

# LAUREL CREEK PLAZA

Clay Bank Road & Fonstal Way – Fairfield, CA

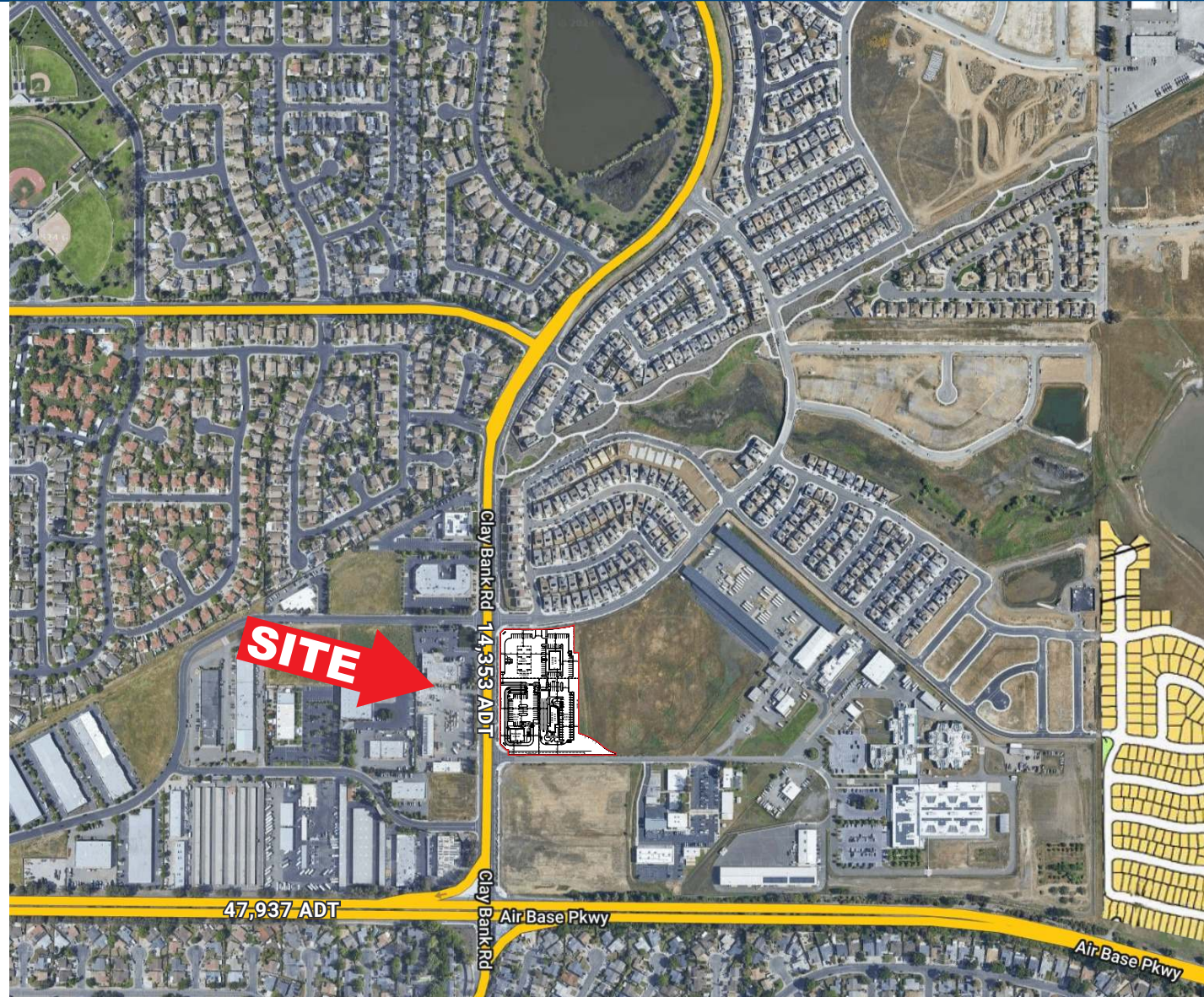
## Strategic location for fuel / drive-thru / retail

Q3 2025: CONSTRUCTION  
Q2 2026: SHOP DELIVERY  
Q3 2026: OPEN

## Fuel, drive thru and retail pad opportunities

The site provides an opportunity for **fuel, auto service, car wash, convenience store, drive thru and restaurant uses.**

