



CUSHMAN &  
WAKEFIELD

*FOR SALE*  
**1798**  
**BLOSSOM AVENUE**

OFFERING MEMORANDUM



Nestled in the heart of Northern California, amid rolling hills and farmland, you’ll discover some of the Golden State’s best-kept secrets in Fairfield.

Located 45 miles from both San Francisco and Sacramento and just 15 miles from the world-famous Napa Valley, visitors will find Fairfield full of open spaces, quiet country roads, and acres of thriving vineyards. Fairfield was founded in 1859 by clipper ship captain Robert H. Waterman, and named after his former hometown of Fairfield, Connecticut.

Fairfield is a city located in Solano County California, USA. It is generally considered the midpoint between the cities of San Francisco and Sacramento, approximately 38 miles (61 km) from the city center of both cities, approximately 33 miles (53 km) from the city center of Oakland, less than 19 miles (31 km) from Napa Valley, 17 miles from the Carquinez Bridge, and 14 miles from the Benicia Bridge. Fairfield provides easy access to the global ports, airports, and highway infrastructure of the Bay Area.. In addition, Fairfield offers an abundant supply of water, excess sewer capacity, along with a skilled labor pool and affordable housing.

It is the home of Travis Air Force Base and the Jelly Belly jelly bean factory. With a population of 451,479 as of 2021, it is slightly smaller in population than Vallejo, which is the Bay Area’s ninth-largest city.[3] It shares a border with its sister city, Suisun City. Other nearby cities include Vacaville, Benicia, and Napa. Fairfield is the county seat of Solano County. Prime location enables access to large educated labor pool from UC Davis, UC Berkeley, UOP, Sacramento State and Sonoma State.

Size:	4.85 AC
Lot SF:	211,266 SF
Zoning:	RH (High Density Residential)
Land Use:	Residential Vacant Land
APN:	0037-070-030
Sale Price:	\$3,000,000



