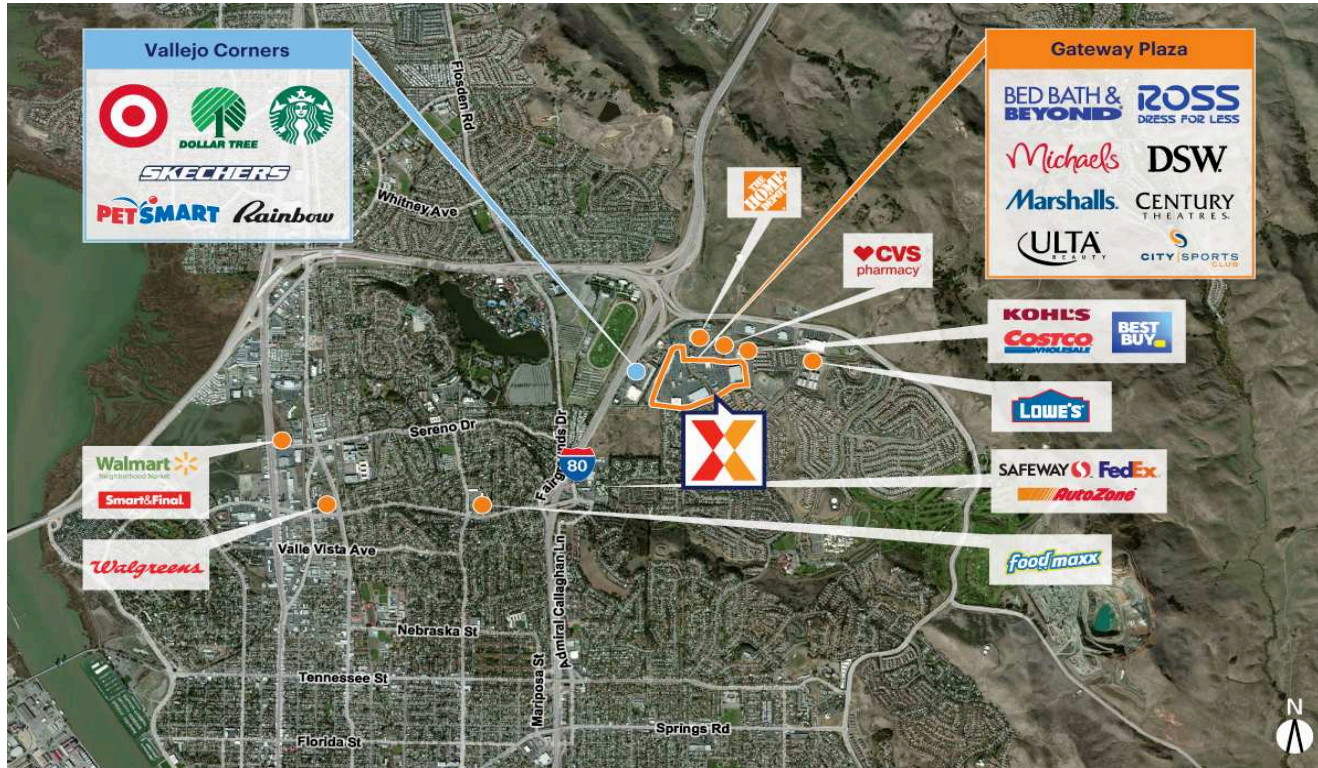


# Gateway Plaza

Vallejo, CA

38.13, -122.22

114-173 Plaza Drive & Turner Parkway | Vallejo, CA 94591



Center Size: 428,750 SF



Demographics	3 Mile	7 Mile	20 Mile
	105,908	186,036	1,445,768
	36,679	64,979	531,465
	\$90,207	\$102,815	\$126,982

Market-dominant power center anchored by Bed Bath & Beyond, Marshalls, Ross Dress for Less, Century Theatres, & Michaels drawing an estimated 19,300+ visits/day and 7.1M annual visits (based on Placer.ai)

Surrounded by a dense population of 105,000+ with an average household income of \$90,000+ within 3 miles

High visibility from 146,000 vehicles daily on I-80

Draws from the Napa Valley area, 20 miles northwest of the center

# Gateway Plaza

Vallejo, CA

38.13, -122.22

114-173 Plaza Drive & Turner Parkway | Vallejo, CA 94591



## Available Space

01	3,700 SF
20	9,000 SF
28	10,000 SF
38	10,350 SF

## Pad Opportunities

PAD A	10,000 SF/0.2
-------	---------------

## Current Retailers

N.A.P.08	PHO Vallejo	2,100 SF	40	The Habit Burger Grill	3,200 SF
N.A.P.09	Daniel's Jewelers	2,240 SF	41	IHOP	4,500 SF
N.A.P.10	Costco Gas	0 SF	42	America's Best Contacts & Eyeglasses	3,166 SF
OP1	Panera Bread	4,200 SF	42A	Orangetheory Fitness	2,834 SF
02	Sharetea	1,058 SF	43	GameStop	1,000 SF
03	Computer Corners	960 SF	44	Rubio's	2,440 SF
04	Suruki's Japanese Restaurant	1,300 SF	45	Bank Of America	150 SF
05	Envy Beauty Care	1,300 SF	46	Chevy's	6,680 SF
06	Quickly	1,950 SF	48	Cold Stone Creamery	1,060 SF
07	State Farm	1,300 SF	50	Ultra Beauty	10,142 SF
08	Cigars & More	1,300 SF	50A	DSW	15,636 SF
09	Fire Wings	2,800 SF	51	Marshalls	30,000 SF
10	Bath & Body Works	4,934 SF	51B	Party City	14,832 SF
13	GNC	1,400 SF	62	City Sports Club	44,775 SF
14	Unique Nails	1,050 SF	64	Bed Bath & Beyond	35,011 SF
15	Ike's Love & Sandwiches	1,260 SF	66	Michaels	24,000 SF
16	Gateway Cleaners	1,638 SF	70	MOD Super Fast Pizza	3,000 SF
17	Coast Dental	3,760 SF	72	Bag O' