

AVAILABLE FOR LEASE

Green Valley Crossing

5041-5111 BUSINESS CENTER DRIVE, FAIRFIELD, CA 94585

±2,800 SF AVAILABLE AUGUST 2018!

RETAIL



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CBRE

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AVAILABILITY

+ ±2,800 SF - Available August 2018!

PROPERTY HIGHLIGHTS

- + Strong national co-tenancy
- + Center is located off of Green Valley Road and Interstate 80 at the junction with Highway 680
- + Site draws traffic from as far east as Suisun City and Vacaville
- + This is the main grocery anchored neighborhood center serving the residential populations of southern Fairfield
- + Angelo Rodriguez High School is located within half-a-mile from the project with approximately 2,297 students

NEARBY TENANTS

SAFeway

CVS
pharmacy

COSTCO
WHOLESALE

TJ-MAXX

Round
Table
PIZZA
The Last Harvest Pizza

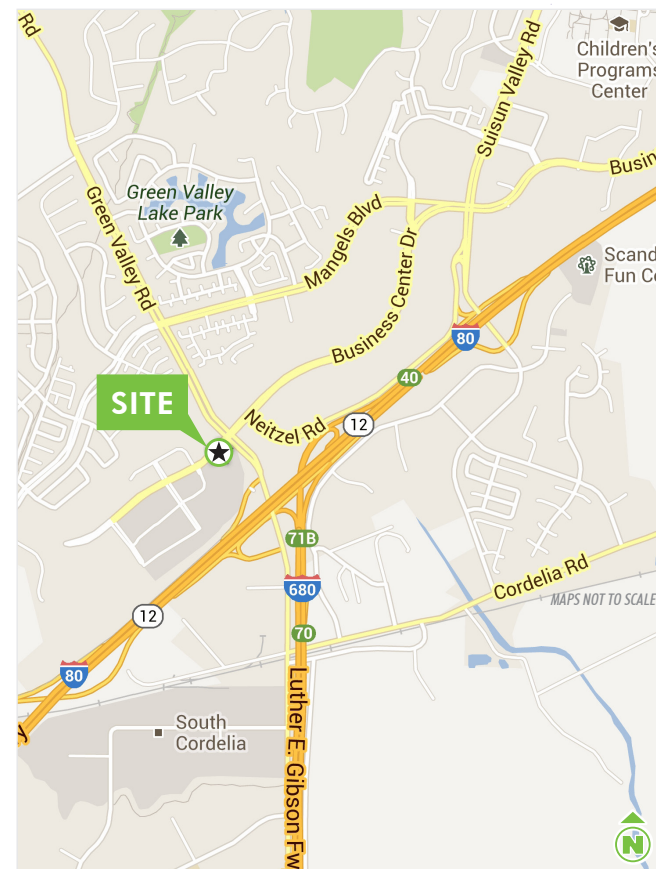
L A Z BOY
INCORPORATED

ANYTIME
FITNESS

SUBWAY

Goodwill
Industries International, Inc.

Great Clips



2016 DEMOGRAPHICS

| Radius | 1-mile | 3-mile | 5-mile |
|-----------------------|-----------|-----------|-----------|
| Population | 7,256 | 14,752 | 29,528 |
| Avg. Household Income | \$138,659 | \$132,679 | \$123,871 |
| Daytime Population | 4,274 | 6,682 | 16,788 |

2008 TRAFFIC COUNTS

| | |
|----------------------------------|-------------|
| I-80 at Green Valley Road East | 186,000 ADT |
| I-680 at Green Valley Road South | 63,000 ADT |

