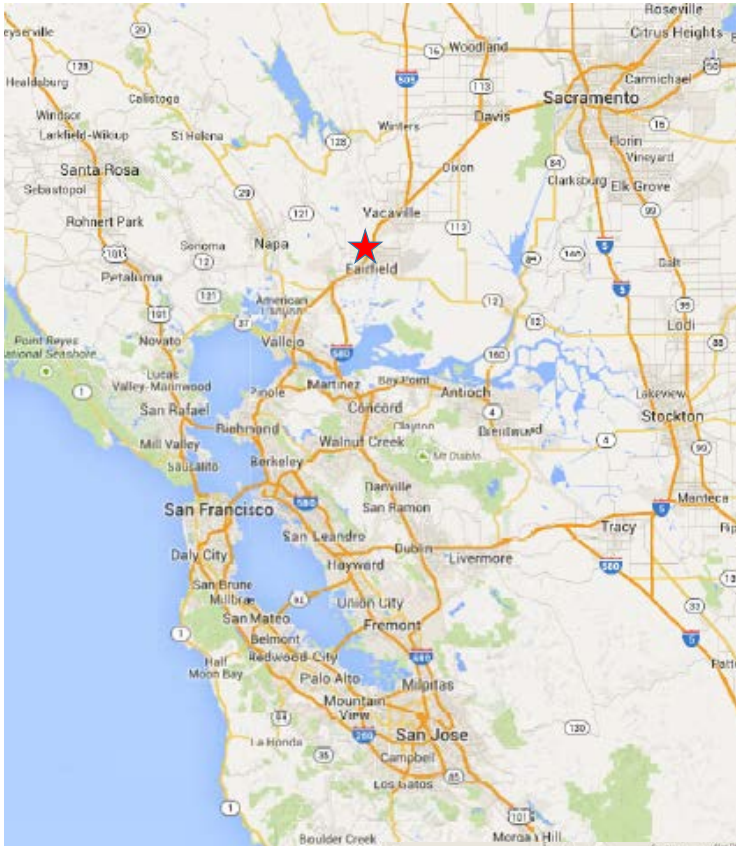
Property owner is currently leasing the property to a single tenant. The tenant's lease expires January 2016. Tenant currently pays \$7,400/month (\$88,800/year).



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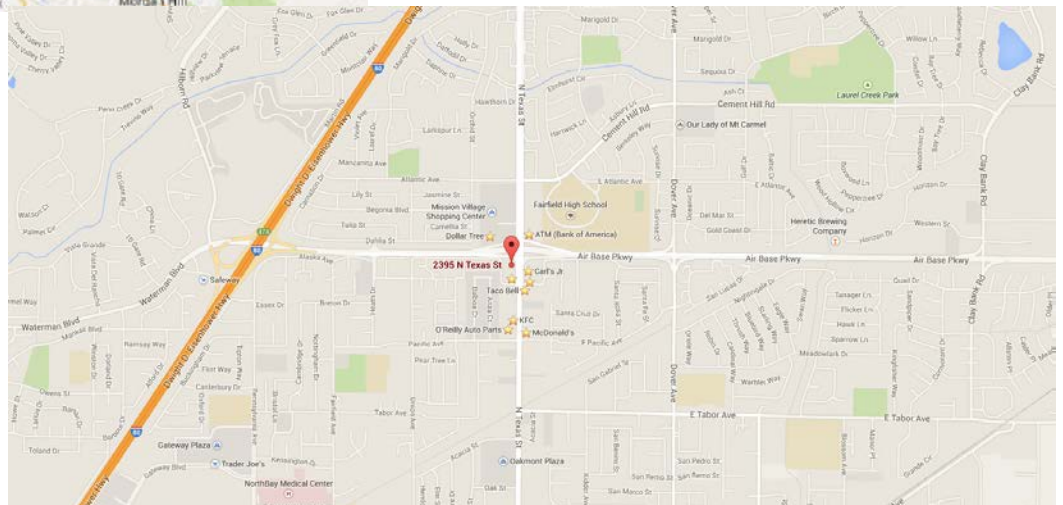
Location

