



**NOW
PRE-LEASING!**



Villages at Fairfield

Cement Hill Road & Walters Road
Fairfield, CA

**A new retail development at Vacaville Junction
Where Fairfield, Vacaville and Travis AFB meet!**

JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS

LEWIS
RETAIL CENTERS

Villages at Fairfield

Cement Hill Road & Walters Road – Fairfield, CA

Project Overview



Strategically located between Fairfield and Vacaville at Vacaville Junction.

Ideal opportunity for grocer, dining and retail.

- Proximate to ±9,742 new housing units in review, approved, under construction or recently completed (est. new residents: 28,250)
- Existing population of 185,197 in a five mile radius
- Strong traffic counts
- Positioned to capture the Fairfield and Vacaville markets



GROWING COMMUNITY

Surrounded by
±15,800
New Housing Units



GREAT LOCATION

Midpoint Between
Vacaville & Fairfield
Trade Areas



IDEAL FOR GROCER

Ideal Site
for Grocer
Dining & Retail

TRAFFIC COUNTS	ADT
Cement Hill Rd, W of Walters Rd	14,0143
Peabody Rd, N of Cement Hill Rd	27,071
Peabody Rd, S Cement Hill Rd	31,924

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	4,799	74,328	185,197
Average HH Income	\$118,190	\$110,817	\$107,727
No. of Households	1,302	22,808	60,454
Daytime Population	2,241	36,671	102,287

