



LAST PAD AVAILABLE | \$1,250,000

Including over \$500,000 of site work (parking lot, lighting and landscaping)

Highway 12 & Walters Rd
Suisun City, CA

**ONLY 1 PAD LEFT!
FOR LEASE OR FOR SALE**



For further information, contact:
Steve Edwards Lic # 00977718
916-277-8123
steve@theedwardsco.com



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PROPERTY HIGHLIGHTS

Suisun City, CA

- **ONLY 1 AVAILABLE PAD LEFT!**

Join Recently Opened 7-Eleven, Take 5 Oil and future Starbucks now Under Construction. Positioned at the crossroads of Interstate 80 and Hwy 12, Suisun City is very close proximity to Fairfield and Travis Air Force Base.

- Travis AFB is situated on approximately 6,383 acres located in close proximity to the new Walmart anchored shopping center.
- Travis' workforce consists of 14,353 military members and civilian employees. There are approximately 7,393 Active Duty personnel stationed at Travis Air Force.
- Travis also employs approximately 3,692 civilian personnel, including personnel from the Department of Defense, Department of Homeland Security and Department of Veterans Affairs.

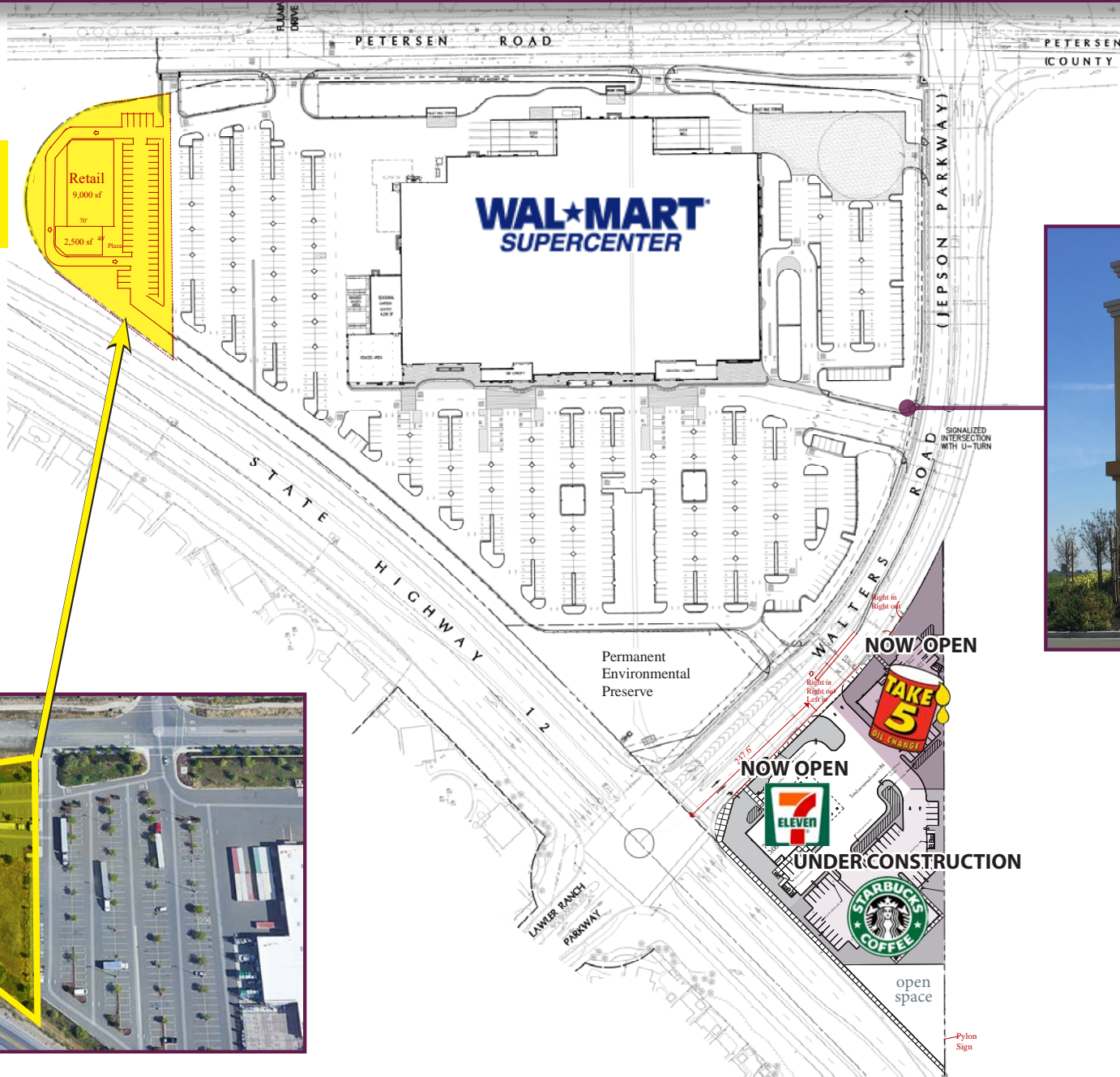


CONCEPTUAL SITE PLAN

Suisun City, CA

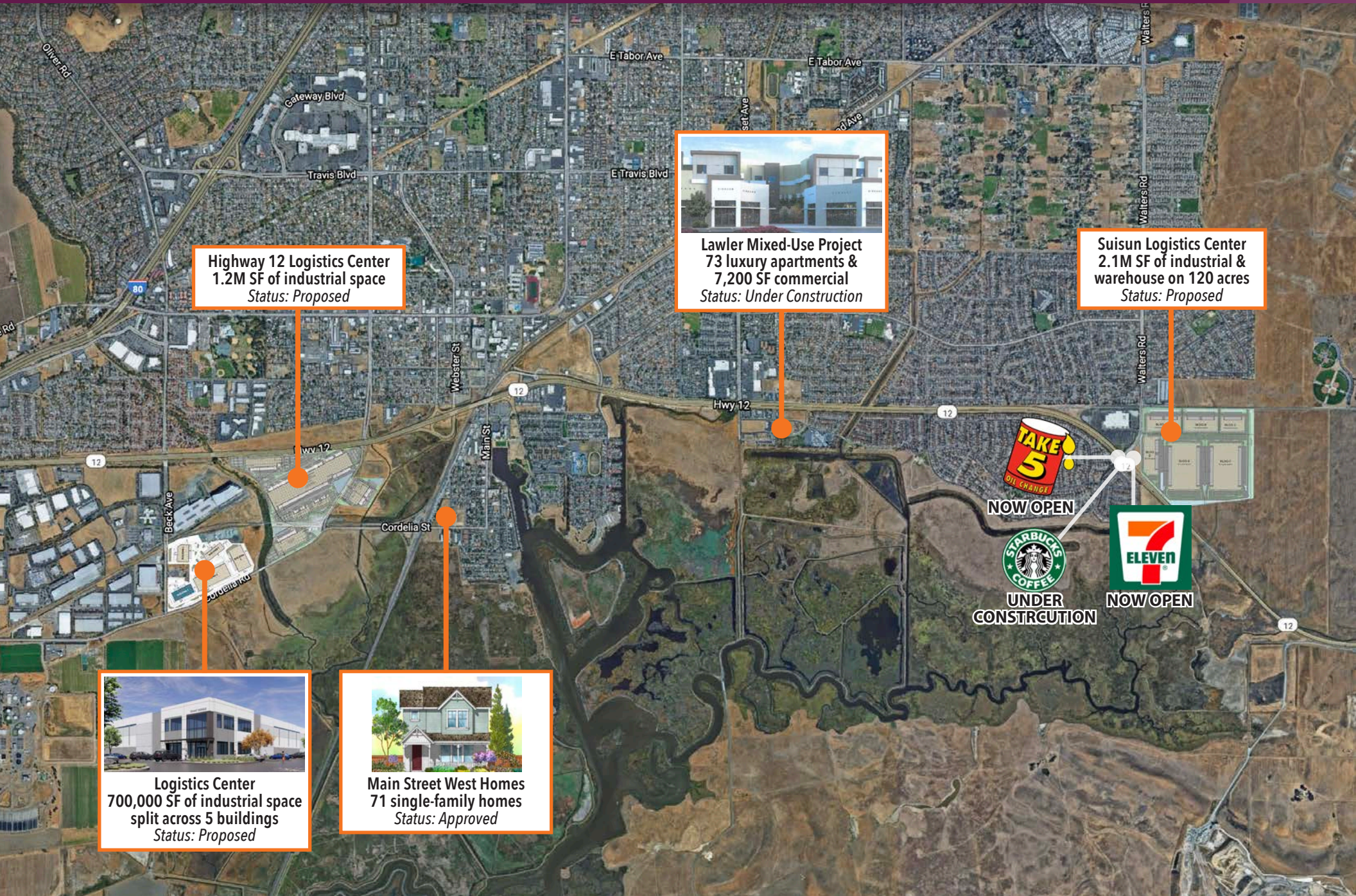


PARCEL 1 - 1.41 ACRES
 • all of the off sites and parking lot are completed



SUISUN CITY GROWTH

Suisun City, CA



Highway 12 Logistics Center
1.2M SF of industrial space
Status: Proposed



Lawler Mixed-Use Project
73 luxury apartments &
7,200 SF commercial
Status: Under Construction

