

Villages at Fairfield

Cement Hill Road & Walters Road
Fairfield, CA

**A new retail development at Vacaville Junction
Where Fairfield, Vacaville and Travis AFB meet!**

**NOW
PRE-LEASING!**

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RETAIL CENTERS**

Villages at Fairfield

Cement Hill Road & Walters Road – Fairfield, CA

Project Overview



Strategically located between Fairfield and Vacaville at Vacaville Junction.
Ideal opportunity for grocer, dining and retail.

- Proximate to ±15,391 new housing units in review, approved, under construction or recently completed (est. new residents: 44,633)
- Existing population of 185,197 in a five mile radius
- Strong traffic counts
- Positioned to capture the Fairfield and Vacaville markets



GROWING COMMUNITY
Surrounded by
±15,391
New Housing Units



GREAT LOCATION
Midpoint Between
Vacaville & Fairfield
Trade Areas



IDEAL FOR GROCER
Ideal Site
for Grocer
Dining & Retail

| TRAFFIC COUNTS | ADT |
|---------------------------------|---------|
| Cement Hill Rd, W of Walters Rd | 14,0143 |
| Peabody Rd, N of Cement Hill Rd | 27,071 |
| Peabody Rd, S Cement Hill Rd | 31,924 |

| DEMOGRAPHICS | 1-Mile | 3-Mile | 5-Mile |
|--------------------|-----------|-----------|-----------|
| Population | 4,799 | 74,328 | 185,197 |
| Average HH Income | \$118,190 | \$110,817 | \$107,727 |
| No. of Households | 1,302 | 22,808 | 60,454 |
| Daytime Population | 2,241 | 36,671 | 102,287 |

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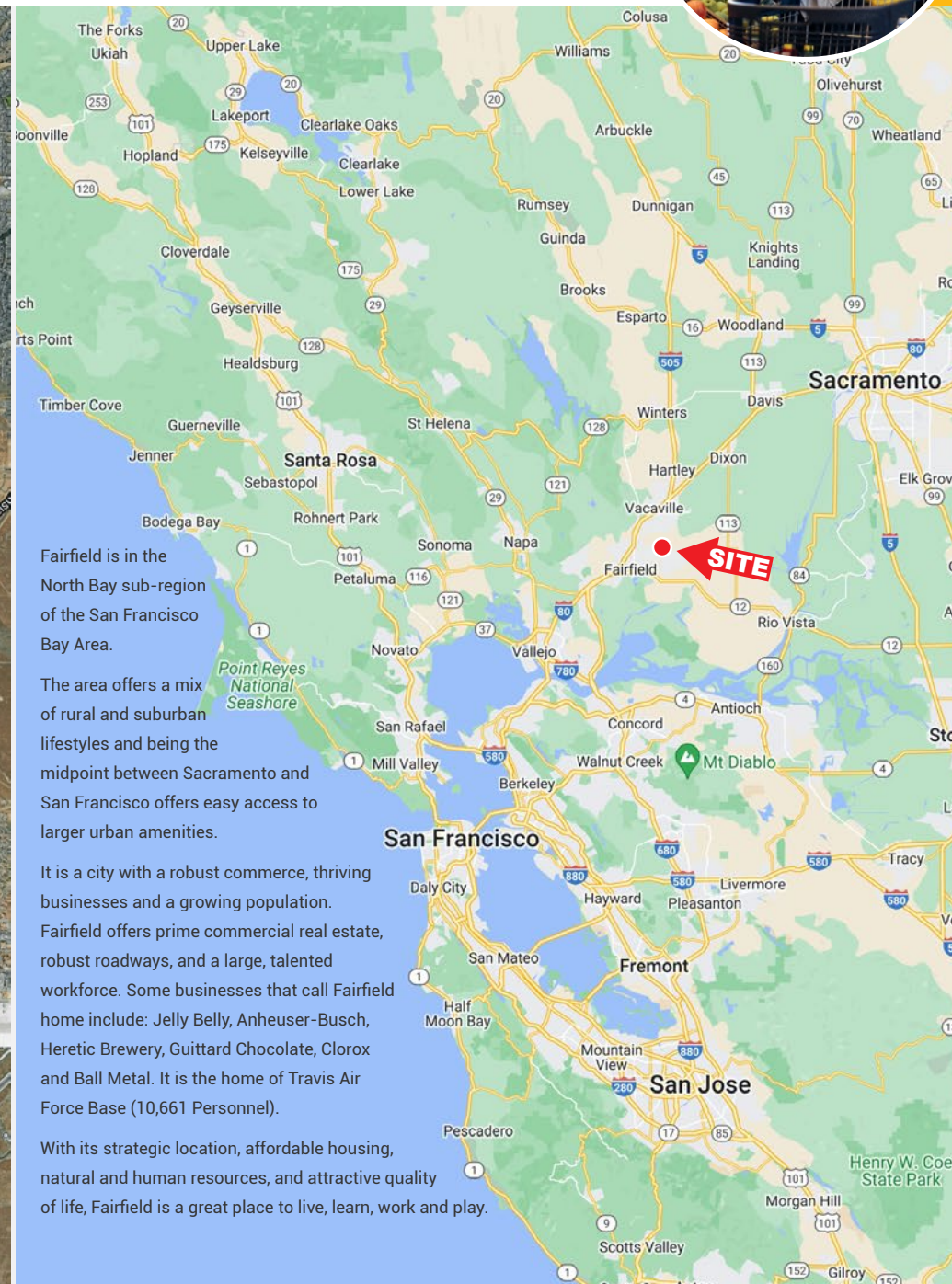
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Fast Growing Trade Area



