

±4.85 ACRES

1798 Blossom Avenue

Fairfield, California



Blossom Avenue

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1798 BLOSSOM AVENUE

- ±4.85 GROSS ACRES
- APN: 0037-070-030

ZONING:

- (RH) High Density Residential (pursuant to City of Fairfield)
(<https://www.codepublishing.com/CA/Fairfield/html/Fairfield25/Fairfield2504.html>)

DENSITY:

Multi-Family Residential, Child Care Facility, Nursing Home, Other (see Municipal Code)

PRICE: \$495,000.00

PROPERTY SUMMARY:

Level rectangular shaped infill lot zoned for multi-family residential development with a density of 15 to 22 dwelling units per acre (pre-density bonus). 2017 City of Fairfield Rental Survey showed vacancy rate of 1.21%. The high quality of life affordable living market of Fairfield serves the greater Bay Area with easy access to I-80, I-680, Highway 12, Amtrak Capitol Corridor, and bus lines.

The City of Fairfield serves as the Solano County Seat and houses many of the areas largest employers, including Travis Air Force Base, Jelly Belly, Anheuser-Busch, Partnership Health Plan, North Bay Healthcare, Solano College, and more.

LAND FOR SALE



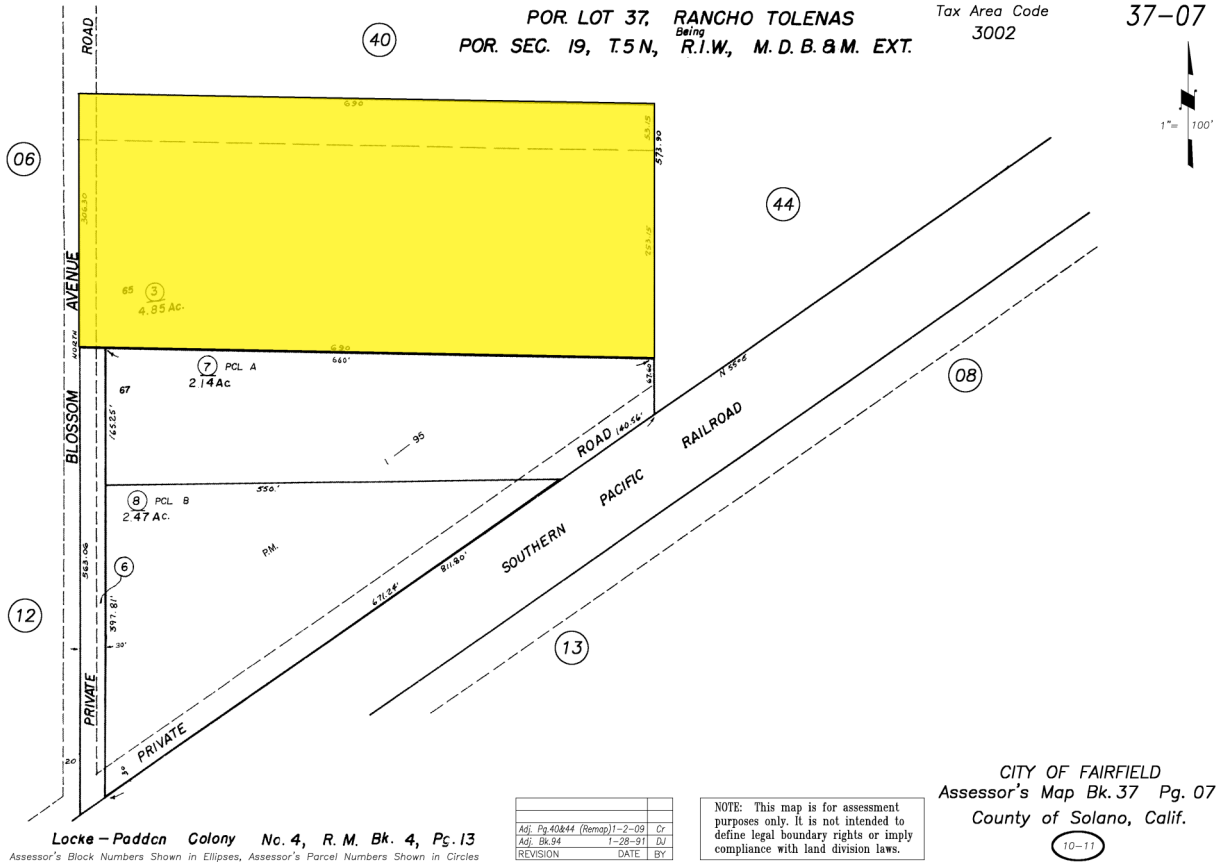
DAKIN & DAKIN
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PROPERTY OVERVIEW

