

# 1350 HOLIDAY LANE

Fairfield, CA 94534

±1.94 ACRES AVAILABLE / FOR GROUND LEASE



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## OVERVIEW

FOR GROUND LEASE

### PREMISES

SEC of Holiday Lane and Oliver Road

**±1.94 ACRES AVAILABLE FOR GROUND LEASE**

### ZONING

Commercial

### LEASE TYPE

NNN

### ASKING RENT

Upon Request

### NEIGHBORS

Raley's, Courtyard by Marriott, Denny's, Staples, Dunn-Edwards, Leslie's, Starbucks and many more!

### PROPERTY HIGHLIGHTS

- Adjacent to a Raley's anchored shopping center
- Located right next to a Courtyard by Marriot hotel
- Surrounded by a great mix of regional and neighborhood tenants
- Great ingress/egress
- Ample parking
- Conveniently located within minutes from major highways and commercial arterials
- Freeway visibility
- Freeway pylon signage available

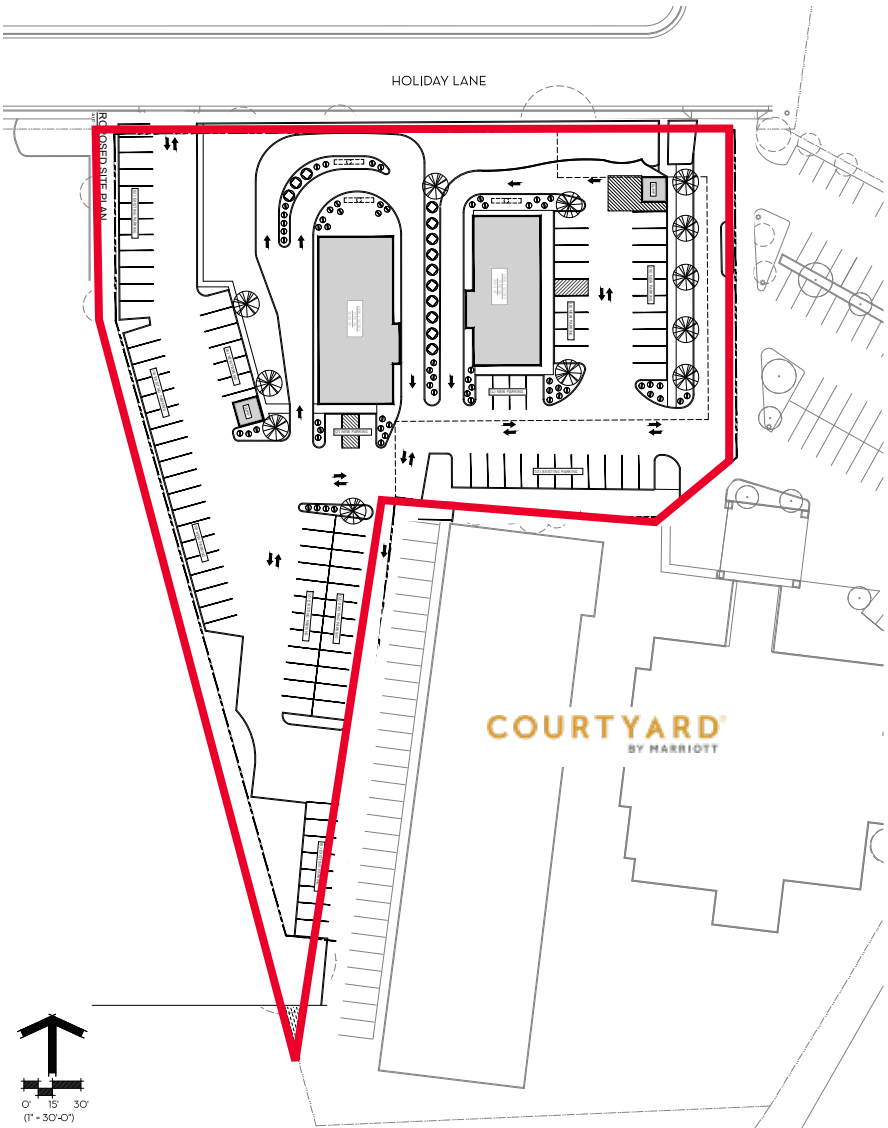


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CONCEPTUAL SITE PLAN

FOR GROUND LEASE



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TRADE AREA MAP

FOR GROUND LEASE



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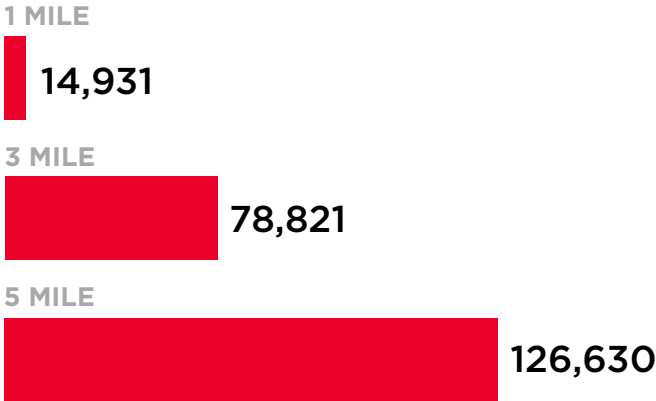
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## DEMOGRAPHICS

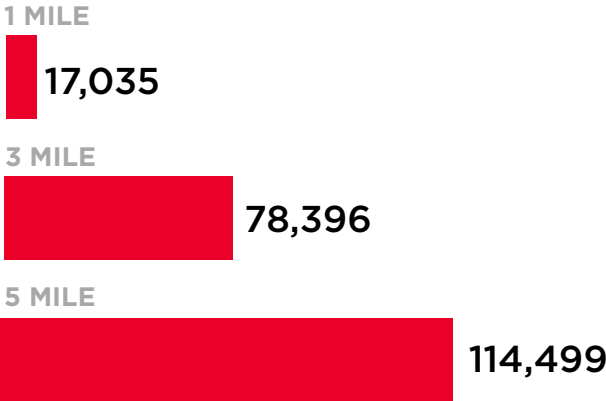
FOR GROUND LEASE



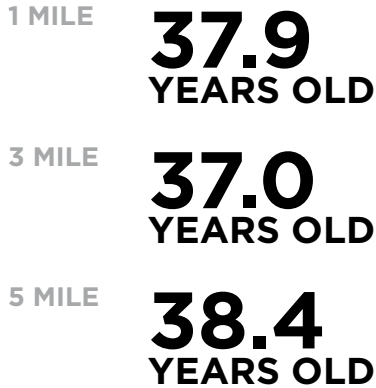
### TOTAL POPULATION



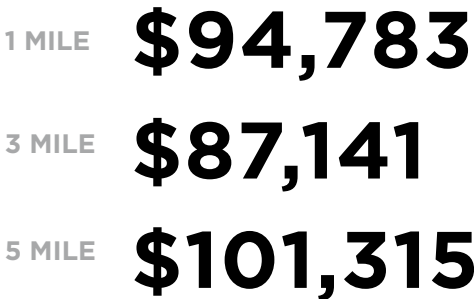
### DAYTIME POPULATION



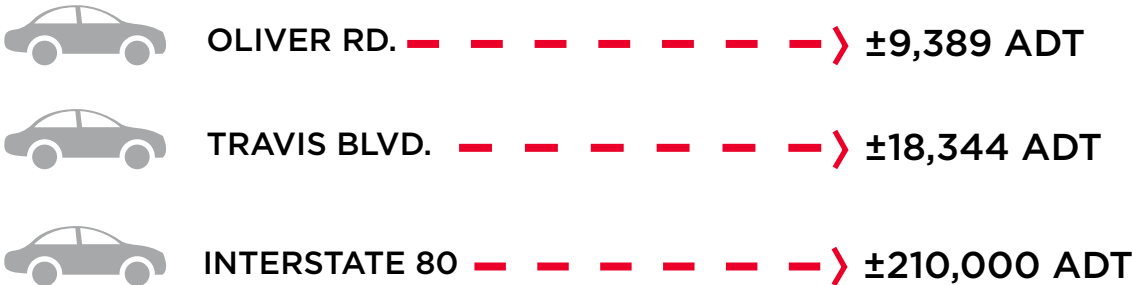
### MEDIAN AGE



### MED. HOUSEHOLD INCOME



### TRAFFIC COUNTS



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