Cement Hill Road & Walters Road – Fairfield, CA

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With its strategic location, affordable housing, natural and human resources, and attractive quality of life, Fairfield is a great place to live, learn, work and play.

Fremont

 San Jose

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New Housing



Within the Fairfield/Vacaville trade area, the site is positioned to capture ±15,391 new housing units in review, approved, under construction or recently completed.

FAIRFIELD

| No. | Name | No of Units |
|--------------|---|---------------|
| 1 | Train Station Plan | 3,500 |
| 2 | Villages at Fairfield | 2,400 |
| 3 | Hawthorn Mill | 550 |
| 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 |
| 13 | Eden ousing | 400 |
| 14 | One Lake | 2,226 |
| TOTAL | | 10,971 |

VACAVILLE

| No. | Name | No of Units |
|--------------|-------------------------|--------------|
| 1 | Lower Lagoon Valley | 1,015 |
| 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 |
| TOTAL | | 4,420 |

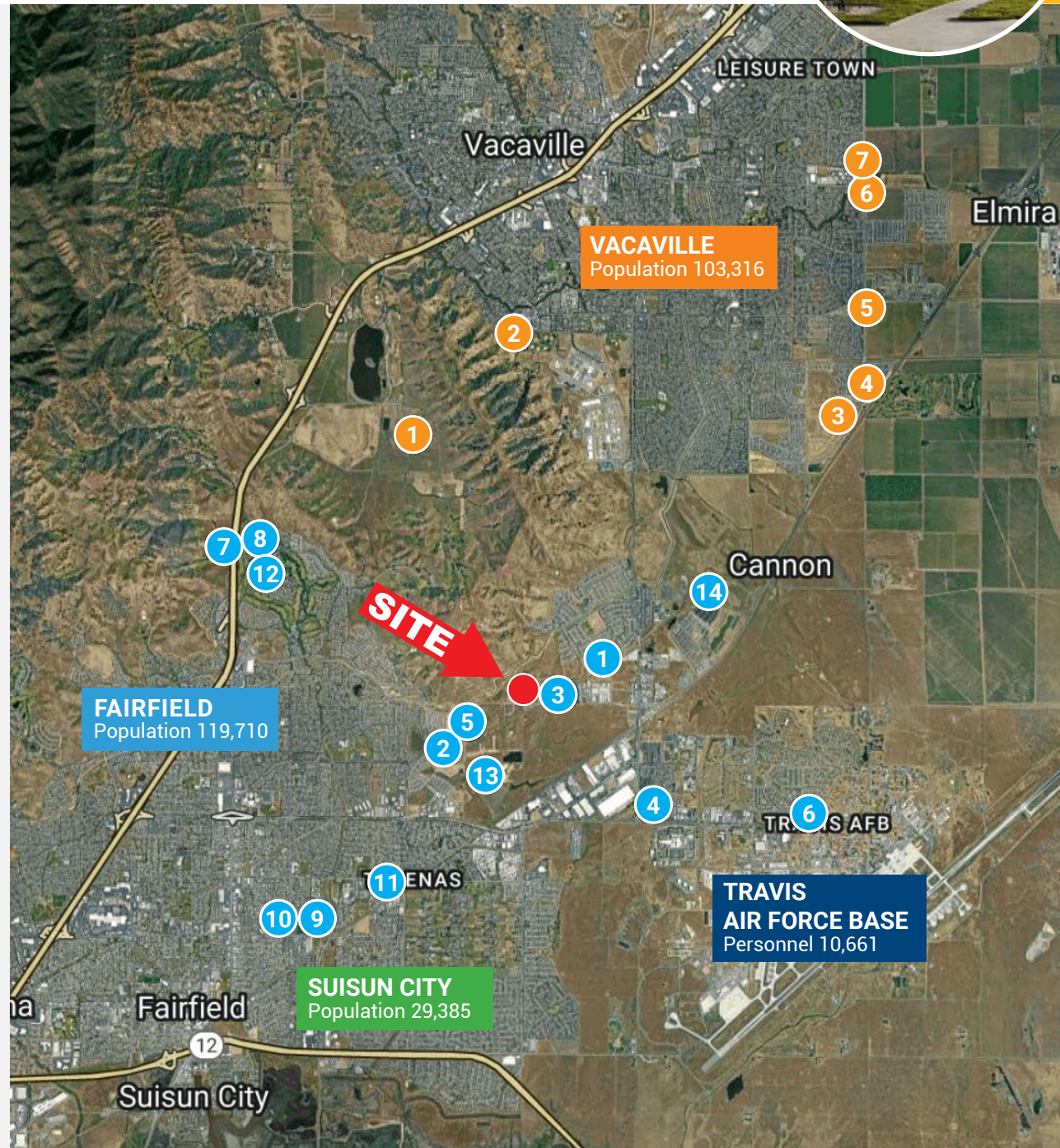
New Units Fairfield: ±10,971

New Units Vacaville: ±4,420

New Units Total: ±15,391

Est. New Residents: 44,633

(New Units = 2.9 people per household)



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New Housing



Within a 2 mile radius the site is positioned to capture 9,862 new housing units in review, approved, under construction or recently completed.

(Est. New Residents: 28,560)



