

±19,680 SF OFFICE FOR LEASE

435 EXECUTIVE COURT NORTH FAIRFIELD



[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



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PROPERTY HIGHLIGHTS

- » Dimensions: ±282' wide x 64' deep (irregular)
- » Parking: ±4.85/1000 plus
- » Power: ±1,200 amps at 120/208 volts
- » Large server / telecom room
- » Redundant fiber optic infrastructure
- » Large break / lunch room
- » Glass-line on all walls
- » Grade level door option
- » Multiple conference rooms
- » Large open areas workstations
- » Large open office areas
- » Large mail room
- » Abundant private offices along perimeter glass-line
- » Fully sprinklered



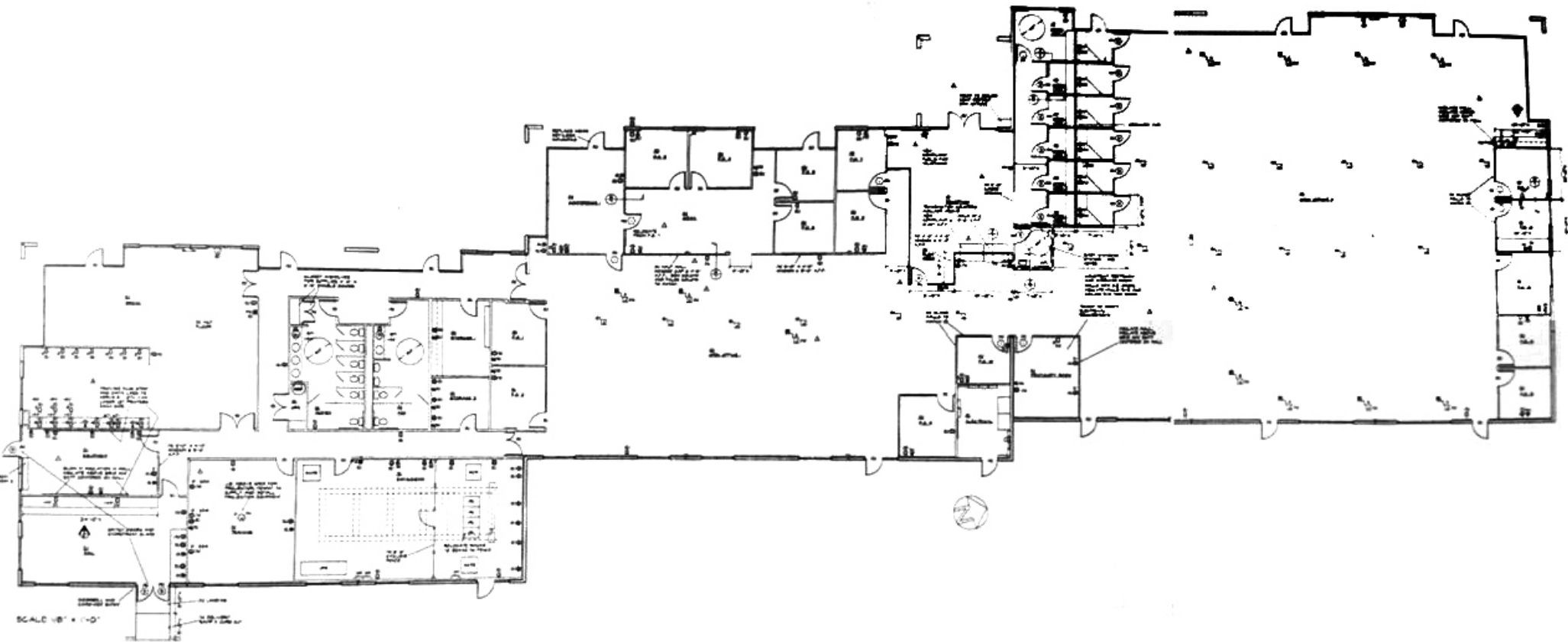
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FLOOR PLAN



