

Napa Tahoe Crossings

5121 Business Center Drive, Fairfield, California



PROPERTY PROFILE

Location	5121 Business Center Drive, Fairfield, CA
Space Available	±1,500 (can assemble 2,600 SF)
Rent	\$3.50 PSF (\$0.65 NNN)
Project Highlights	<ul style="list-style-type: none"> • A Tallen & Keshen Holdings and Heller Realty & Development project • Highway visible end cap with highway signage • Costco adjacent • Adjacent to Safeway, Longs, TJ Maxx Center • Co-tenants in pad include Starbucks, Sleep Train, Bank of America

2007 DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	3,337	11,881	20,856
AVG. HH Income	\$124,372	\$107,908	\$99,971
Daytime Population	8,200	12,995	19,002

TRAFFIC COUNTS

Interstate 80 @ Green Valley 155,000 ADT



For more information, please contact exclusive leasing agent:

DREW GREENSPAN
dgreenspan@terranomics.com

Terranomics Retail Services
A division of BT Commercial

1350 Bayshore Hwy, Suite 900
Burlingame, CA 94010

Main (650) 348-2400 | Fax (650) 347-4307
www.terranomics.com

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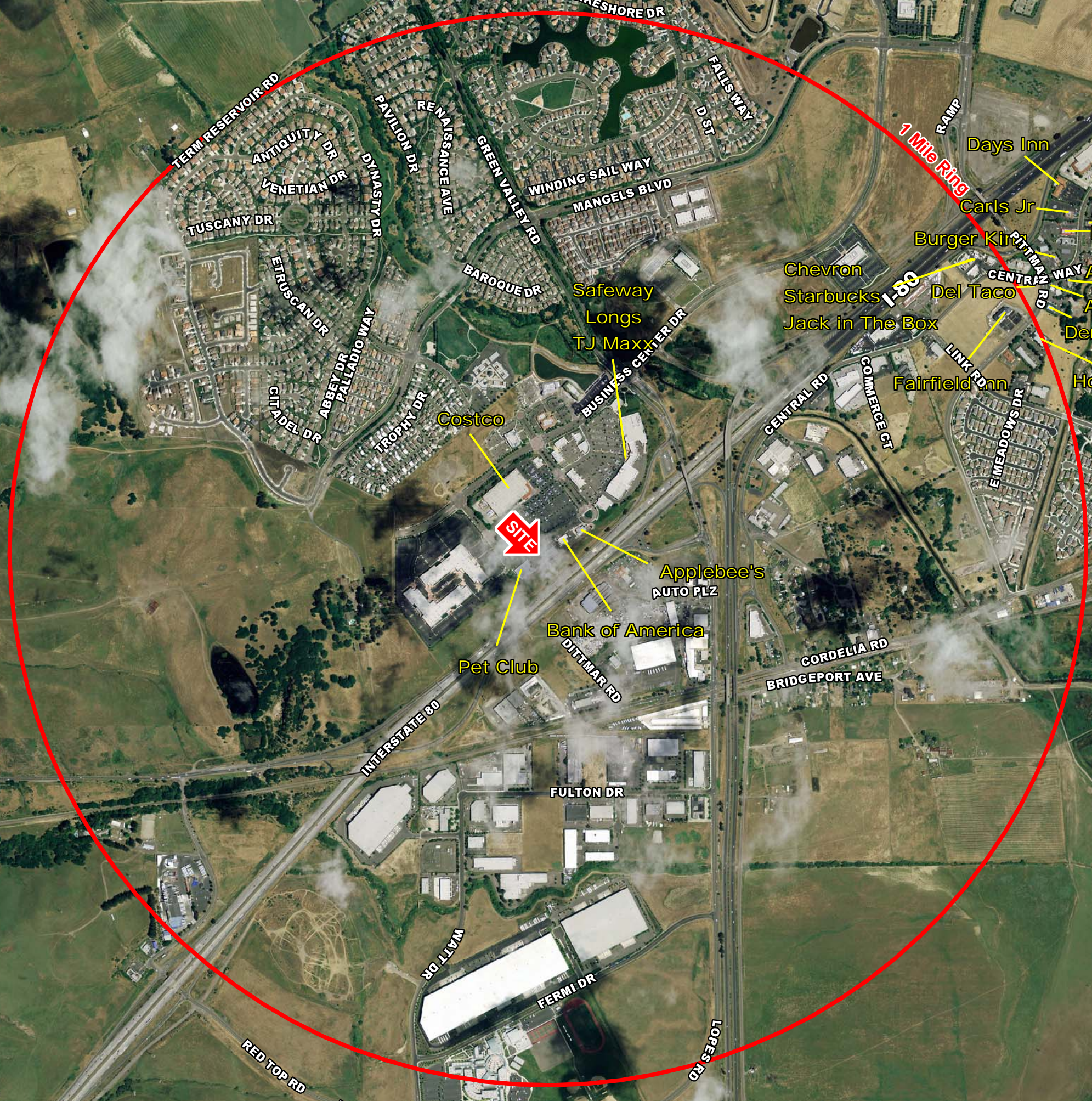
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**5121 Gateway
Fairfield, CA**