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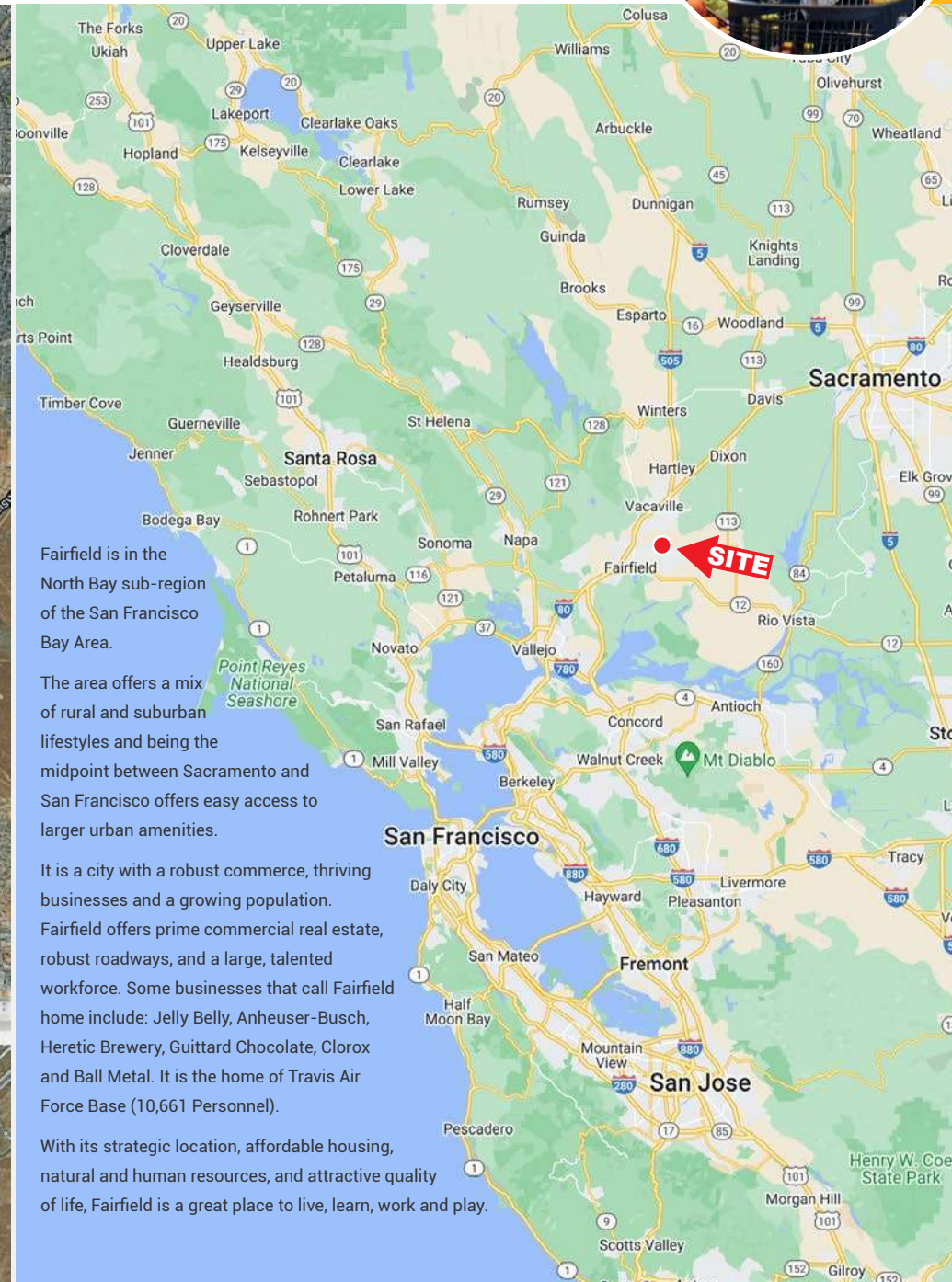
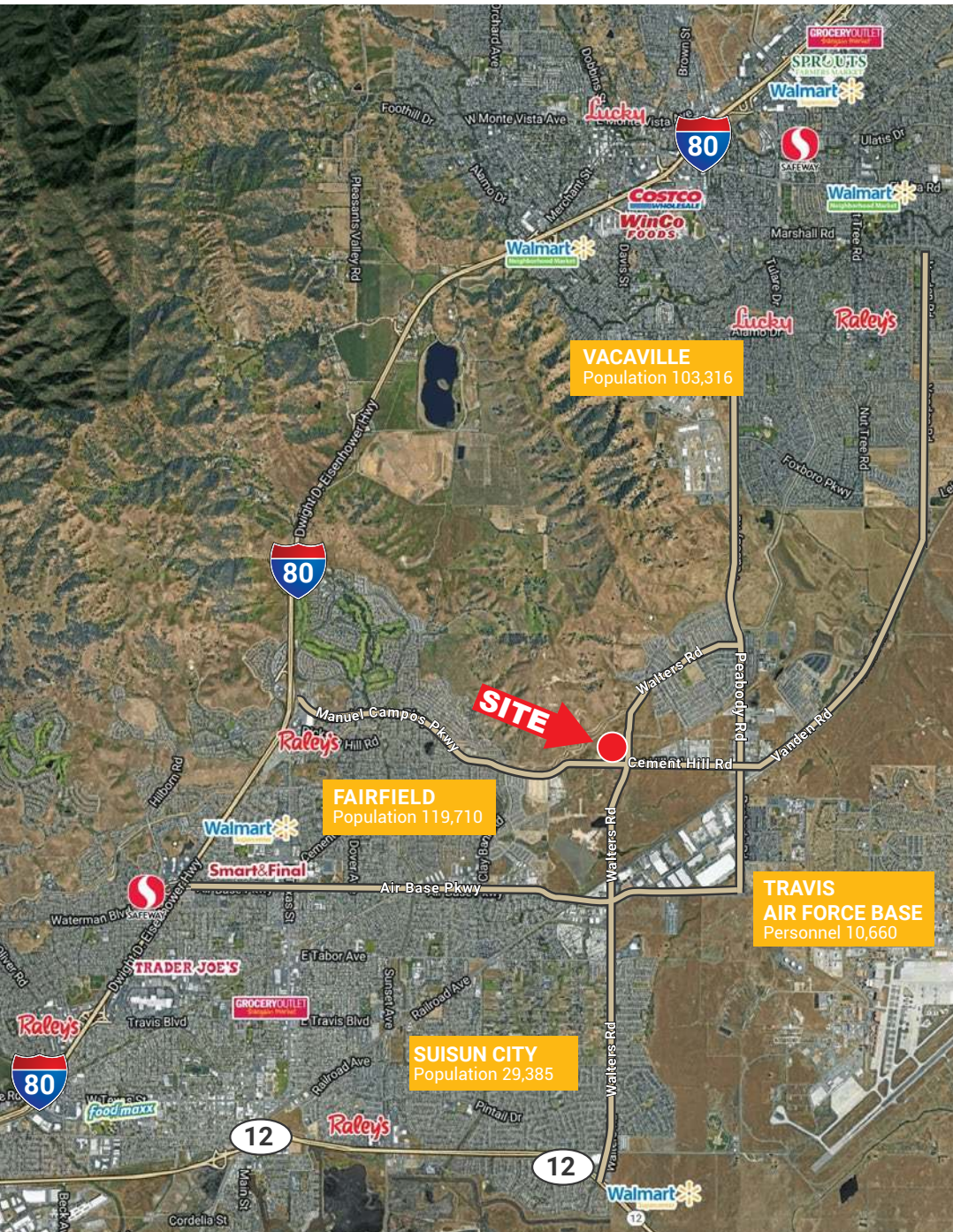
Fast Growing Trade Area