- Proximate to 4,890 new housing units in a 3 mile radius
- Existing population of 159,021 in a 5 mile radius
- Strong traffic counts (Clay Bank Rd – 14,353 ADT) (Air Base Pkwy – 47,937 ADT)
- Positioned to capture the Fairfield and Vacaville markets



### TRAFFIC COUNTS

Street	ADT
Clay Bank Rd N of Air Base Pkwy	14,353
Air Base Pkwy W of Clay Bank Rd	47,937

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	17,182	102,651	156,464
Average HH Income	\$110,481	\$113,568	\$118,150
No. of Households	5,582	33,183	48,904
Daytime Population	8,098	56,189	94,273

John Cumbelich  
[john@cumbelich.com](mailto:john@cumbelich.com)  
t. 925.935.5400 ext. 101  
CA-DRE Lic #01006249

Catherine Macken  
[catherine@cumbelich.com](mailto:catherine@cumbelich.com)  
t. 925.935.5400 ext. 110  
CA-DRE Lic #02136323

John Cumbelich & Associates  
1470 Maria Lane, Suite 420  
Walnut Creek, CA 94596  
t. 925.935.5400

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RETAIL CENTERS

PARTNER XTEAM  
RETAIL ADVISORS

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## Site Plan Study



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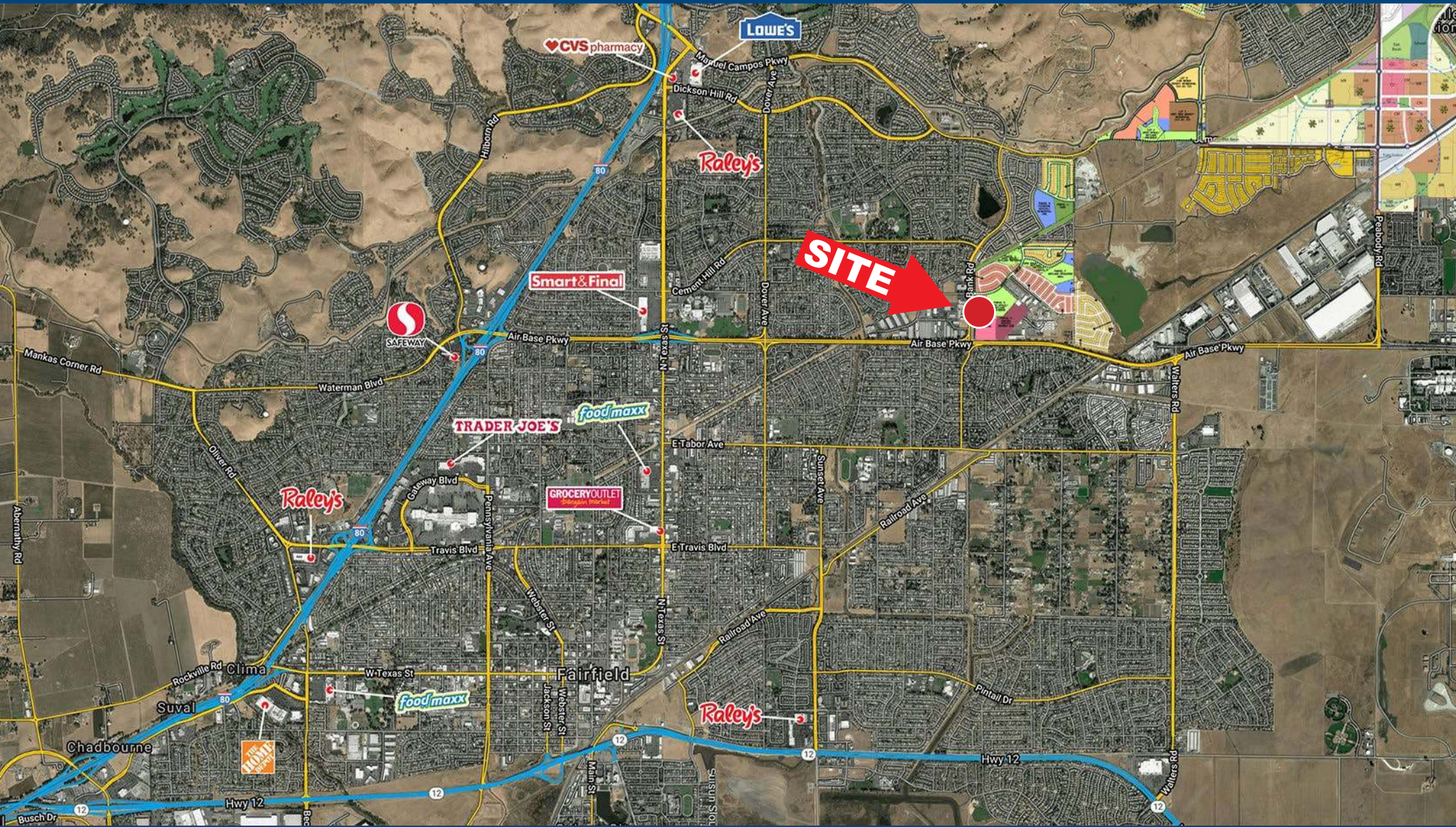
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& Associates

