

**OLIVER SQUARE**  
**995 OLIVER RD.**  
**FAIRFIELD, CA**  
FOR LEASE  
1,307 SF DENTAL SUITE

**ETHAN CONRAD**  
PROPERTIES INC.

**LEASE SIGNED!**

**EVgo**  
FAST CHARGING

**MAJOR REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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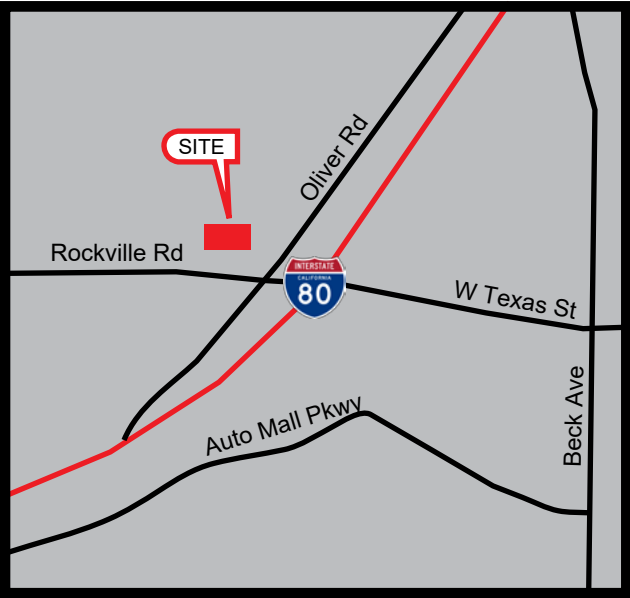
**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com



FEATURES:

- 2nd generation dental suite with full FF&E available
- Great location with easy access on and off I-80
- Nearby shopping, restaurants, retail and offices
- Abundant parking
- Lighted monument and building signage available
- Freeway visibility
- Synergistic tenant mix
- EVgo fast chargers on-site



PROPERTY DETAILS:

Ideally located at the corner of the lit intersection of Oliver Rd and Rockville Rd, near the I-80 Westbound and Eastbound on-ramps and near the I-80 Westbound off-ramp. The positioning is at a lit intersection, near both on and off-ramps for I-80, close to the bus transfer station, and this property captures freeway, neighborhood, and commuter traffic.

Nearby retailers include: Home Depot, Target, CVS, FoodMaxx, Chuck E. Cheese, McDonald's and Starbucks.

LEASE RATES:

Suite 10      1,307 SF      \$3,124.00 (\$2.39 PSF, NNN)

NNN costs are approximately \$0.45 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	11,246	65,526	127,482
2024 Average HH Income:	\$106,188	\$104,011	\$120,377
Traffic Count @	Oliver Rd at Rockville Rd: 10,909		
	I-80: 99,843		

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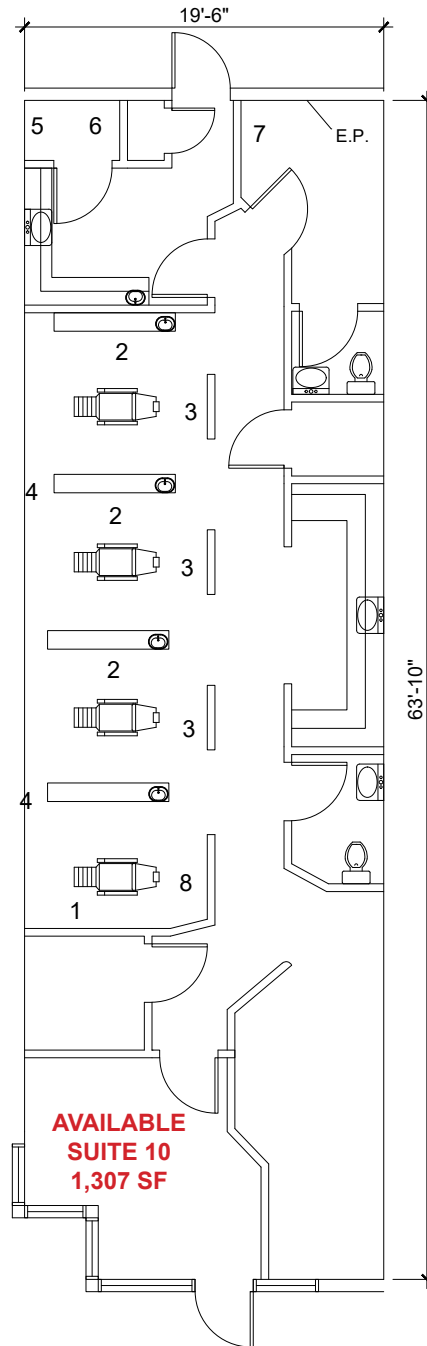
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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**FLOOR PLAN**