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Grocer Aerial



Fairfield is in the North Bay sub-region of the San Francisco Bay Area.

The area offers a mix of rural and suburban lifestyles and being the midpoint between Sacramento and San Francisco offers easy access to larger urban amenities.

It is a city with a robust commerce, thriving businesses and a growing population. Fairfield offers prime commercial real estate, robust roadways, and a large, talented workforce. Some businesses that call Fairfield home include: Jelly Belly, Anheuser-Busch, Heretic Brewery, Guittard Chocolate, Clorox and Ball Metal. It is the home of Travis Air Force Base (10,661 Personnel).

With its strategic location, affordable housing, natural and human resources, and attractive quality of life, Fairfield is a great place to live, learn, work and play.

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New Housing



Within the Fairfield/Vacaville trade area, the site is positioned to capture ±15,863 new housing units in review, approved, under construction or recently completed.

FAIRFIELD		
No.	Name	No of Units
1	Train Station Plan	6718
2	Villages at Fairfield	1830
3	Hawthorn Mill	1000
4	Monte Verde	124
5	Cemex	70
6	Suisun Village	400
7	Sengo	400
8	Paradise Valley Estates	120
9	Sunset Pines Apts	36
10	Fair Haven	504
11	Ivy Wreath & Strawberry Fields Apartments	121
12	Apartments	120
TOTAL		11,443

VACAVILLE		
No.	Name	No of Units
1	Lower Lagoon Valley	1015
2	Montessa	59
3	Vanden Meadows	780
4	Southtown Phase 3	242
5	Robert's Ranch	785
6	Brighton Landing	767
7	The Farm at Alamo Creek	772
TOTAL		4,420

New Units Fairfield: ±11,443

New Units Vacaville: ±4,420

New Units Total: ±15,863

(Est. New Residents: 46,003)

(New Units = 2.9 people per household)



