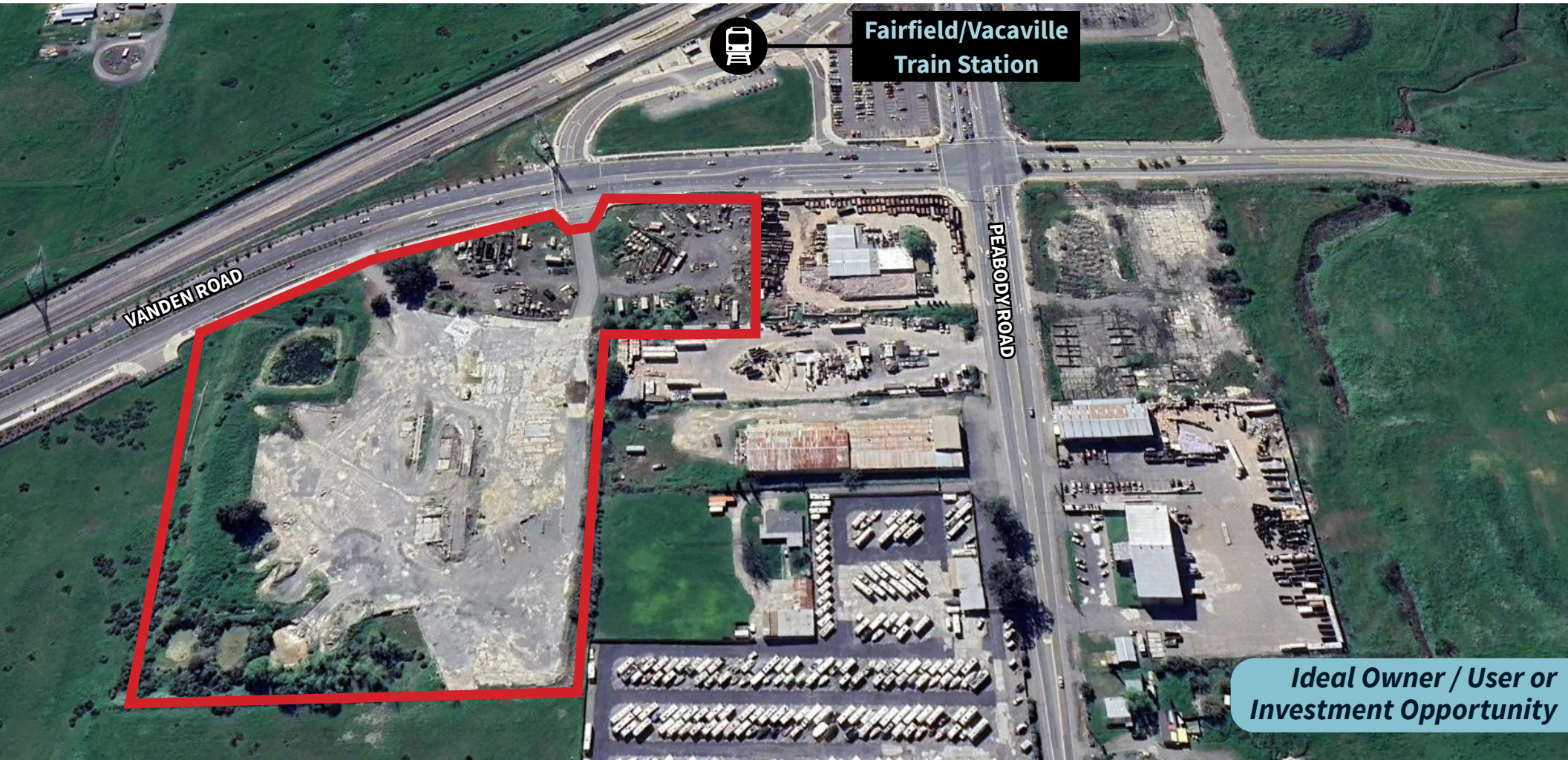


±14.27 AC Industrial Lot Available For Sale

4969 Vanden Road | Fairfield, CA



Fairfield/Vacaville
Train Station

*Ideal Owner / User or
Investment Opportunity*



±14.27 AC
available for sale



Convenient access
to I-80, I-505, and
Hwy 12



Zoning
Industrial



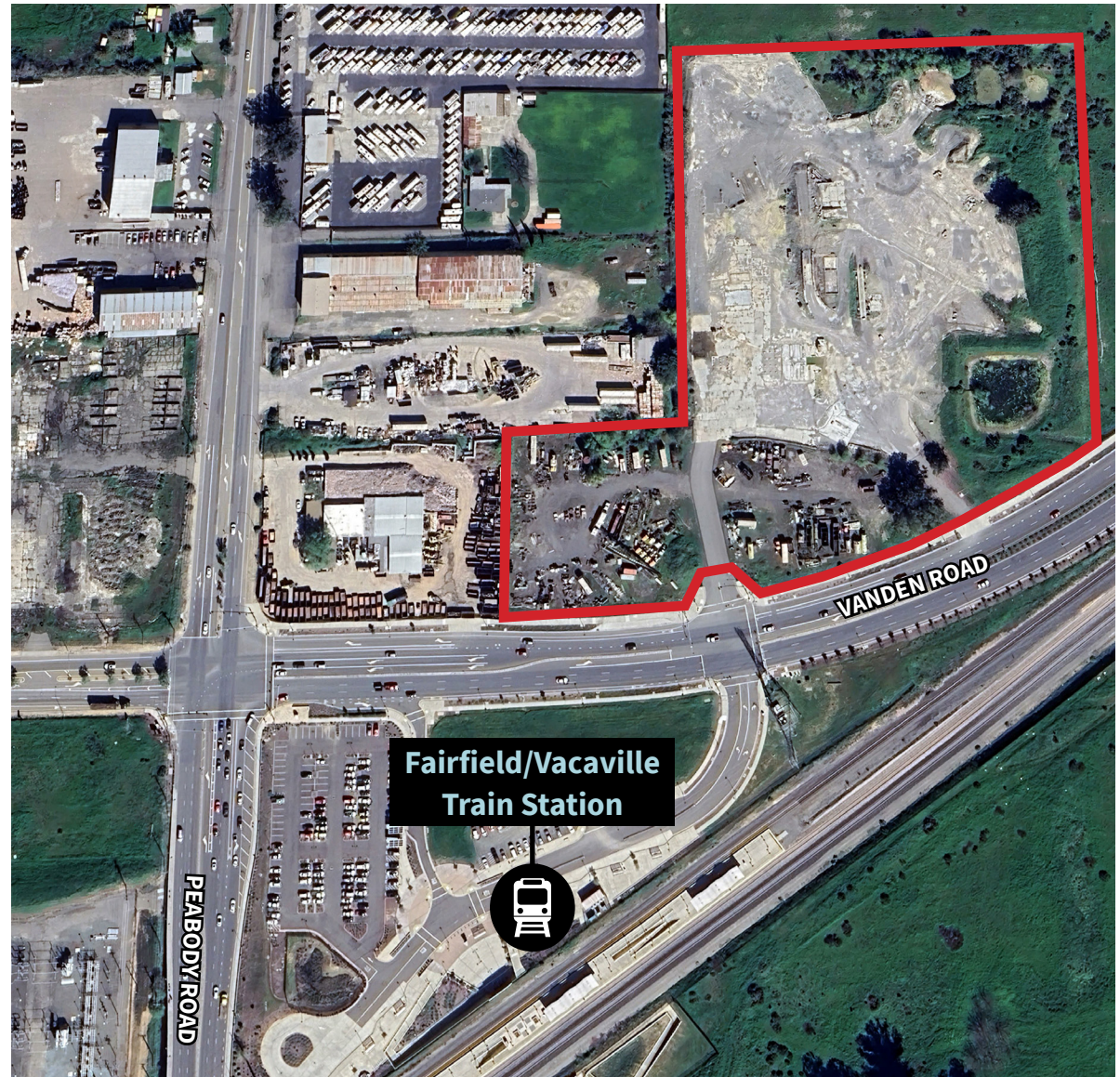
Fenced and
gated



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

Property Information

- ±14.27 gross acres, APN: 0166-090-160
- Excellent access to I-80, I-505, and Hwy 12
- Zoning: Industrial; allows industrial uses and yard storage
- Future land use allows High-Density Residential (HR- 20-50 dwelling units per acre) and Commercial Mixed-Use (CM)
- Fenced and 2 gated entrances
- Located directly across the street from the newly constructed Fairfield - Vacaville Train Station
- Excellent opportunities to pursue repositioning for high-density residential and commercial mixed-use developments



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Connectivity

Completed in 2017, the **Fairfield-Vacaville Hannigan Station's** main capabilities include connecting to the Amtrak Capitol Corridor line, serving as a transit hub for the local Fairfield Transit (FAST) bus service, and providing basic passenger amenities like sheltered waiting areas and ticketing machines. It's a key transportation hub for the region, connecting residents to cities like Sacramento and San Jose. The station also has free parking, bike access, and is the anchor for future mixed-use development.