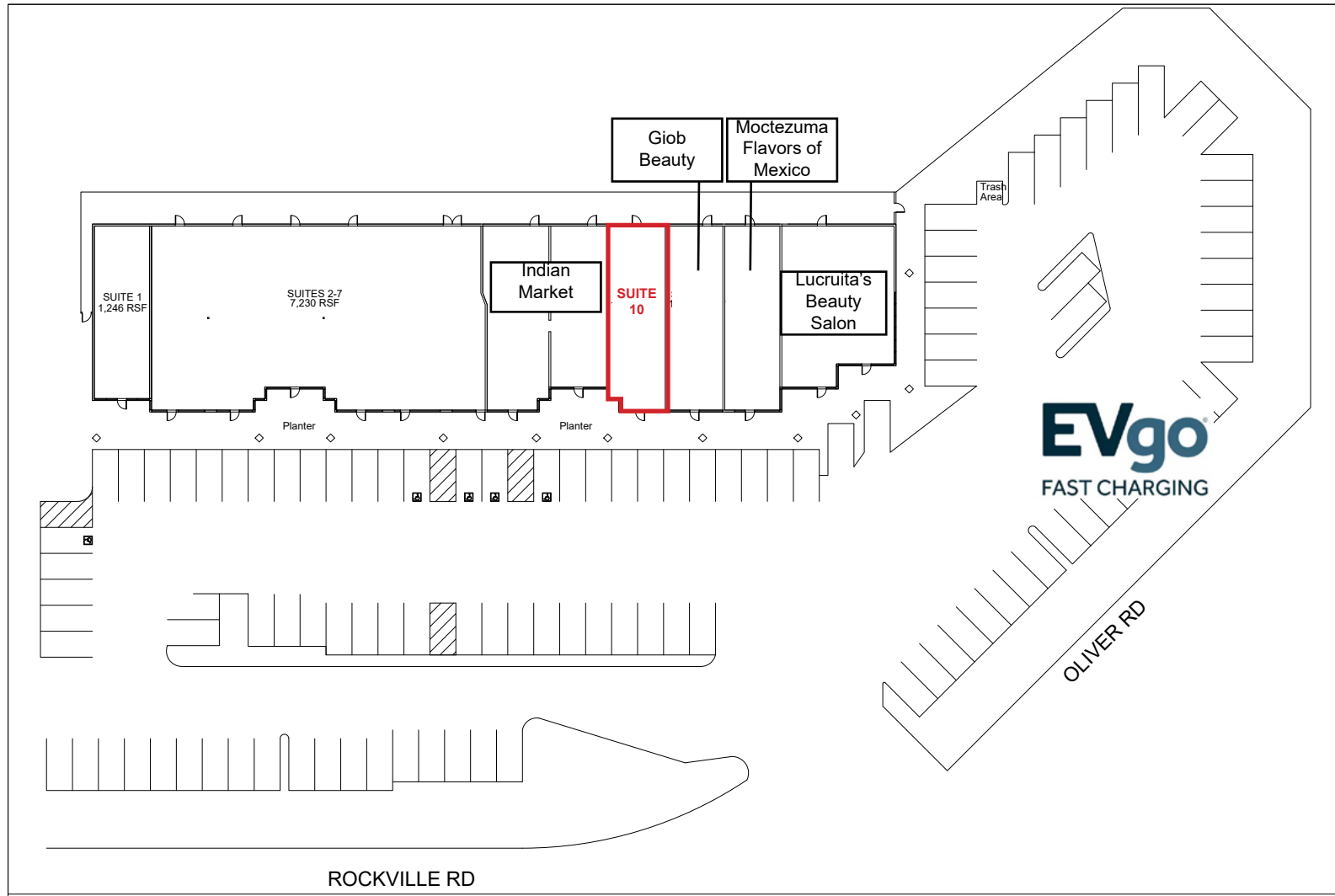
1. Over-Patient handpiece unit inc. air/water syringe (AWS) and vacuum
2. Side mount hand piece unit inc. AWS
3. Rear mount vacuum/AWS unit
4. X-ray Camera
5. Air Compressor
6. Vacuum Pump
7. Workbench with Gas/Air Jets
8. Wall plumbed for Air/Water/Vacuum