Villages at Fairfield

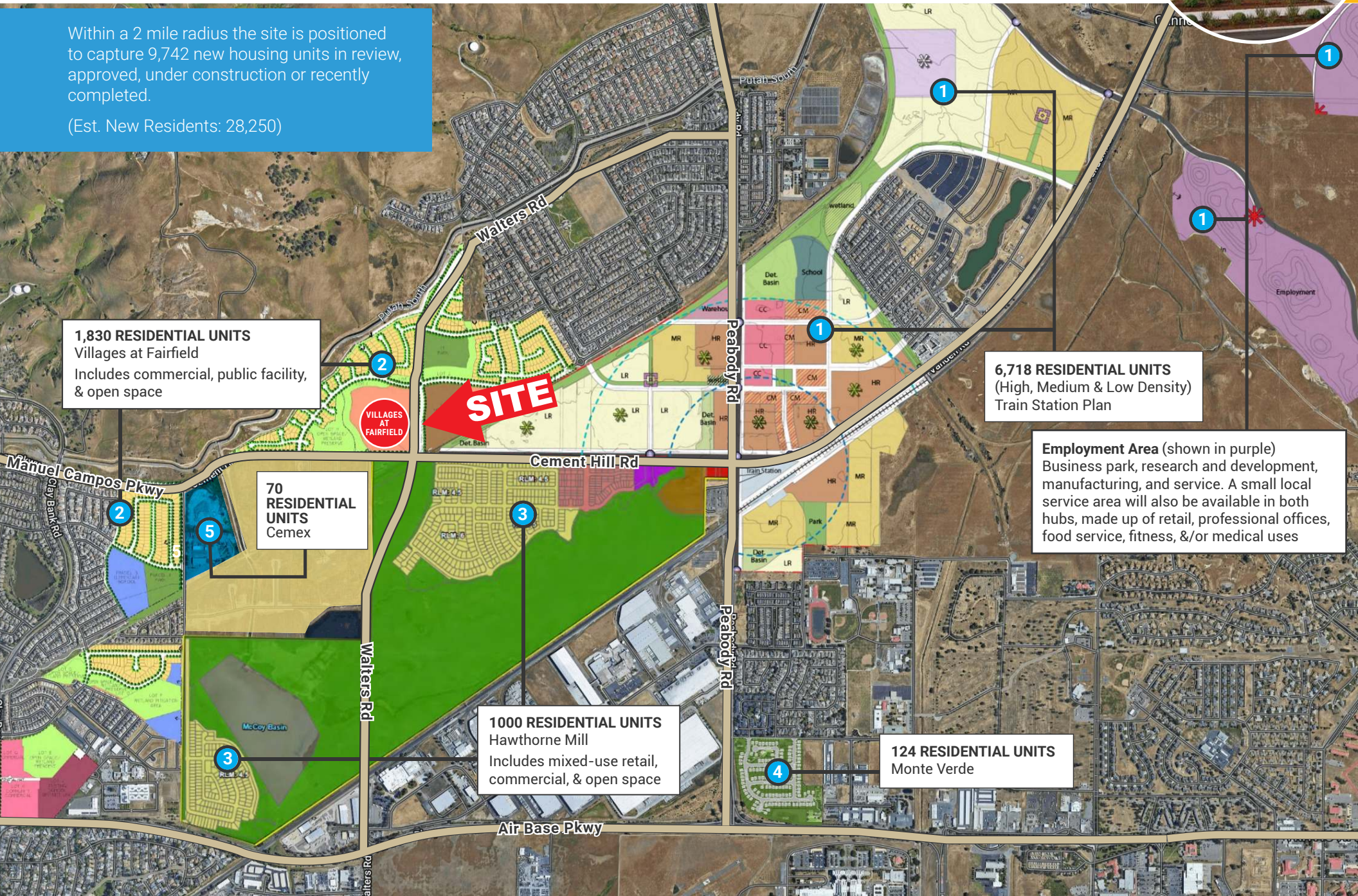
Cement Hill Road & Walters Road – Fairfield, CA

New Housing



Within a 2 mile radius the site is positioned to capture 9,742 new housing units in review, approved, under construction or recently completed.

(Est. New Residents: 28,250)



1,830 RESIDENTIAL UNITS
Villages at Fairfield
Includes commercial, public facility, & open space

70 RESIDENTIAL UNITS
Cemex

1000 RESIDENTIAL UNITS
Hawthorne Mill
Includes mixed-use retail, commercial, & open space

124 RESIDENTIAL UNITS
Monte Verde

6,718 RESIDENTIAL UNITS
(High, Medium & Low Density)
Train Station Plan

Employment Area (shown in purple)
Business park, research and development, manufacturing, and service. A small local service area will also be available in both hubs, made up of retail, professional offices, food service, fitness, &/or medical uses