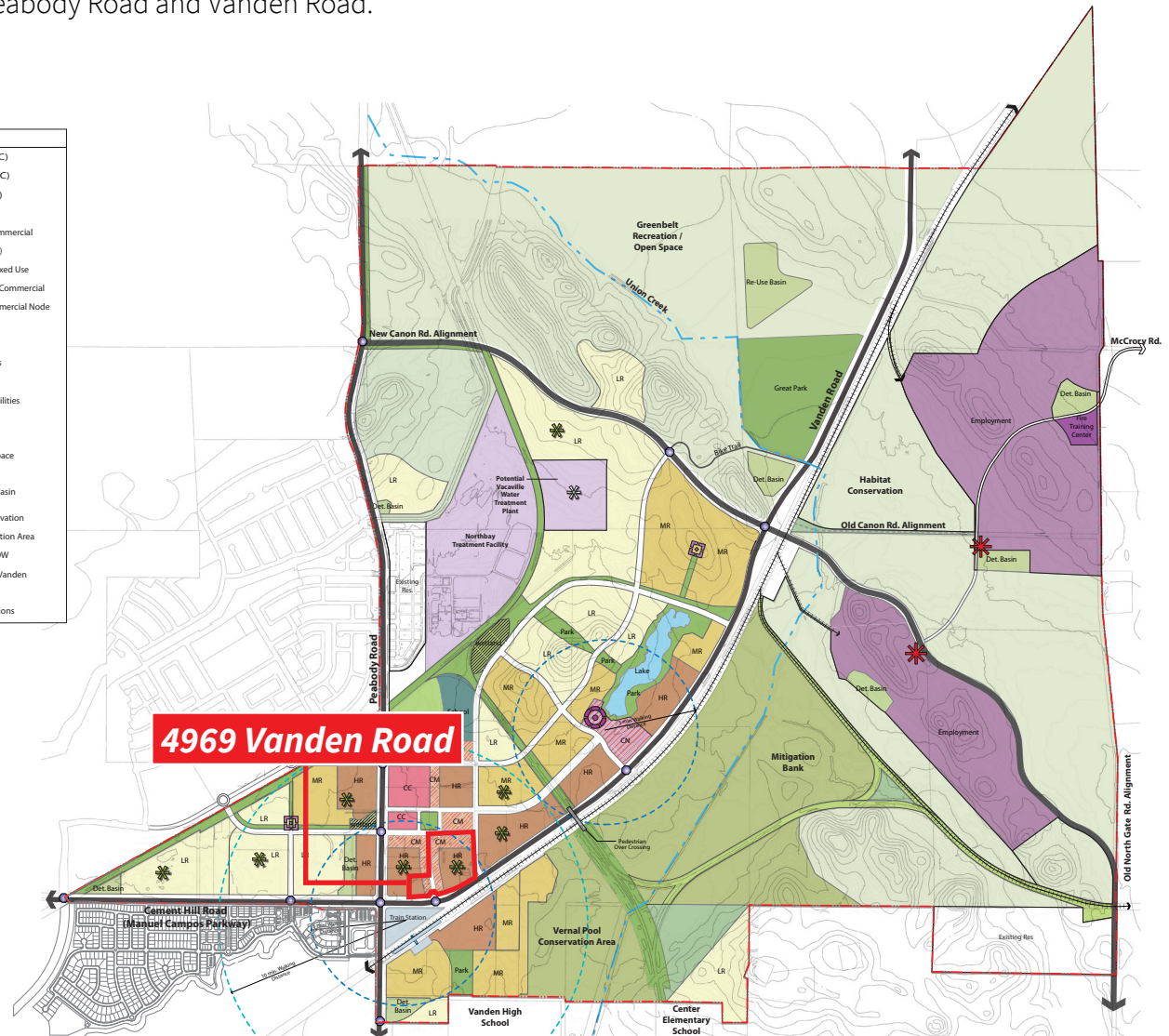
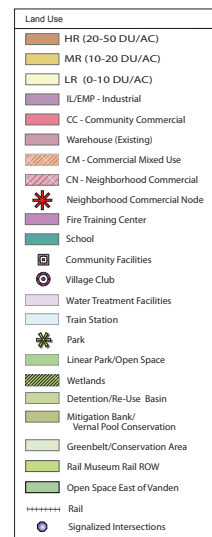
The City of Fairfield adopted a Specific Plan for a new growth area consisting of almost 3,000 acres in northeastern Fairfield centered on the new Capital corridor train station located at the southeast corner of Peabody Road and Vanden Road.

