



# Offered for Lease/ Sale by SPECTRUM PROPERTIES

Commercial Real Estate Services

Updated 12/29/17

Spectrum Properties

(707) 469-8000

[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)

CA BRE # 01860534

New listings! (60 days)

Price Reductions!

Available!

## 2021 N. Texas St., Fairfield – FOR SALE New Listing!

Retail Building  
Warehouse,  
Residential + yard

12,507sf +3,117sf ,  
+ 1,272sf + yard

**\$1,990,000**

*Unique property on 1.51ac. Great visibility, busy traffic.  
Storage, yard, and many possibilities!*



## 700 Empire st., Fairfield – FOR SALE New Listing!

3,200 sf Building  
**\$425,000**

*Rare corner office  
building w/ access  
to Downtown and  
Courthouse.*



## 411 Davis Street, Vacaville

Suite 105 1,250 sf  
\$2.25/sf + NNN

*Close to  
Downtown and  
freeway access!*



## 1989 Peabody Rd, Vacaville – LEASING INCENTIVES!

Ste. 2 1,005 sf  
Ste. 6 1,500 sf  
\$1.70/sf/mo + NNN

**Free Base Rent**  
on Market Deals for  
qualified Applicants!

**Gift Cards** to  
Brokers for Tours with  
Qualified Applicants!

*Grocery & fast food anchored Center.*



## 3700 Hilborn Rd 600, Fairfield – For Lease or Sale

For SALE  
Ste 600 1,163 sf  
**\$375,000**

For LEASE  
Ste 800 1,120 sf  
**\$2.45/sf**

*Office condos in professionally managed one story  
project near freeway with signage.*



## 940 Adams St. Ste A-C, Benicia – FOR SALE

Ste. A-C 1,802 sf  
**\$449,000**

*Office Condo near  
waterfront in Arsenal  
district in Benicia.*



## 801 Davis St., Vacaville - New Listing!

Ste E 990 sf  
**\$1.25/sf**

*Open floor plan  
in the heart of  
downtown Vacaville!*



## 900 Texas St., Fairfield - New Listing!

Ste 900 1,950 sf  
**\$1.45/sf NNN(\$.20/sf)**

*Restaurant  
space on  
hard corner*





# Offered for Lease/ Sale by SPECTRUM PROPERTIES

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Updated 10/27/17

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Price Reductions!

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## 190 S. Orchard St., Fairfield - **New Listing!**

Ste C-110A **226 sf**  
**\$2.00/sf Incl PG&E**

*Well maintained w/  
flexible floor plan,  
updated interior,  
and directory  
signage.*



## 1011 - 8 Mason St. , Vacaville - **New Listing!**

1011-8 **1,875 sf**  
1011-9 **1,875 sf**  
**\$1.25/sf/mo**

1011-1 **1,250 sf**  
**\$1.35/sf/mo**



*Centrally located near Downtown and Freeway.  
On site parking.*

## 117 Peabody Rd. Vacaville

Ste.127 **2,800 sf \$2,950/mo (incl NNN)**  
Ste 153-B **1220 sf \$2.25/sf + NNN**

*Busy Retail Center  
with Signage at  
signalized Intersection.*



## 1001 Nut Tree Rd. 220 Vacaville – **FOR SALE**

Ste. 220 **2,165 sf**  
**\$615,000**

*Rare Office  
condo for Sale near  
hospital on Hard  
corner in Vacaville.*



## 710 Kellogg St, Suisun **Sale: \$1,250,000 2,424 sf**

*2<sup>nd</sup> Floor Available to occupy  
1<sup>st</sup> Floor Leased*

*Unique and Beautiful  
Waterfront Opportunity  
Commercial AND/OR  
Residential Vacant &  
Occupied Suites. Custom  
furnishings negotiable.*



## 8300 Bennington Hiddenbrooke, Vallejo **Price Reduction**

Space: **8316**  
**1,951 sf**  
**\$0.95/sf +NNN**

*Large open floor  
plan, end cap  
signage.*



## 1333 Oliver Rd, Fairfield

Ste 1335  
**1876 sf**  
**\$1.25/sf/mo**

*Space previously  
used as a Pilates studio.  
Signage available.*



## 609 Jefferson St. Fairfield

Ste G4 150 sf  
(no windows)  
**\$250/mo**

Ste G2 150 sf  
**\$450/mo**

*Shared Conference room. Located near  
government buildings and parking.*