Suite	SF	Lease Rate	Monthly Rent
10	1,307	\$2.39 PSF	\$3,124.00, NNN
NNN costs are approximately \$0.45 PSF.			

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**SITE PLAN**

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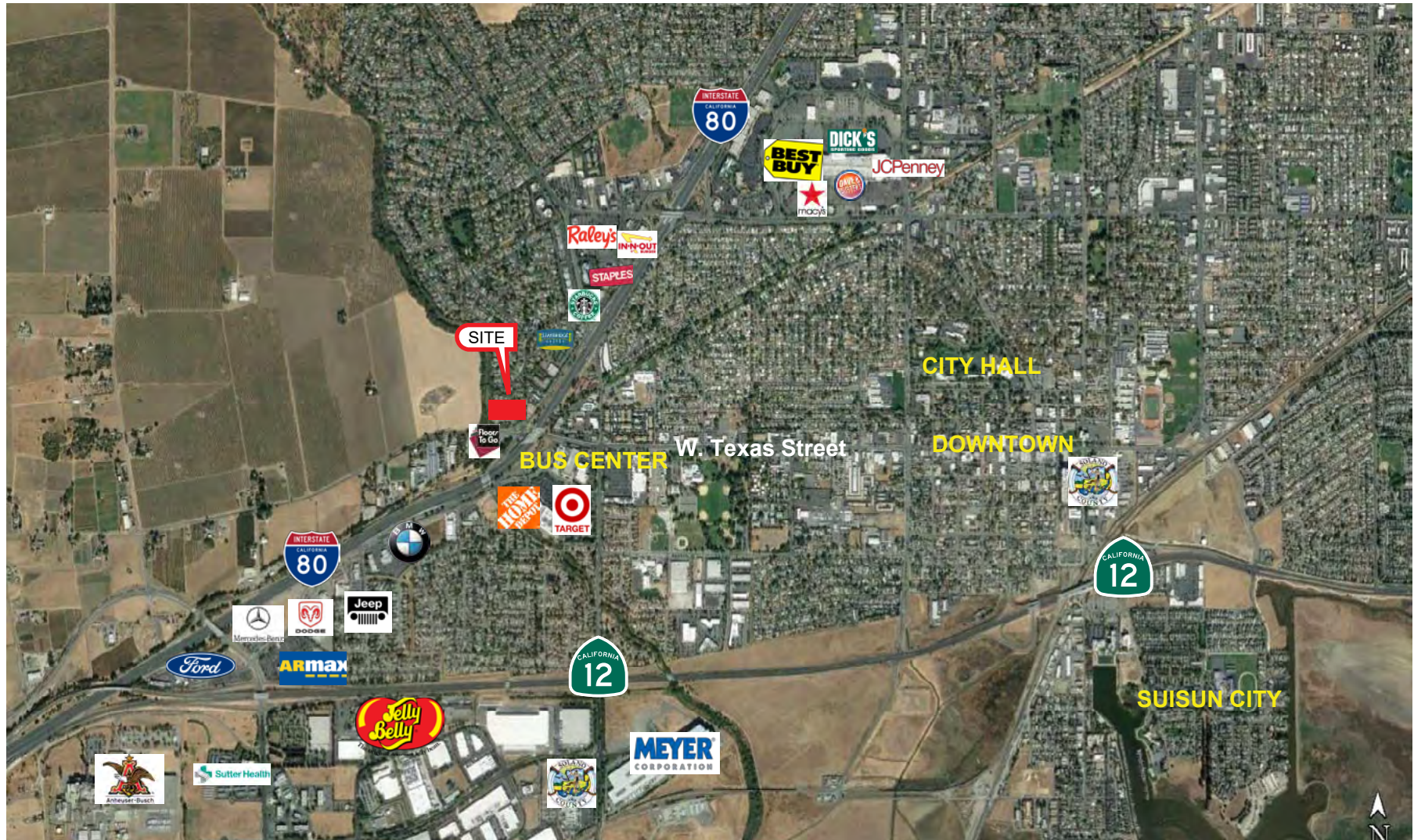
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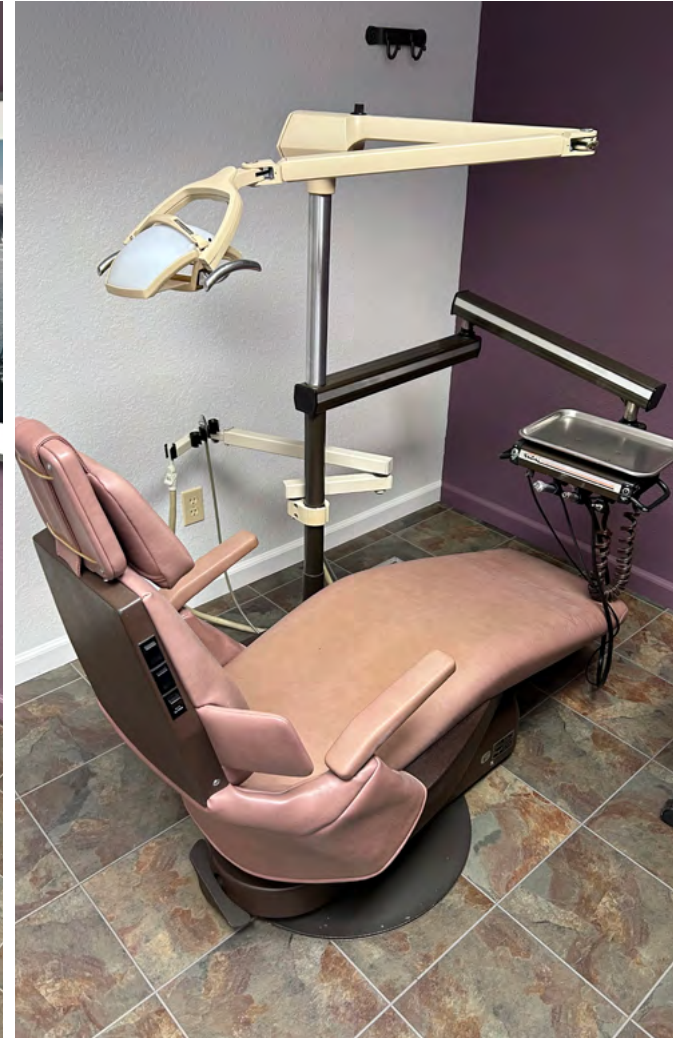
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