Amtrak Capitol Corridor service:

- **Route:** serves as a stop on the Amtrak Capitol Corridor line, which runs between San Jose and Auburn (near Sacramento)
- **Connection:** connects passengers to major cities and travel options in the Northern California region

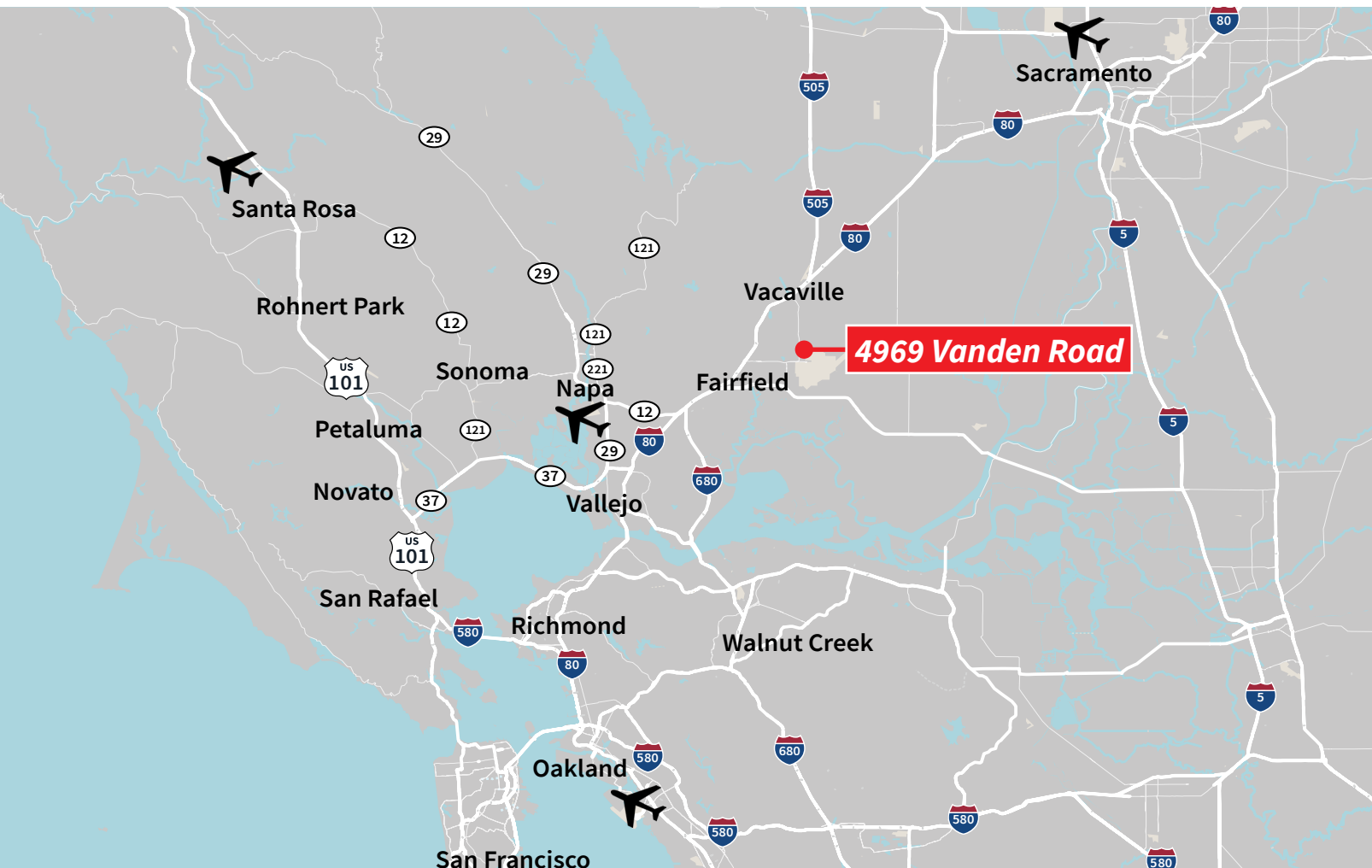
Local and regional transit hub

- **Bus connection:** functions as a transfer point for Fairfield Transit (FAST) bus routes, including FAST Connect on-demand service
- **Multi-modal access:** provides a hub for various transportation modes including bus, car, and bicycle, with ample bike parking



Strategic Location

4969 Vanden Road, Fairfield offers strategic access between San Francisco and Sacramento via I-80, I-680, and I-505. This well-positioned industrial property benefits from Fairfield's strong logistics infrastructure, skilled workforce, access to public transportation, and proximity to major ports and airports.



Downtown Fairfield	10 mins
Vacaville	13 mins
Sacramento	40 mins
Napa	37 mins
Sonoma	45 mins
Santa Rosa	73 mins
Vallejo	30 mins
Richmond	33 mins
Oakland	50 mins
San Francisco	63 mins

AIRPORTS

Napa Airport
Sacramento Airport
Santa Rosa Airport
Oakland Airport
SFO Airport



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