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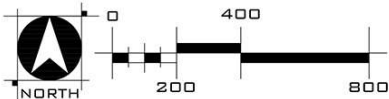
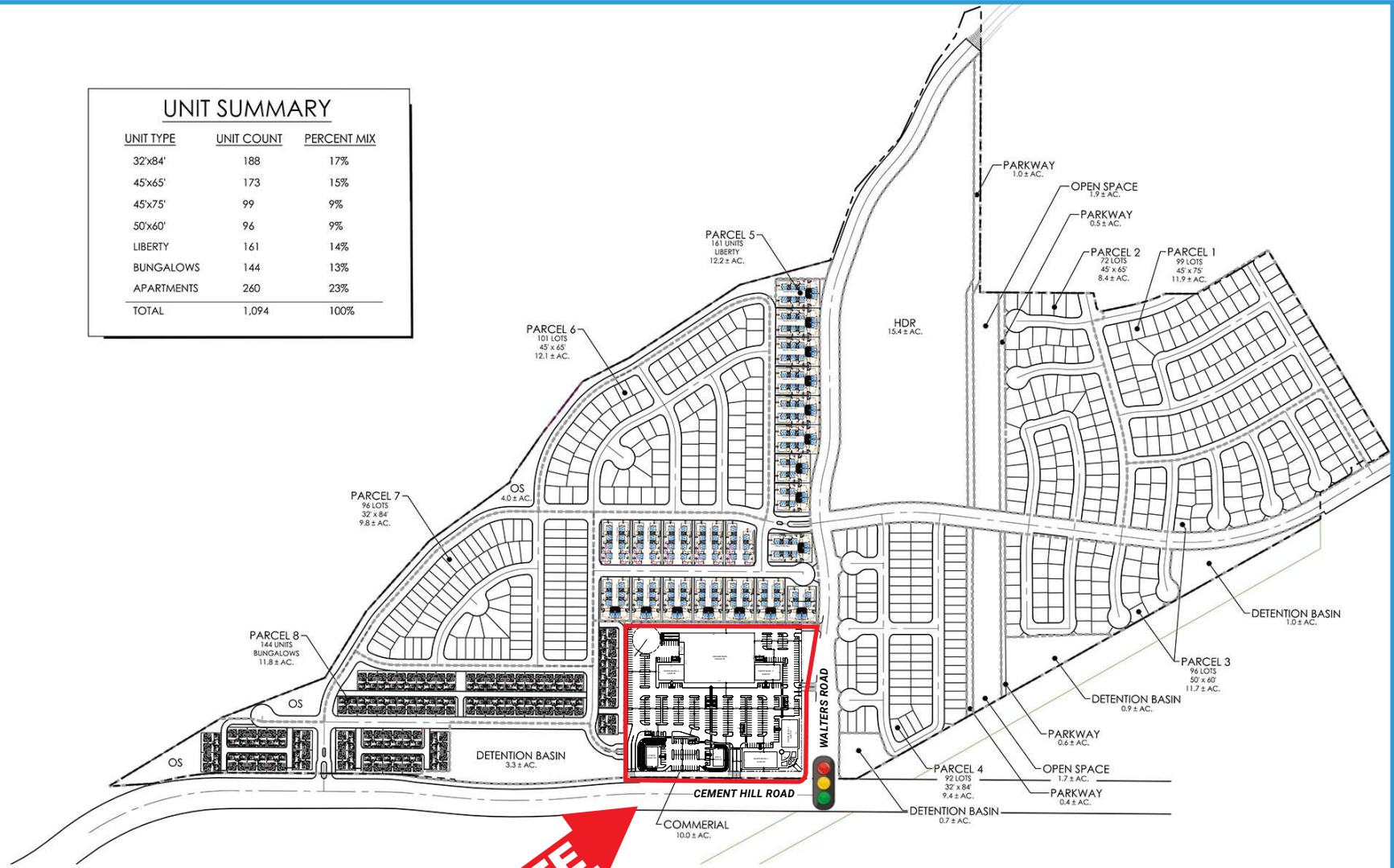
Villages at Fairfield

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Conceptual Master Plan



UNIT SUMMARY		
UNIT TYPE	UNIT COUNT	PERCENT MIX
32'x84'	188	17%
45'x65'	173	15%
45'x75'	99	9%
50'x60'	96	9%
LIBERTY	161	14%
BUNGALOWS	144	13%
APARTMENTS	260	23%
TOTAL	1,094	100%