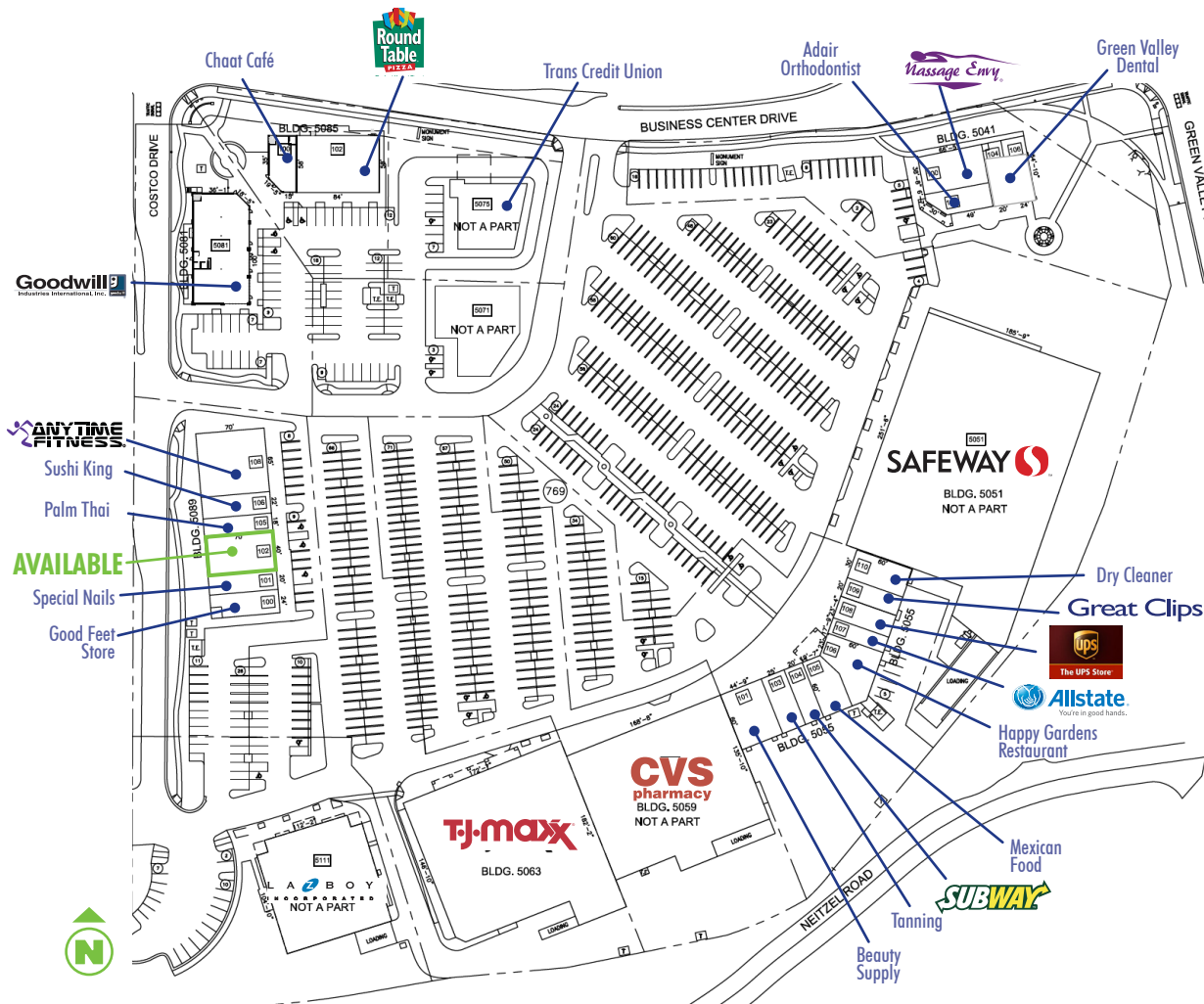
Source: Caltrans

Green Valley Crossing

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SITE PLAN



Tenant Legend

| Bldg. | Suite | Tenant | ±SF |
|-------|---------|-----------------------------|--------|
| 5041 | 100 | Massage Envy | 2,595 |
| | 102 | Adair Orthodontist | 1,600 |
| | 104/106 | Green Valley Dental Care | 2,771 |
| 5051 | | Safeway (NAP) | 49,000 |
| | 101 | Kim's Beauty Care | 2,700 |
| | 103 | Island Oasis Tan | 1,500 |
| | 104 | Subway | 1,200 |
| | 105 | Pelayo's Mexican Restaurant | 1,680 |
| | 106 | Happy Gardens Restaurant | 2,520 |
| | 107 | Allstate Insurance | 1,020 |
| | 108 | UPS Store | 1,400 |
| | 109 | Great Clips for Hair | 1,200 |
| | 110 | Green Valley Dry Cleaners | 1,800 |
| 5059 | | CVS | 23,350 |
| 5063 | | TJMaxx | 27,946 |
| 5071 | | Gateway Realty | 6,468 |
| 5075 | | Travis Credit Union | 5,000 |
| 5081 | | Goodwill | 6,515 |
| 5085 | 100 | Chaat Café | 1,566 |
| | 102 | Round Table Pizza | 4,942 |
| 5089 | 100 | Good Feet Store | 1,490 |
| | 101 | Special Nails | 1,400 |
| | 102 | Sylvan Learning Center | 2,800 |
| | 105 | Palm Thai | 1,260 |
| | 106 | Sushi King | 1,540 |
| | 108 | Anytime Fitness | 4,515 |
| 5111 | | La-Z-Boy | 12,000 |



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