28,450  
POPULATION  
*Within 1 Mile*



\$71,421  
AVG. INCOME  
*Within 1 Mile*

107,291  
POPULATION  
*Within 3 Miles*

\$81,736  
AVG. INCOME  
*Within 3 Miles*



\$391,356  
AVG. HOME  
VALUE  
*Within 1 Mile*

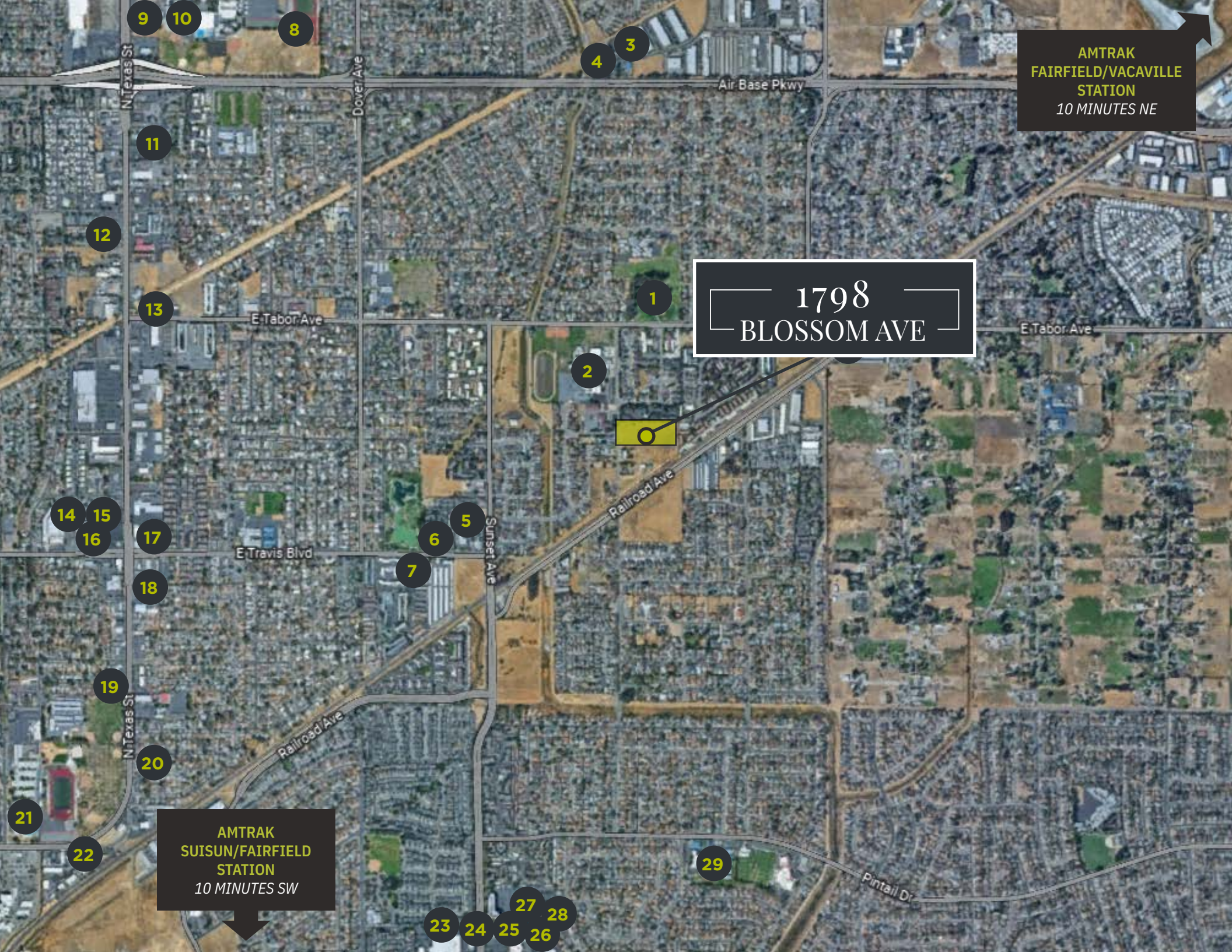


34  
AVG. AGE  
*Within 1 Mile*

\$428,678  
AVG. HOME  
VALUE  
*Within 3 Miles*

37  
AVG. AGE  
*Within 3 Miles*

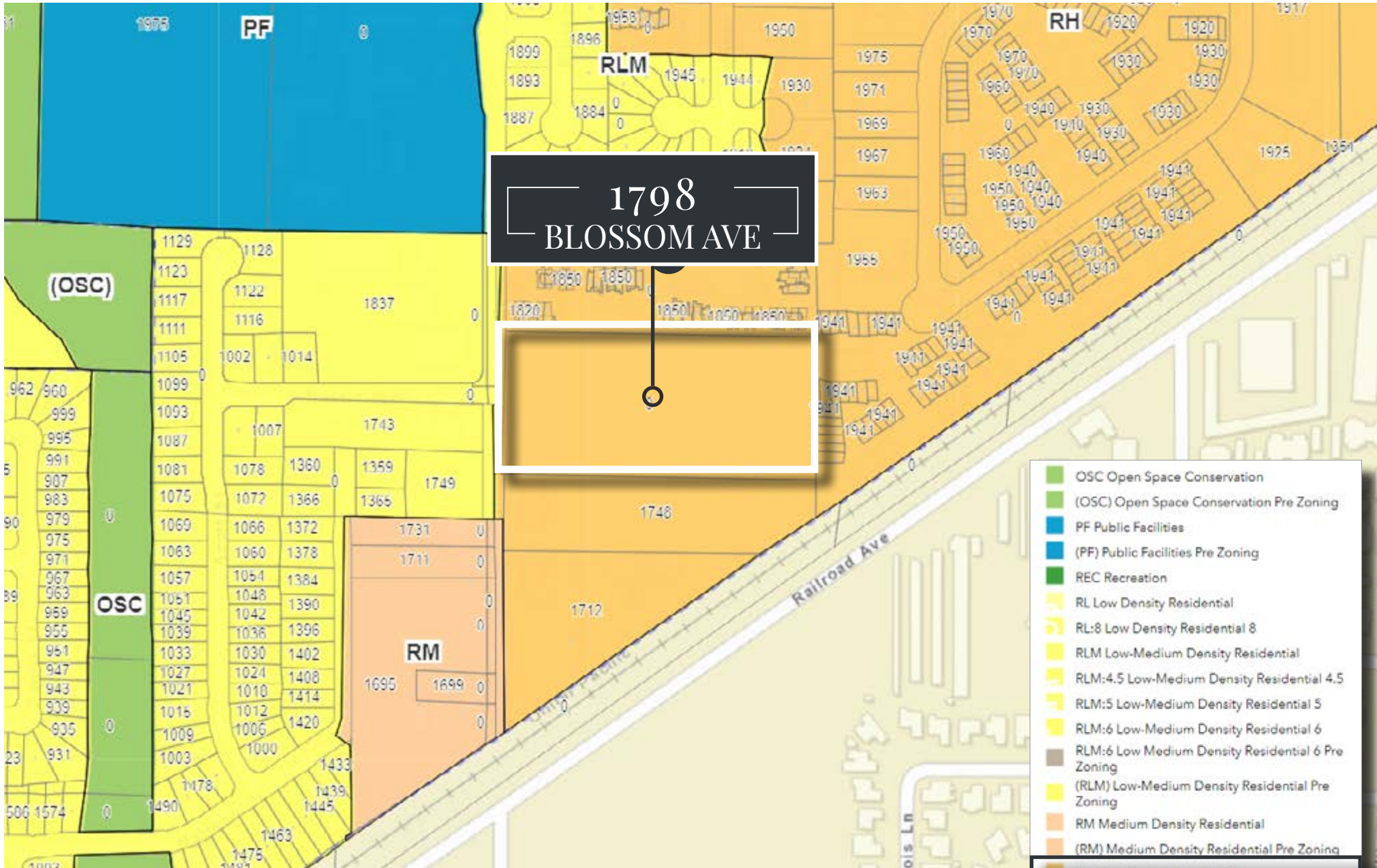




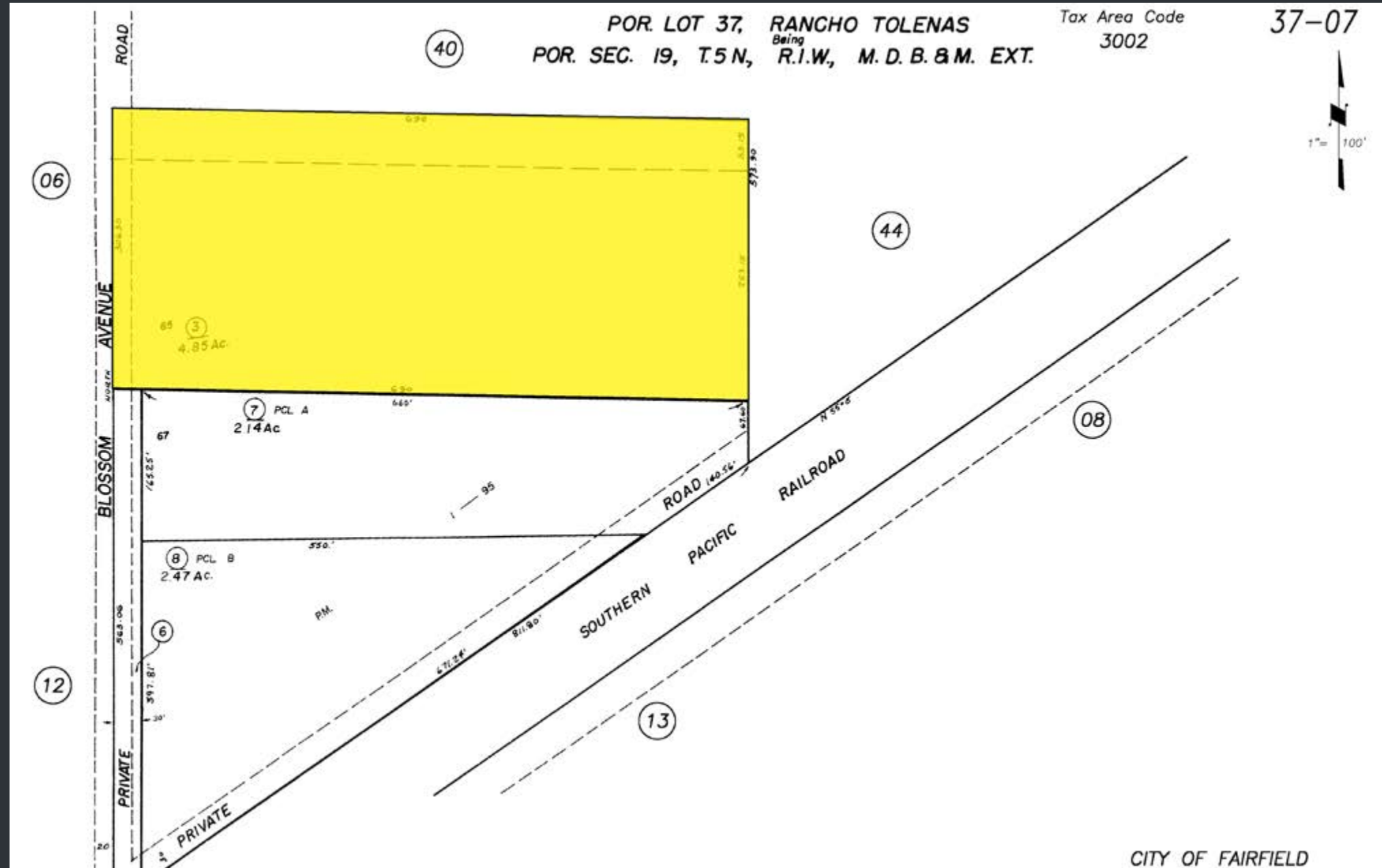
# Amenities

TENANT	INDUSTRY
1 Tabor Park	Park
2 Grange Middle School	School
3 Trattoria Martone	Restaurant
4 Heretic Brewery and Distillery	Brewery
5 Taqueria El Tejaban	Convenience Store
6 Pho Lee Hoa Phat 7	Restaurant
7 7-Eleven	Convenience Store
8 Fairfield High School	School
9 Walmart	Department Store
10 Planet Fitness	Fitness
11 Taco Bell	Restaurant
12 Wendy's	Restaurant
13 Little Caesars Pizza	Restaurant
14 CVS	Drug Store
15 Grocery Outlet	Grocery Store
16 IHOP	Restaurant
17 Starbucks	Coffee, Tea, Beverage
18 Yo Sushi	Restaurant
19 Dave's Giant Hamburger	Restaurant
20 Lucky Jelly Donuts	Restaurant
21 Armijo High School	Coffee, Tea, Beverage
22 Monsoon Burger	Restaurant
23 Raley's	Grocery Store
24 Dunkin'	Coffee, Tea, Beverage
25 Rite Aid	Drug Store
26 McDonald's	Restaurant
27 Black Bear Diner	Restaurant
28 Post Office	Mail
29 Suisun Elementary School	School