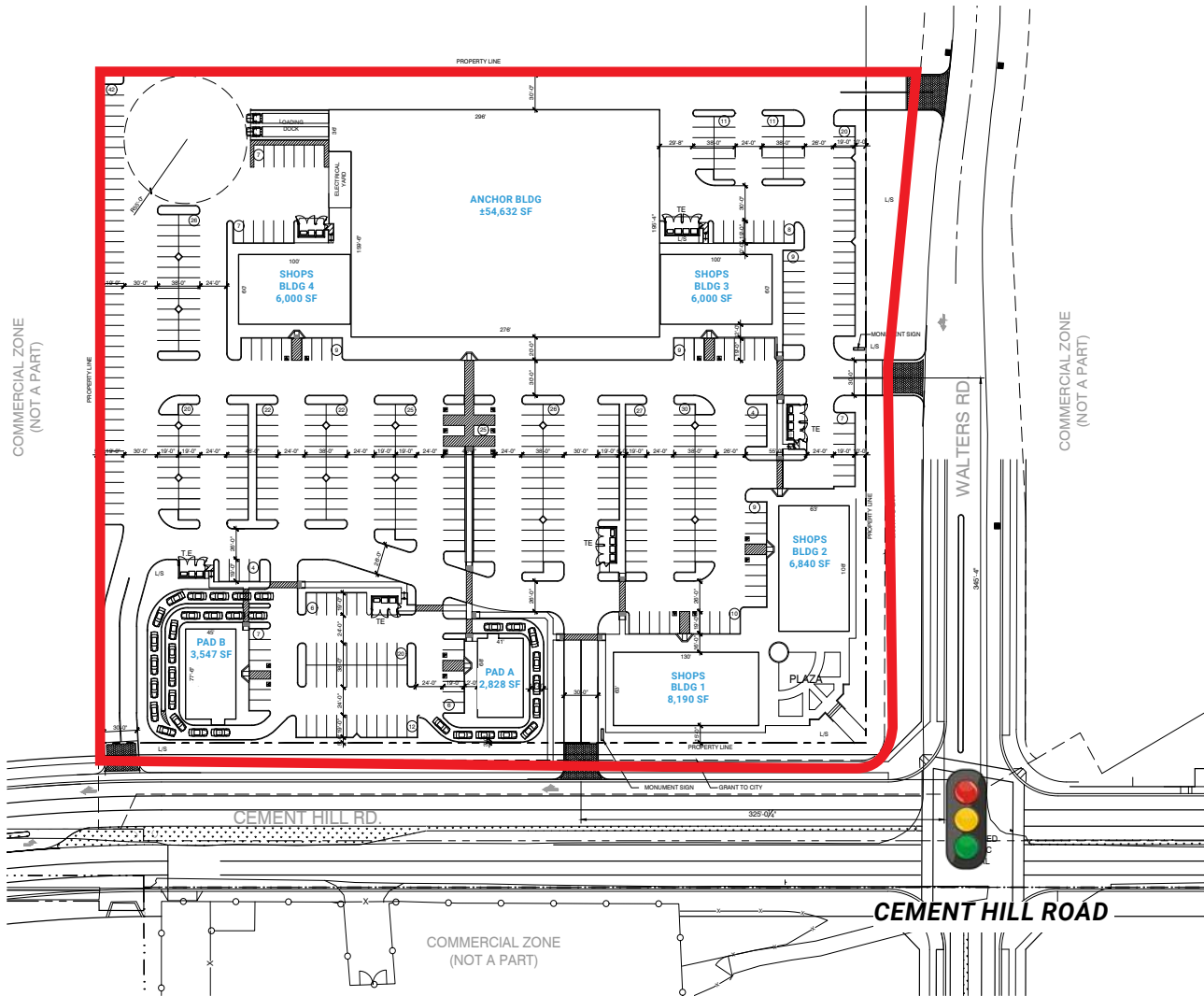


SITE

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Conceptual Retail Site Plan



LOCATION MAP
NOT TO SCALE

Site Summary

APN: 000-000-00
 EXISTING ZONING: RESIDENTIAL - MEDIUM DENSITY
 PROPOSED ZONING: MIXED COMMERCIAL
 REQUIRED SETBACKS:
 FRONT: 15 FT.
 REAR: 5 FT.
 SIDE: 10 FT.
 BUILDING HEIGHT: 35 FT
 LANDSCAPE SETBACK: 15 FT
 DRIVEWAY WIDTH: 24 FT
 STALL DIMENSIONS (PLANTER @ 8 STALLS) : 9' x 19'
 FIRELANE MIN. WIDTH: 20'

TOTAL SITE AREA 9.15 Ac 398,581 SF
 TOTAL BUILDING AREA 88,037 SF
 LAND TO BUILDING RATIO 3.53 /1
 BUILDING COVERAGE 22.09 %
 OVERALL PROPOSED PARKING STALLS: 445 Stalls
 PROPOSED PARKING RATIO: 5.05 /1,000SF

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Market/Retail/Shops	4/1000 SF	76,037	304
Restaurant drive-thru	10/1000 SF	12,000	120
TOTAL:		88,037	424

WALTERS ROAD



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