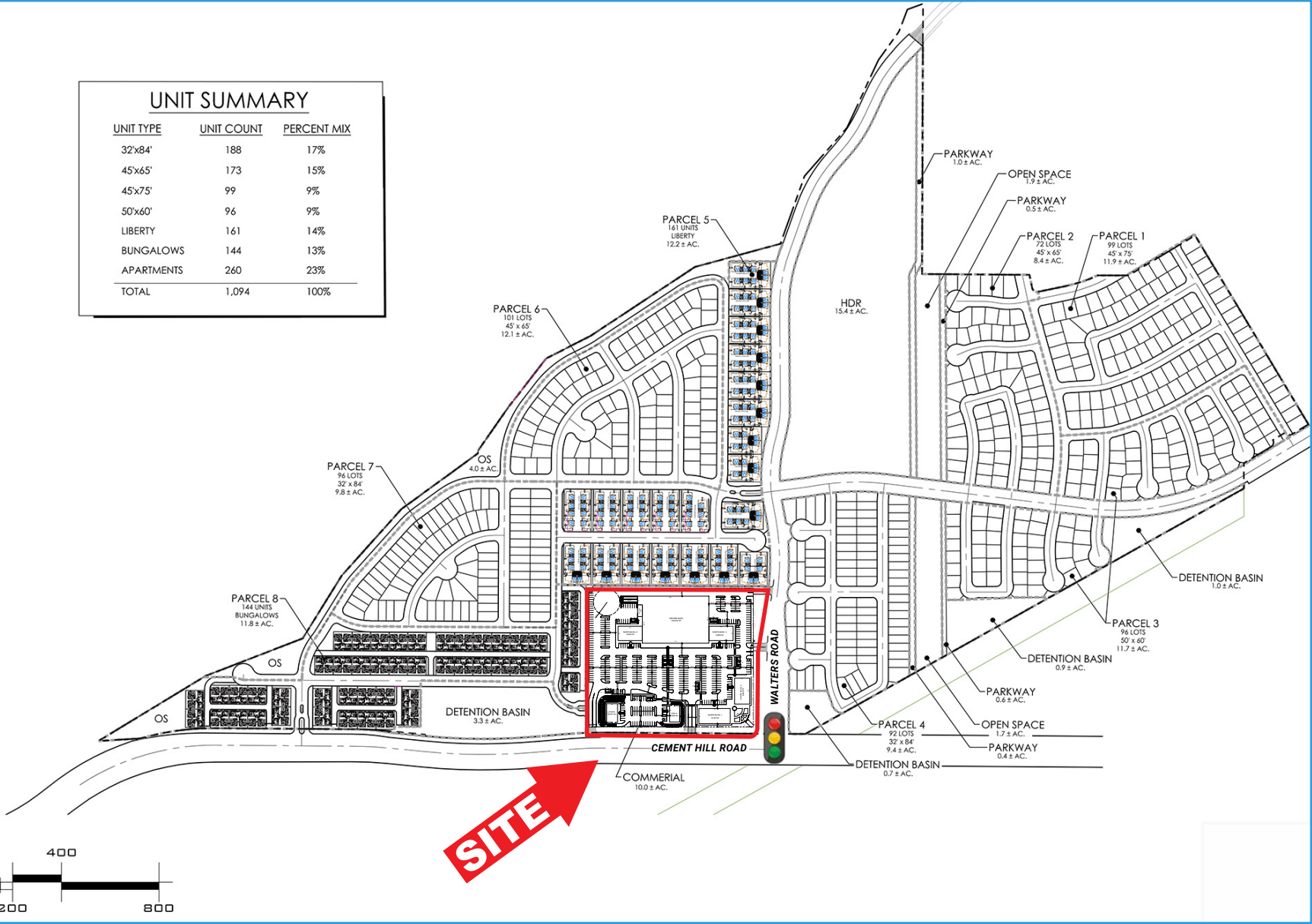
Villages at Fairfield

Cement Hill Road & Walters Road – Fairfield, CA

Conceptual Master Plan



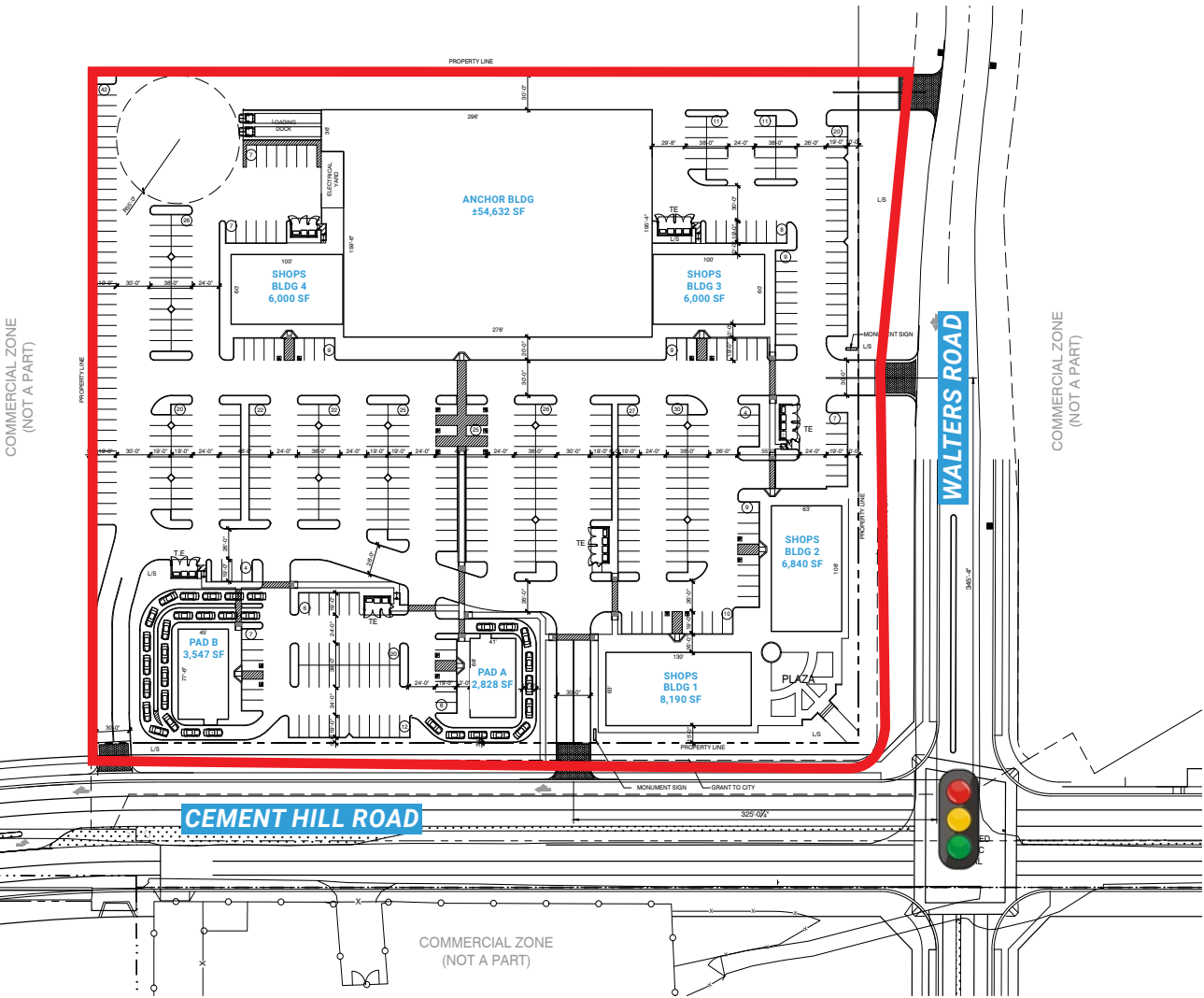
| UNIT SUMMARY | | |
|--------------|------------|-------------|
| UNIT TYPE | UNIT COUNT | PERCENT MIX |
| 32'x84' | 188 | 17% |
| 45'x65' | 173 | 15% |
| 45'x75' | 99 | 9% |
| 50'x60' | 96 | 9% |
| LIBERTY | 161 | 14% |
| BUNGALOWS | 144 | 13% |
| APARTMENTS | 260 | 23% |
| TOTAL | 1,094 | 100% |



