

# I-80 Rockville Road, Fairfield, CA

KELLERWILLIAMS  
**LAND**



AGRI-TOURISM SUISUN VALLEY DISTRICT

**11.28 ACRES + BUILD-TO-SUIT**

  
**D3 GROUP**  
ESTATES | LAND | RANCHES

# I-80 Rockville Road, Fairfield, CA

## The Offering

### 11.28 ACRES + BUILD-TO-SUIT

Build-to-Suit Agri-Tourism Opportunity perfectly situated on the busy I-80 corridor in the Suisun Valley Agricultural District. Outstanding signage opportunity and building/site visibility to over 44,500 cars per day traveling the I-80 corridor. This property is surrounded by 30+ established Agri-Tourist business with a large and expanding customer base. It is an ideal location to establish or extend your foodstuff, winery, brewery or distillery’s footprint. In addition, this space is well suited for a restaurant, resort, and/or bed-breakfast. This site has the added benefit of space to accommodate events and large gatherings with appropriate permits. Don’t miss this opportunity to acquire a highly visible 11+ acres for your Agri-Tourist destination. Zoned to accommodate resorts, events, retail space, galleries, cafés, tasting rooms or food stands.



Figure 1 Potential Building

Price	TBD
Sale Type	Lease
Sale Conditions	Build to Suit
Property Type	Commercial
Property Sub-Type	Retail
Building Class	B



Figure 2 Potential Building

Bldg. Size	TBD
Lot Size	11.28
Year Built	TBD
No. Stories	TBD
No. Drive In/Grade Level Doors	TBD
No. of Parking Spaces	TBD



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APN 0150-240-040-01



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D3 Group LLC and Keller Williams Land Division is pleased to present an opportunity to lease 11.28 acres with a build-to-suit a perfect site for and Agricultural Tourism Facility with Interstate 80 exposure in the growing tourist destination of Suisun Valley in the Solano County Wine Region. Suisun Valley is a unique and diverse wine country and farming community in Northern California's Solano County between San Francisco and Sacramento. The perfect locale for claiming your commercial/agricultural space within the Suisun Valley Agri-Tourism region. A destination for visitors who are searching for a resort, world-class wines, homegrown farm products, and a beautiful, agricultural landscape within the greater Bay Area.

## HIGHLIGHTS

- Average HH income: \$110,000+
- Population: 50,000+
- Median Age: 35.5
- Traffic Counts: Over 45,500 cars a day on I80
- Strong Retail Trade Area: Dominant Retailers are Costco, Mercedes Benz, Jelly Belly, Budweiser, Ford, Honda, and Target
- Strategic Growth for Agri Tourism Area: Suisun Valley Inn, Suisun Valley Winery, Seven Artisans Winery, Bask Cellars, Wooden Valley Winery Cordelia Winery, Erickson Ranch Jams, Robledo's Farm Fresh Produce, Culinary Farms, Little Knopp's Bakery, Haas van Huuksloot Flowers and more
- Perfect Tourist Destination with Multitude of Nearby Attractions/Activities: Solano County Community College, Chardonnay Golf Club, Hiddenbrooke Golf Club, Blue Rock Golf Club, Six Flags Discovery Kingdom, Outdoor Preserves, Regional Parks and more
- Access/Parking: Easy 180 offramp at Suisun Valley Rd or Chadbourne Rd and Plenty of room for ample surface parking
- Patio: Abundant Outdoor Space for Events and Al Fresco Dining

## Roadside Proximity to I-80

I-80 is a transcontinental interstate facility that is critical to regional and interregional traffic in the San Francisco region. I-80 has been identified by the State as an Interregional Road System (IRRS) route and is vital to commuting, freight and recreational traffic. I-80 serves as the only freeway connection between the San Francisco Bay Area and the Sacramento metropolitan region. The route also links the Bay Area with recreational destinations in the Sierra Nevada Mountains and points north via I-505 to I-5. As a result, I-80 is one of the most congested freeway facilities in the Bay Area region. Growth in Solano County has had a significant effect on the transportation demand on I-80, due not only to I-80's connection to destinations outside the county but also because of a lack of local facilities paralleling the Interstate. This Interstate, as one of the two such facilities that extend east of the region, is vital to interregional and regional commuting, freight movement and recreational travel. Historically, daily traffic volumes on the I-80 Solano Corridor have been greater Friday through Sunday compared with Monday through Thursday.

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## **The Suisun Valley**

Suisun Valley is a fun place for visitors who are searching for world-class wines, home grown farm products, and beautiful agricultural landscapes. A wine and epicurean country destination which offers a wide variety of agricultural products to neighbors and visitors who come from both near and afar. The Suisun Valley appellation was established in 1982, and is nestled between two coastal mountain ranges, southeast of Napa Valley. With approximately 10 wineries and vineyards that grow 23 different wine grape varieties – visitors are bound to find their favorite. The Suisun Valley has a multitude of farm stands, which sells everything from fruits and vegetables, to nuts and flowers and freshly produced olive oils. The region also hosts regular, seasonal events which attracts additional customers.