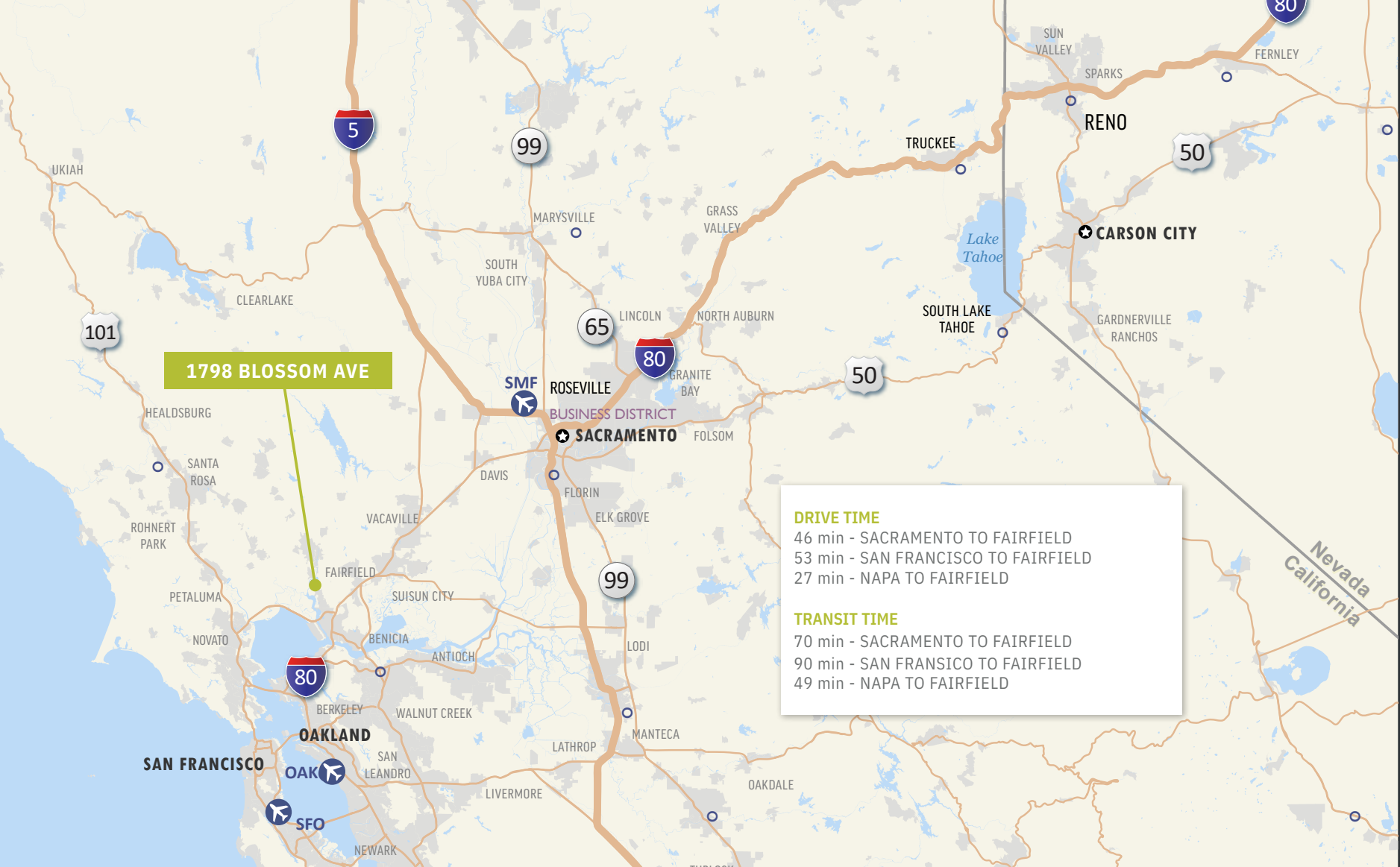


## ZONING MAP



## PLAT MAP





**LOCATION MAP**



\*THIS SITE PLAN IS FOR REFERENCE PURPOSES ONLY

DEVELOPMENT SUMMARY	
SITE AREA GROSS:	+/- 4.85 ac
SITE AREA NET: (excludes Blossom Ave ROW)	+/- 4.64 ac
UNIT COUNT:	78 units
PROPOSED DENSITY: (based on net acreage)	16.8 du/ac
PARKING REQUIRED:	176 spaces (156 assigned + 20 guest spaces)
PARKING PROVIDED:	178 spaces (@ 156 assigned for 3 bedroom units, + 22 guest space @ min. 1 per 4 units)

**DEVELOPMENT SUMMARY**



## ***Exclusive Listing Agents***

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**C&W LAND ADVISORY GROUP**



## ***UNEARTHING OPPORTUNITY. MAXIMIZING PROFIT.***

The Cushman & Wakefield Land Advisory Group serves institutional and private buyers and sellers of land. Our team of more than 100 experts throughout the United States and Canada works on investment and development land, and in select markets, agricultural transactions. Armed with extensive market-specific knowledge and regulatory and entitlement expertise, our professionals provide clients the tools they need to evaluate the highest and best use of a land parcel.

The land team has immediate access to key market sales data, which is critical to determining and executing solutions for complex land situations. We expertly leverage the resources of our global company, which also includes valuation and development professionals in addition to specialists in retail and industrial. Our professionals provide the resources, support and brokerage expertise needed to maximize the market presence of our clients and the value of their land holdings, from single assets to nationwide property portfolios.

*Depth of Coverage* – 100+ land professionals offering local market intelligence throughout the US and Canada.

*Speed to Market* – With immediate access to proprietary market statistics including leasing, operating, and sales data, we enable rapid and accurate decision making.

*Unique Specialization* – Cushman & Wakefield's Land Advisory Group members offer niche specialization in seven different land types.