San Francisco Bay Area



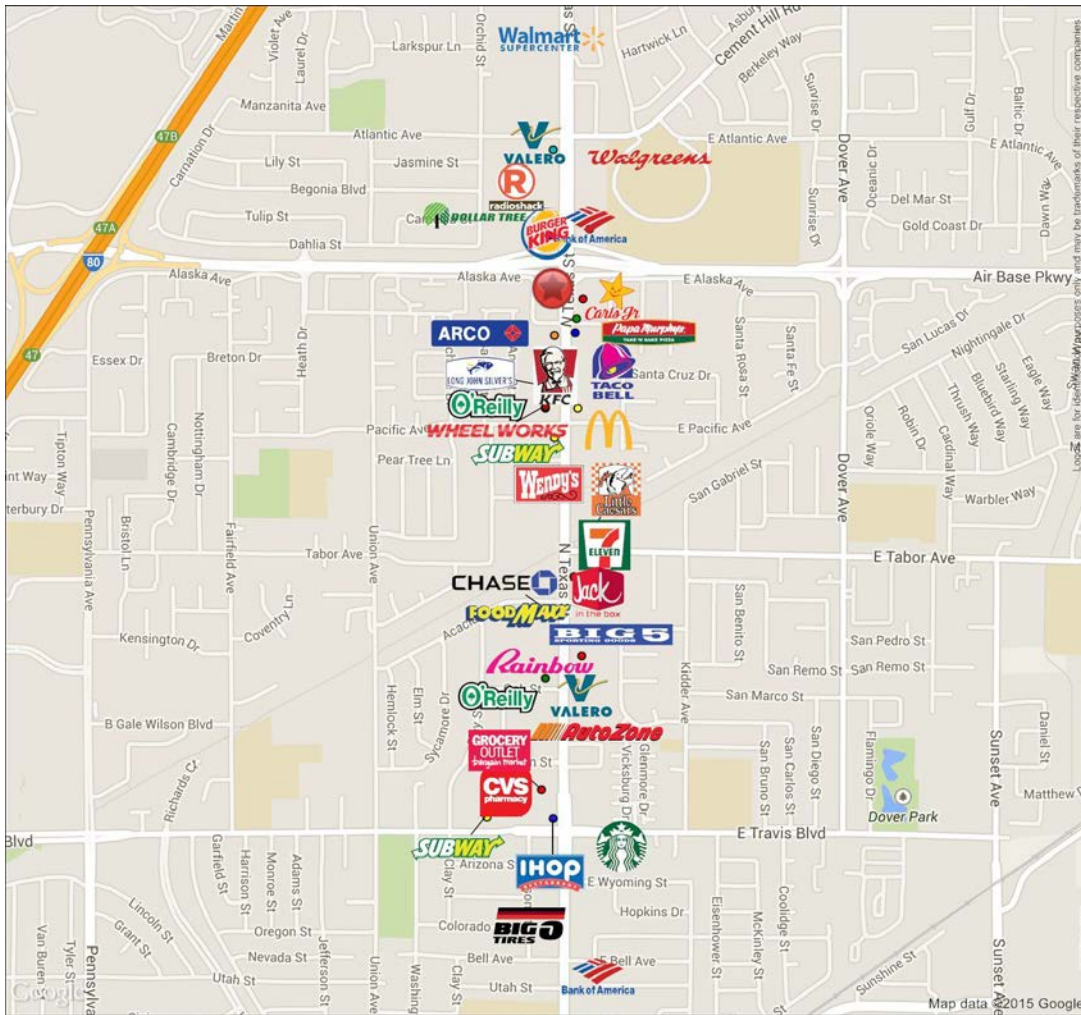
The City of Fairfield has a total area of 37.6 square miles, of which, 37.4 square miles of it is land and 0.2 square miles of it is water. The total area is 0.65% water. The city is located within the California Coastal Ranges of the San Francisco Bay Area. The city is centered directly north of the Suisun Bay and northeast of the San Pablo Bay. Much of the Suisun Bay contains the Suisun Marsh, the largest saltwater marsh on the west coast of the United States. The Sacramento Valley lies east of Fairfield.

Interstate 80 passes through Fairfield, connecting San Francisco to the southwest and Sacramento to the northeast. Interstate 680 begins its journey south through the eastern cities of the Bay Area to San Jose. State Route 12 connects Fairfield with Napa to the west, and Rio Vista to the east.



2395 N Texas Street, Fairfield, CA

Neighbors



7 Eleven
 Arco
 Auto Zone
 Bank of America
 Big 5
 Big O Tires
 Burger King
 Carl's Junior
 Chase Bank
 CVS

Dollar Tree
 Food Max
 Grocery Outlet
 I Hop
 Jack in the Box
 KFC
 Little Caesar
 Long John Silver
 O'Reilly
 Papa Murphy's

Radio Shack
 Rainbow
 Starbucks
 Subway
 Taco Bell
 Valero
 Walgreens
 Walmart
 Wendy's
 Wheel Works

City of Fairfield



Fairfield is a city located in the northeastern portion of the San Francisco Bay Area in Northern California. It is a city in, and the county seat of, Solano County, California. It is generally considered the midpoint between the cities of San Francisco and Sacramento, approximately 36 miles from the city center of both cities. Fairfield was founded in 1856 by clipper ship captain Robert H. Waterman, and named after his former hometown of Fairfield, Connecticut.

Fairfield has a diversified economy, with government, manufacturing, health care, retail, professional and commercial construction sectors. It's home to Anheuser-Busch's large regional Budweiser brewery, Clorox's manufacturing of bleach products, Westamerica Bank headquarters, Jelly Belly Candy Company headquarters, Sutter Health Medical Foundation and North Bay Medical Center. It has a population of 105,321 according to the 2010 census. It shares a border with its sister city, Suisun City. Other nearby cities include Vacaville, Benicia, and Napa.



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Demographics



	1 mile	3 miles	5 miles
2013 Total Population: Adult	19,732	81,580	97,070
2013 Total Daytime Population	21,549	98,756	118,072
2013 Total Employees	5,764	36,659	41,942
2013 Household Income: Median	\$52,215	\$63,715	\$65,781
2013 Household Income: Average	\$60,379	\$75,419	\$77,275
2013 Per Capita Income	\$20,870	\$25,231	\$25,593

City of Fairfield Size (2012): 40.1 square miles

Regional Labor Force (Solano County): 216,400

Contacts

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