## **The AVA Region**

Within the Solano County American Viticultural Area (AVA). Solano County boasts the second oldest American Viticultural Area (AVA) in California, second only to the Napa AVA. The Suisun Valley AVA encompasses 15,000 acres of western Solano County and is part of the world-renowned North Coast AVA, which includes Napa, Sonoma, and Mendocino Counties. The twenty wine grape varieties grown in the Suisun Valley find their way into many Napa and Sonoma wines as well as into the barrels of eight homegrown wineries. Wine drinkers are also starting to discover that the Suisun Valley is a great destination for tasting fine wines in a slow paced, bucolic setting that contrasts with the Napa wine tasting experience.



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## Location

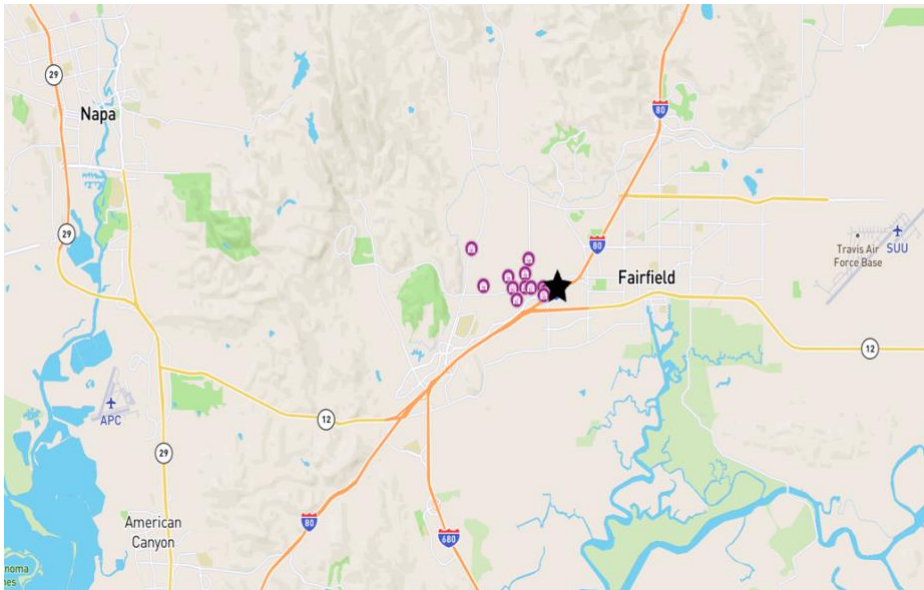
The property is located borders I-80 just North of the highly trafficked Cordelia Junction (I680, I80 and Hwy 12) at the Suisun Valley Exit and Right on Rockville Rd. in the Suisun Valley District of Fairfield, Solano County. This area is known as the Solano County Agri-Tourism District and is within the Suisun Valley. Close proximity to open space, regional parks, golf, shopping, and the Agri-Tourism corridor. It is an established and growing destination for tourists and locals. Given this is a major thoroughfare from the Bay Area to Sacramento and the Sierra Nevada Mountains—it is also a must stop lay-over with its multitude of shops, eateries, resorts, tasting rooms and foodstuff. This region is also frequented by the local community and is easily accessed from the town of Vacaville and is a quick drive to the city of Fairfield. Only 1.5 hours to San Francisco, a 40-minute drive to Sacramento and en route to Lake Tahoe and the Sierra Nevada Mountain Resorts

## APN / Exact Coordinates

APN 0150-240-040-01

2908-2946 Rockville Rd Fairfield, CA 94534

GPS 38.247815, -122.080247



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## Terms

Build to suit lease terms to be negotiated for a commercial building that meets County regulations and specific tenant requirements.

## Build-to-Suit Specifics (A-SV Zoning)

This parcel is zoned for the new A-SV district. It is based on the existing Agriculture (A)\* district, but allows for greater flexibility.

Requirements within this new zone district include the following:

- Up to six special events are “by right” at wineries
- Unlimited wine-related marketing events are allowed at wineries
- Uses allowed “by right” include roadside stands less than 1,000 square feet in size.
- Uses allowed “by right” incidental to the principal agricultural use on the property include:
  - Bakeries, cafés, and restaurants less than 1,000 square feet in size
  - Marketing events
  - Bed and breakfasts
  - Tasting facilities
  - Agritourism
- Uses allowed by administrative permit include roadside stands between 1,000 and 2,500 square feet in size.
- Uses allowed by administrative permit incidental to the principal agricultural use on the property include:
  - Art galleries
  - Bakeries, cafés, and restaurants greater than 1,000 square feet in size
  - Roadside stands greater than 2,500 square feet in size
  - Resorts
  - Special events
- The Zoning Regulation revisions introduce on-site sourcing requirements for “by right” agricultural processing facilities and wineries.
- Tasting facilities less than 1,000 square feet in size will be allowed “by right” for small wineries and up to 2,000 square feet for medium and large wineries.

*\*Development standards in the A-SV District would be the same as those for A -- Exclusive Agriculture Districts as found in Section 28.21.040 of the Solano County Zoning Regulations.*



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