TERMINUS RESERVOIR RD
ANTQUITY DR
VENETIAN DR
TUSCANY DR
ETRUSCAN DR
CITADEL DR
PALLADIO WAY
TROPHY DR
PAVILION DR
RENAISSANCE AVE
GREEN VALLEY RD
BAROQUE DR
WINDING SAIL WAY
MANGELS BLVD
Safeway
Longs
TJ Maxx
Costco
BUSINESS CENTER DR
Applebee's
AUTO PLZ
Bank of America
Pet Club
DITTMAR RD
FULTON DR
WAITT DR
FERMI DR
LOPES RD
SHORE DR
FALLS WAY
D ST
MANGELS BLVD
RAMP
1 Mile Ring
I-80
CENTRAL RD
COMMERCE CT
CORDELIA RD
BRIDGEPORT AVE
LINK RD
E MEADOWS DR
RITZ WAY
CENTRAL PL
CENTRAL PL

Scandia
Days Inn
Best Western
Carls Jr
Taco Bell
McDonalds
Comfort Inn
Burger King
Arbys
Wendys
Arco
Jack in The Box
Del Taco
Dennys
Fairfield Inn
Holiday Inn



5121 Business Center Dr Ste 100 Fairfield, CA 94534

24 April 2008

Coordinates Longitude: -122.145011
 Latitude: 38.216172

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2000 Total Population	2,450	8,885	17,050
2007 Total Population	3,337	11,881	20,856
2012 Total Population	3,368	12,125	21,074
% Population Change 2000-2007	36.20%	33.72%	22.32%
% Population Change 2007-2012	0.93%	2.05%	1.05%
HOUSEHOLDS			
2000 Total Households	751	2,825	5,480
2007 Total Households	1,072	3,975	7,066
2012 Total Households	1,176	4,418	7,651
% Households Change 2000-2007	42.74%	40.71%	28.94%
% Households Change 2007-2012	9.70%	11.14%	8.28%
2007 RACE			
2007 White Population	1,992	6,807	11,405
2007 Hispanic Population	255	1,023	1,787
2007 Black Population	330	1,101	2,071
2007 American Indian/Alaska Native	10	53	97
2007 Asian/Hawaiian/Pacific Islander	456	1,572	2,867
2007 Other Population (Incl 2+ Races)	294	1,325	2,629
2007 INCOME			
2007 Per Capita Income	\$39,954	\$36,103	\$33,870
2007 Median Household Income	\$92,082	\$82,392	\$75,998
2007 Average Household Income	\$124,372	\$107,908	\$99,971
2007 Average Household Size	2.9	3.0	2.9
2007 Total Occupied Housing Units	1,074	3,994	7,082
2007 Total Owner Occupied Housing Units	965	3,571	6,315
2007 Total Renter Occupied Housing Units	108	423	767
2007 Total Establishments	407	830	1,291
2007 Total Daytime Population	8,200	12,995	19,002
2007 Total Daytime Work Population	4,267	7,375	11,079

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2007 EDUCATIONAL ATTAINMENT			
2007 Total Educational Attainment Age 25+	2,202	7,612	13,483
2007 < 9th Grade	45	178	356
2007 9th-12th Grade	58	331	678
2007 High School Graduate (Incl Equivalency)	398	1,628	2,937
2007 Some College No Degree	539	2,253	4,224
2007 Associate Degree	201	671	1,149
2007 Bachelor's Degree	635	1,793	2,904
2007 Master's Degree	235	540	838
2007 Doctorate Degree	13	49	98
2007 Professional School Degree	76	168	299
% 2007 Total Educational Attainment Age 25+	65.99%	64.07%	64.65%
% 2007 < 9th Grade	2.05%	2.34%	2.64%
% 2007 9th-12th Grade	2.64%	4.35%	5.03%
% 2007 High School Graduate (Incl Equivalency)	18.09%	21.39%	21.78%
% 2007 Some College No Degree	24.50%	29.60%	31.33%
% 2007 Associate Degree	9.14%	8.82%	8.52%
% 2007 Bachelor's Degree	28.86%	23.56%	21.54%
% 2007 Master's Degree	10.68%	7.09%	6.22%
% 2007 Doctorate Degree	0.59%	0.64%	0.73%
% 2007 Professional School Degree	3.45%	2.21%	2.22%
2007 Median Age Total Population	34	34	35
2007 Median Age Female Pop	33	33	34
2007 Median Age Male Pop	35	35	35
2007 MARITAL STATUS			
% 2007 Never Married	17.81%	20.34%	20.67%
% 2007 Now Married	74.00%	70.17%	68.81%
% 2007 Divorced	5.78%	7.01%	7.51%
% 2007 Widowed	2.41%	2.48%	3.02%
% 2007 Separated	1.58%	1.41%	1.26%
2007 Median Home Value	\$406,106	\$330,805	\$308,950