



# SPECTRUM PROPERTIES

Commercial Real Estate Services

**Spectrum Properties**  
Commercial Real Estate Services  
(707) 469-8000  
[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)  
CA BRE # 01860534

## UNIQUE RETAIL/STORAGE/MORE FOR SALE ~ \$1,895,000



**2021-2025 N. Texas St.** This unique property offers a retail building, a warehouse building, a residential unit and land on busy N. Texas St. in Fairfield, CA. Unique property with many possibilities on approx 1.51 acres. Situated close to street frontage for good visibility with on-site parking and one small existing retail tenant. Rest to be delivered vacant for owner user or upside development.

Retail building has large floor area, glass frontage, roll up doors at rear; could be 2 suites. Detached storage building and additional parking at rear. 3bed/1bath residential unit on site as well. Please do no disturb occupants.



### Property Features

Site Size	65,775 sf
Unit Sizes	Retail: 12,507sf (725 sf leased to Metro PCS) Storage: 3,117sf Residential: 1,272sf + detached "garage"
Sales Price	\$1,895,00
Parking	On-Site Plus some Land
Features	<ul style="list-style-type: none"> <li>Unique Combo Site</li> <li>Owner Occupant or Investor opportunity</li> <li>Access to Downtown, Freeway, Businesses, other Retail/Auto</li> <li>Main Street Location</li> <li>Signage</li> </ul>

**Spectrum Properties**

Commercial Real Estate Services

411 Davis Street Ste. 102

Vacaville, CA 95688

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

For more information please contact:

**Traci Perry** (707) 469-8000 x 204 or **Tami Schupp** (707) 469-8000 X 209

The depiction in the included photograph of any person, entity sign, logo, or property other than Spectrum Properties (S.P.) client, and the property offered by S.P., is included only, and it not intended to connote any affiliation, connection, association, sponsorship or approval, by or between that which is incidentally depicted and S.P. or it's clients. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker expect if otherwise provided pursuant to the express terms, rates and conditions of S.P. agreement with it's principal, if, as and when such commission (if any) is actually received form such principal.