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High Altitude Aerial



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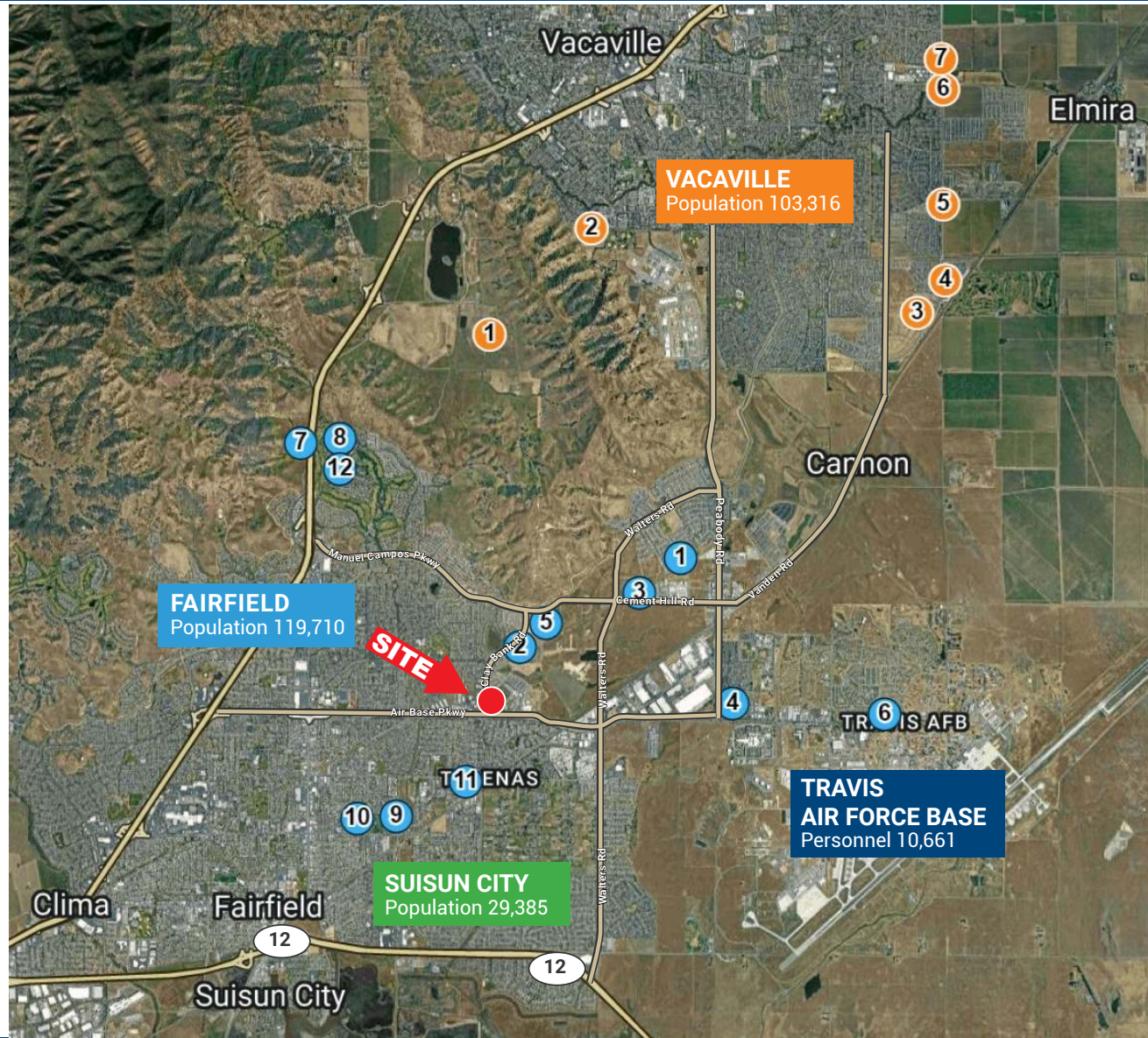
## Housing Boom!