Suisun Logistics Center
2.1M SF of industrial & warehouse on 120 acres
Status: Proposed



Logistics Center
700,000 SF of industrial space
split across 5 buildings
Status: Proposed



Main Street West Homes
71 single-family homes
Status: Approved



TAKE 5 OIL CHANGE
NOW OPEN

STARBUCKS COFFEE
UNDER CONSTRUCTION

7 ELEVEN
NOW OPEN

TRADE AREA AERIAL

Suisun City, CA



DEMOGRAPHICS



Suisun City, CA

5 Mile Radius

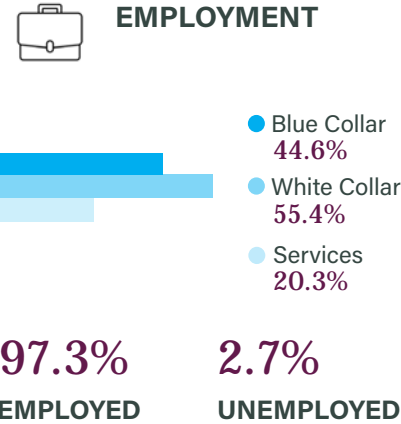
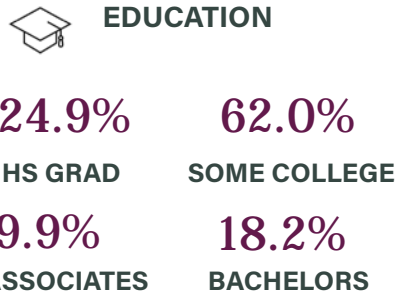
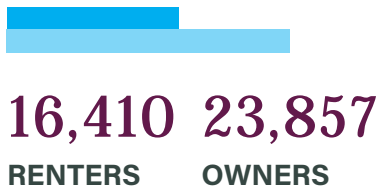
123,020
POPULATION

3.0
AVE HH SIZE

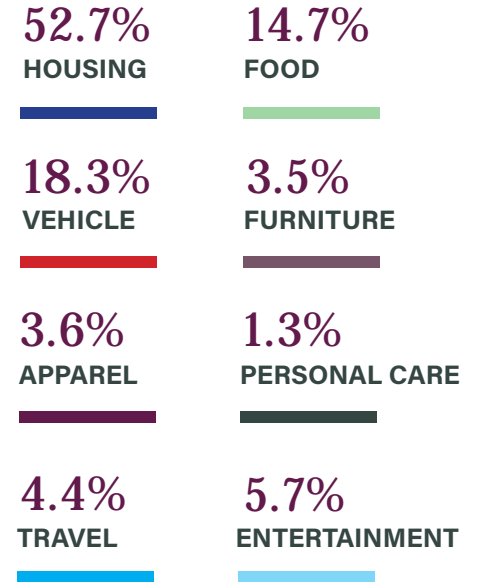
\$103,407
AVE HH INCOME

35.7
MEDIAN AGE

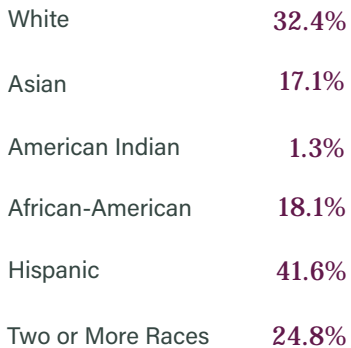
HOME OWNERSHIP



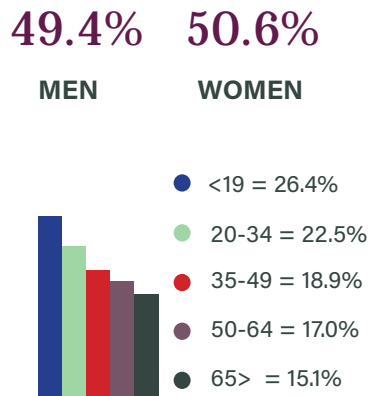
AVERAGE MONTHLY HOUSEHOLD SPENDING



RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD

