



# Offered for Lease/Sale by SPECTRUM PROPERTIES

Commercial Real Estate Services

Updated 7/23/18

Spectrum Properties

(707) 469-8000

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

CA DRE # 01860534

New listings! (60 days)

Price Reductions!

Available!

## 110 Railroad, Suisun - New Listing!

Suite G-2  
2,911 sf  
\$0.85/sf



*Large carpeted warehouse space with rollup door, front office, and private restroom. Also includes bonus mezzanine space above.*

## 921 Merchant, Vacaville - New Listing!

Suite A 4,000 sf  
\$2.25/sf /mo  
w/ mod gross



*Retail pad building with glass-lined office or retail possibility w/ building/monument signage.*

## 190 S. Orchard, Vacaville - New Listing!

Suite A-100 915 sf  
\$1.55/sf /mo



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

## 1001 Nut Tree Rd. 220 Vacaville – For Sale

Suite 220 2,165 sf  
\$575,000



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

## 411 Davis Street, Vacaville - New Listings!

Suite 105 1,250 sf  
\$2.25/sf/mo + NNN  
Suite 108 130 sf  
\$425/mo Incl. PG&E  
Suite 109 130 sf  
\$425/mo Incl. PG&E  
Suite 209 400 sf  
\$545/mo



*Close to Downtown and freeway access!*

## 825 Webster, Fairfield - New Listing! FOR SALE or LEASE

3,386 sf  
\$750,000



*Beautiful two story building on corner. Owner/user opportunity. Single or multiple tenant design.*

## 3338 North Texas, Fairfield – Price Reduced!

Suite D 1,895 sf  
\$2.15/sf +NNN



*A modern retail pad in busy center. Professionally managed, on-site parking, great visibility, & natural light.*

## 609 Jefferson St. Fairfield – For Lease

Suite G4 150 sf  
(no windows)  
\$250/mo  
Suite G2 150 sf  
\$425/mo  
Suite K 660 sf  
\$2.45/sf/mo + PG&E



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



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## 900 Texas St., Fairfield – For Lease

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

*Restaurant  
space on  
hard corner, some  
fixtures remain.*



## 2021 N. Texas St., Fairfield – Fore Sale

Retail Building  
Warehouse,  
Residential + yard

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

**\$1,895,000**

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



## 117 Peabody Rd. Vacaville – For Lease

Suite 127 A **1,875 sf**  
**\$1.00 sf/mo +NNN**

Suite 153 A **300 sf**  
**\$1,099/mo Gross**

*Busy Retail Center  
with Signage at  
signalized Intersection.*



## 1989 Peabody Rd, Vacaville – LEASING INCENTIVES!

Suite 2 **1,005 sf**  
**\$1.59/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.*



## 1909 Peabody, Vacaville – Price Reduced

Suite 4 **1,680 sf**  
**\$1.50 /sf/mo +NNN**

*Busy shopping  
center with building  
signage.*



## 1969 Peabody, Vacaville – Price Reduced!

Suite 1 **2,700 sf**  
**\$1.35 /sf/mo +NNN**

*Busy shopping  
center with building  
signage.*



## 1241 Alamo Drive, Vacaville – For Lease

Suite 6 **889 sf**  
**\$1.65/sf/mo**  
**+CAM (\$.10/sf)**

*Easy Access to  
downtown area with  
flexible floor plans.*



## 3700 Hilborn Rd 600, Fairfield – Price Reduced!

For LEASE  
Suite 800 **1,120 sf**  
**\$1.95/sf**

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





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**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.*