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
<b>TOTAL</b>		<b>11,443</b>

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
<b>TOTAL</b>		<b>4,420</b>

New Units Fairfield:	±11,443
New Units Vacaville:	±4,420
<b>New Units Total:</b>	<b>±15,863</b>
<b>(Est. New Residents:</b>	<b>46,003)</b>
(New Units = 2.9 people per household)	



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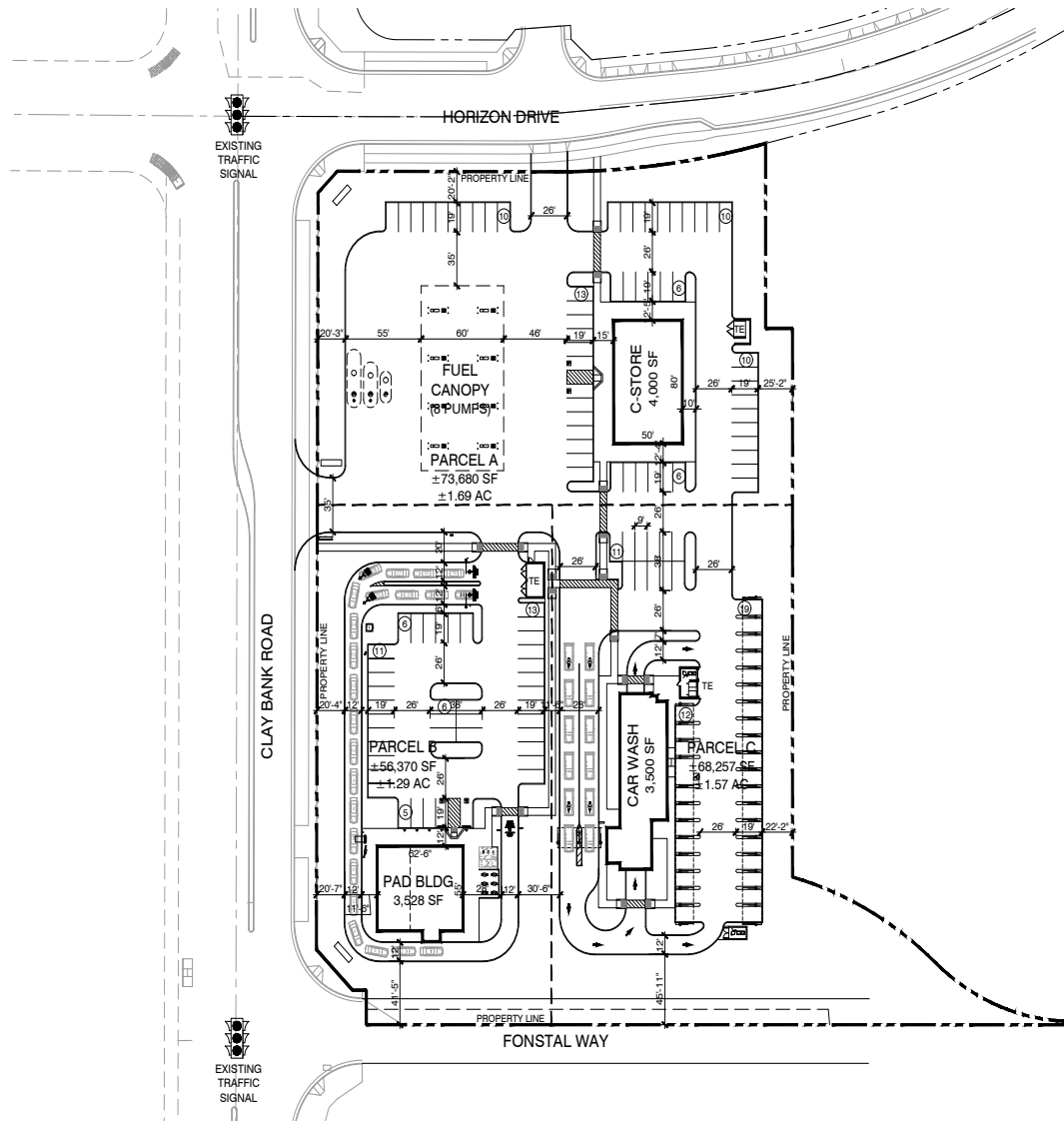
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# Conceptual Site Plan