Villages at Fairfield

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Conceptual Retail Site Plan



LOCATION MAP
NOT TO SCALE

Site Summary

APN: 000-000-00
EXISTING ZONING: RESIDENTIAL - MEDIUM DENSITY
PROPOSED ZONING: MIXED COMMERCIAL
REQUIRED SETBACKS:
FRONT: 15 FT.
REAR: 5 FT.
SIDE: 10 FT.
BUILDING HEIGHT: 35 FT
LANDSCAPE SETBACK: 15 FT
DRIVEWAY WIDTH: 24 FT
STALL DIMENSIONS (PLANTER @ 8 STALLS) : 9' x 19'
FIRELANE MIN. WIDTH: 20'

TOTAL SITE AREA 9.15 Ac 398,581 SF
TOTAL BUILDING AREA 88,037 SF
LAND TO BUILDING RATIO 3.53 /1
BUILDING COVERAGE 22.09 %
OVERALL PROPOSED PARKING STALLS: 445 Stalls
PARKING PARKING RATIO: 5.05 /1,000SF

PARKING REQUIRED

| USE | REQ. | AREA (SF) | STALLS |
|-----------------------|------------|-----------|--------|
| Market/Retail/Shops | 4/1000 SF | 76,037 | 304 |
| Restaurant drive-thru | 10/1000 SF | 12,000 | 120 |
| TOTAL: | | 88,037 | 424 |



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