> UTILITIES & SERVICES

- **WATER:** In Street—City of Fairfield
- **SEWER:** In Street—Fairfield/Suisun Sewer District
- **GAS & ELECTRIC:** PG&E
- **STORMDRAIN:** Fairfield/Suisun Sewer District

> DENSITY

- 15 to 22 Dwelling Units per Acre

> FRONTAGE

- ±306' - Blossom Avenue

> SHAPE & TOPOGRAPHY

- Generally flat & rectangular

> MAX COVERAGE

- 60% (per City of Fairfield Municipal Code)

> CONSUMER SPENDING (5 Mile Radius)

- Housing Costs - \$20.7 million (2020)
- Education & Day Care - \$88.6 million (2020)

> DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	25,360	112,761	138,280
HH INCOME	\$83,135	\$99,274	\$106,238

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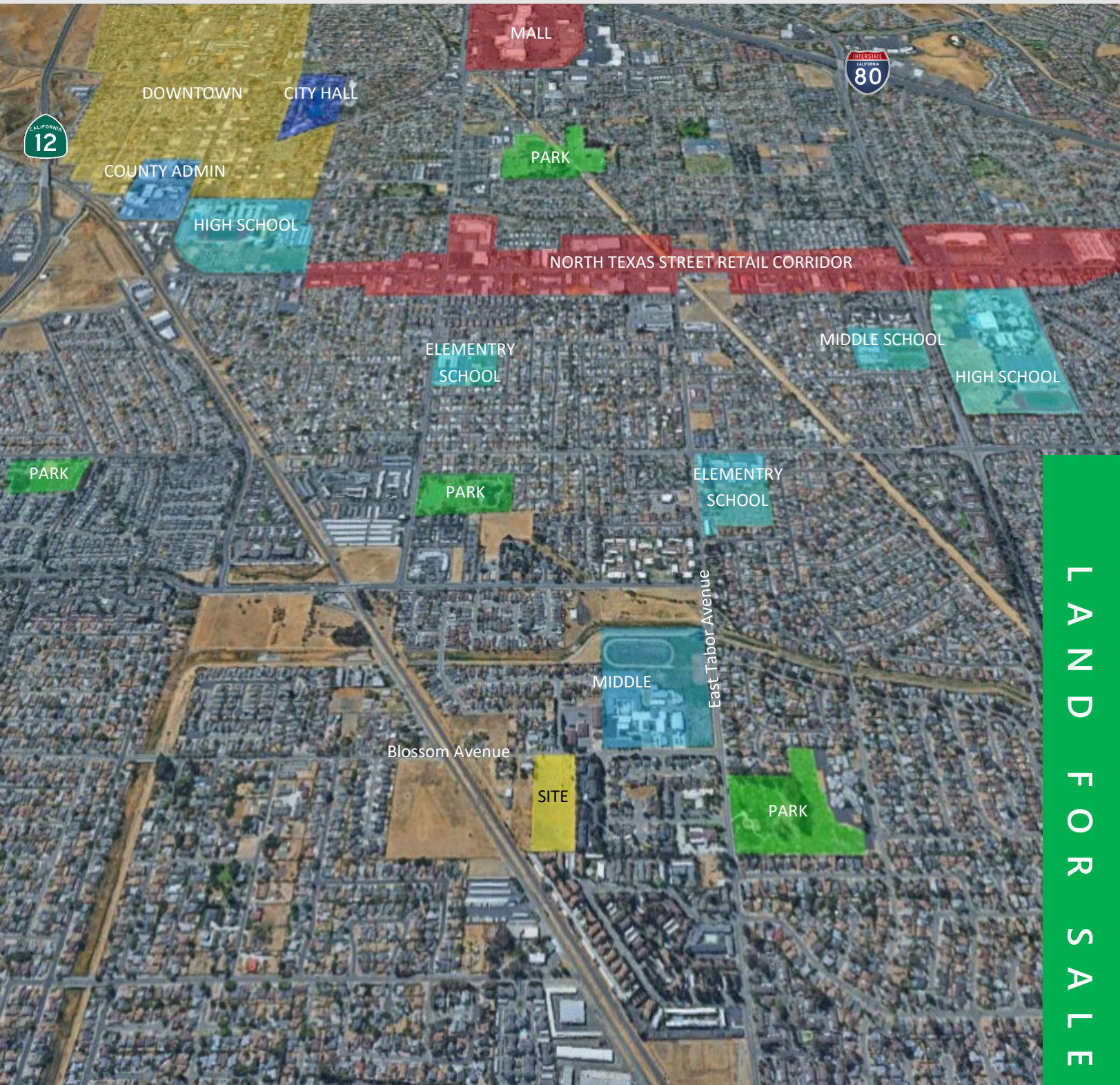
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