LOCATION MAP



## SITE SUMMARY

TOTAL SITE AREA	4.55 Ac	198,307 Sf
TOTAL BUILDING AREA		11,028 Sf
LAND TO BUILDING RATIO		16.98 /1
BUILDING COVERAGE: (Max. 20%)		5.95 %
OVERALL PROPOSED PARKING STALLS:		107 Stalls
PROPOSED PARKING RATIO:		9.70 /1,000Sf

### PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
Shopping center*	1/200 SF	11,028	55
		<b>Total:</b>	<b>55</b>

### ZONING REQUIREMENTS

APN: 0170050280 & 0170050230  
 ZONING: CC - Community Commercial  
 USE: RETAIL/ COMMERCIAL/ RESTAURANT  
 BUILDING REQUIRED SETBACKS:  
 FRONT: 15 FEET  
 REAR: 10 FEET (20' including arterial road)  
 SIDE: 10 FEET (10' plus 1" for each 1' of bldg height over 20'; up to 30')  
 MAX HEIGHT: 45 FEET  
 LANDSCAPE SETBACK:  
 DEPTH AT INTERIOR PROPERTY LINE: 5 FEET  
 DEPTH AT STREET FRONTAGE (INCL. HWY OR FWY) : 15 FEET  
 LANDSCAPE % REQUIRED: (in review with City)  
 STALL SIZE: 9' x 19'  
 LOADING SIZE: No loading required for < 10,000 SF GFA  
 FIRE LANE DIMENSION: 26 FEET  
 MIN. DRIVEWAY DIMENSION: 24 FEET  
 DT STACKING: MIN. 8 VEHICLES PRIOR MENU BOARD