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	735	8,051	41,706
2010 Total Population	2,667	13,265	50,043
2020 Total Population	4,292	15,996	55,715
2020 Group Quarters	0	9	1,110
2025 Total Population	4,797	17,201	58,411
2020-2025 Annual Rate	2.25%	1.46%	0.95%
2020 Total Daytime Population	6,750	22,127	64,278
Workers	4,521	13,037	31,616
Residents	2,229	9,090	32,662
Median Household Income			
2020	\$132,745	\$126,439	\$100,148
2025	\$147,625	\$140,943	\$106,749
Median Home Value			
2020	\$600,117	\$577,736	\$475,840
2025	\$650,958	\$627,904	\$534,202
Per Capita Income			
2020	\$55,576	\$51,931	\$41,435
2025	\$62,473	\$58,664	\$46,536
Median Age			
2010	35.5	36.7	36.2
2020	35.8	37.0	36.6
2025	34.8	36.9	36.9

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	159	839	2,576
Total Employees:	3,450	16,712	37,417
Total Residential Population:	4,292	15,996	55,715
Employee/Residential Population Ratio (per 100 Residents)	80	104	67



POPULATION

55,175



MEDIAN AGE

36.2



DAYTIME POPULATION—RESIDENTS

32,662



DAYTIME POPULATION—WORKERS

31,616



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AREA MAP

Suisun Valley Road (15,285 AADT)

324 Campus Lane



420 Executive Court

BIOMET

ALTRONICS
BUSINESS SYSTEMS



U.S. Department
of Veterans Affairs

421 Executive Court



Solano Family &
Children's Services

Solano Community College
(10,814 students)

320 Campus Lane

RENT A KIT

424 Executive Court



NORTH BAY
AVIATION

425 Executive Court



FAIRFIELD CORPORATE
COMMONS

427 Executive Court



431 Executive Court



435
EXECUTIVE
COURT

Business Center Drive (3,109 AADT)

Executive Court North

AMENITIES

Green Valley Crossing



Napa County Airport

CA STATE BOARD OF BARBERING
& COSMETOLOGYFairfield
Corporate
CommonsGreen Valley
Corporate Park
(132-acre mixed use
development)The Marketplace
at Green Valley
(44-acre regional
shopping center)Bradbury Park
(single family homes)

Suisun Valley Road (15,285 AADT)



Business Center Drive (3,109 AADT)

Verdant at
Green Valley
(luxury
apartment
community)Solano Community College
(10,814 students)

CA STATE BOARD OF BARBERING & COSMETOLOGY

ALTRONICS BUSINESS SYSTEMS BIOMET One Surgeon. One Patient.

U.S. Department of Veterans Affairs Caltrans

Fairfield Corporate Commons

Solano Family & Children's Services

Jelly Belly The original gourmet jelly bean.

Anheuser-Busch

Travis Air Force Base

Saxco International dbi

amcor

Guittard CHOCOLATE COMPANY

encore glass

DOWNTOWN FAIRFIELD

Green Valley Crossing

COSTCO WHOLESALE CVS pharmacy LA BOY

SAFeway TJ-maxx ANYTIME FITNESS

Goodwill

Solano Town Center

icpenney macy's

REGAL ENTERTAINMENT GROUP 24 FITNESS FOREVER 21

OLD NAVY CHAMPS SPORTS

DICK'S SPORTING GOODS BEST BUY EXPRESS H&M DISNEY STORE ULTA BEAUTY

INTERCOAST CAREERS ON TARGET

JUST DESSERTS SAN FRANCISCO

BIG "D"

CRYSTAL GEYSER

FedEx Ground

Highway 12 (35,500 AADT)

Interstate 80 (187,000 AADT)

TOM DUFFY COMPANY WHOLESALE FLOORING PRODUCTS

Scott

BRAND ENERGY & INFRASTRUCTURE SERVICES

CI

Rodriguez High School (2,082 students)

Interstate 680 (66,000 AADT)



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