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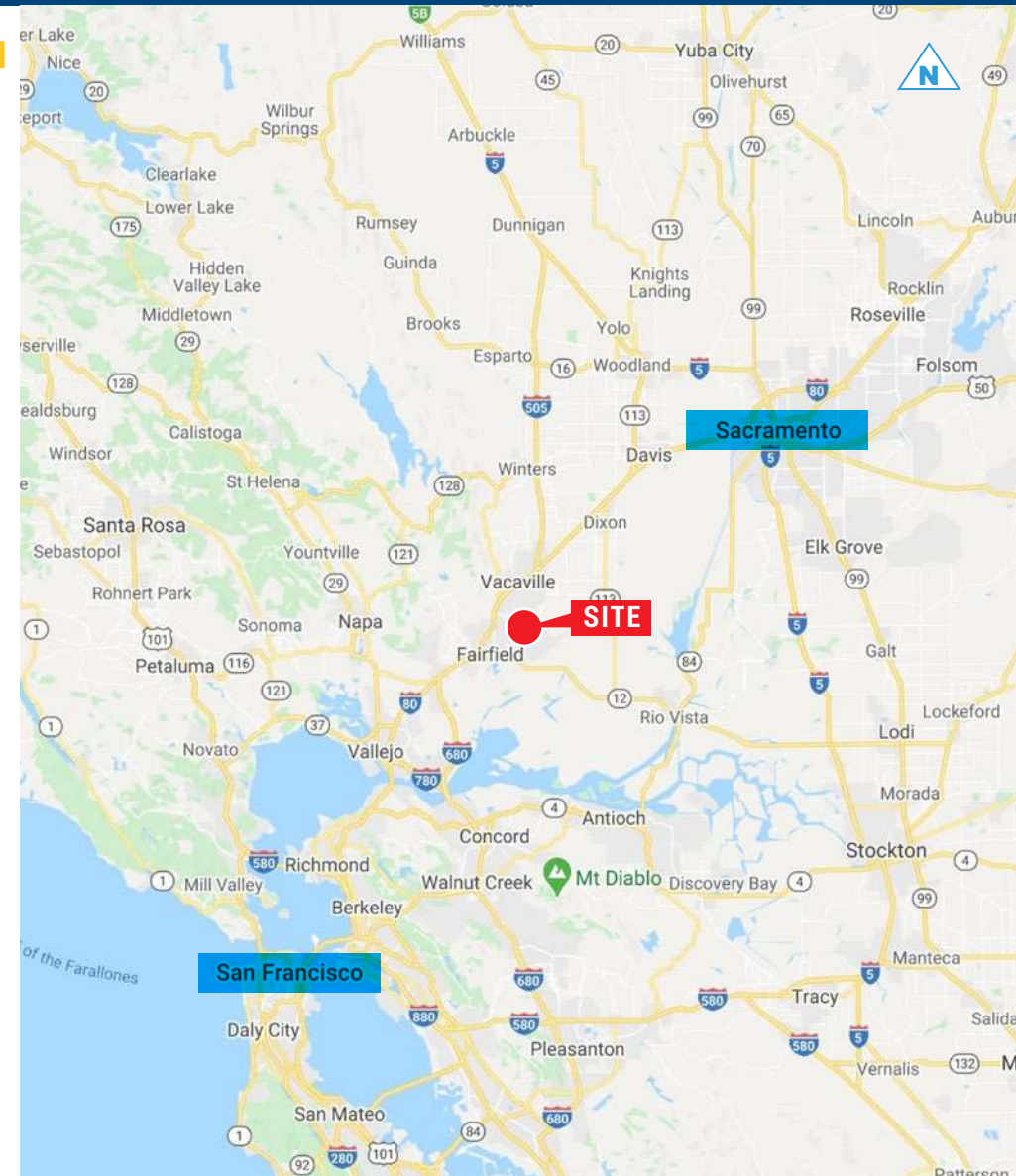
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## Demographics

		1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	2020 Estimated Population	17,182	102,651	156,464
	2025 Projected Population	17,443	104,260	159,830
	2010 Census Population	16,596	94,273	145,967
	2000 Census Population	16,369	88,162	142,223
	Projected Annual Growth 2020 - 2025	1%	1%	1%
	Historical Annual Growth 2000 - 2020	1%	1%	1%
	2020 Median Age	37	36	36
	Adjusted Daytime Demographics (Age 16 Years+)	8,098	56,189	94,273
<b>HOUSEHOLDS</b>	2020 Estimated Households	5,582	33,183	48,904
	2025 Projected Households	5,763	34,265	50,801
	2010 Census Households	5,463	30,949	45,807
	2000 Census Households	5,432	28,505	42,988
	Projected Annual Growth 2020 - 2025	1%	1%	1%
	Historical Annual Growth 2000 - 2020	0%	1%	1%
<b>RACE &amp; ETHNICITY</b>	2020 Estimated White	37%	40%	45%
	2020 Estimated Black or African American	23%	19%	17%
	2020 Estimated Asian or Pacific Islander	16%	18%	15%
	2020 Estimated American Indian or Native Alaskan	1%	1%	1%
	2020 Estimated Other Races	22%	23%	22%
	2020 Estimated Hispanic	28%	30%	29%
<b>INCOME</b>	2020 Estimated Average Household Income	\$110,481	\$113,568	\$118,150
	2020 Estimated Median Household Income	\$83,977	\$86,623	\$90,032
	2020 Estimated Per Capita Income	\$35,928	\$36,882	\$37,861
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade 0 - 8)	7%	7%	7%
	2020 Estimated Some High School (Grade 9 - 11)	8%	7%	7%
	2020 Estimated High School Graduate	27%	24%	24%
	2020 Estimated Some College	28%	28%	27%
	2020 Estimated Associates Degree Only	10%	10%	10%
	2020 Estimated Bachelors Degree Only	14%	17%	17%
	2020 Estimated Graduate Degree	6%	6%	8%
<b>BUSINESS</b>	2020 Estimated Total Businesses	320	2,354	3,668
	2020 Estimated Total Employees	2,545	22,457	38,196
	2020 Estimated Employee Population per Business	8	10	10
	2020 Estimated Residential Population per Business	54	44	43



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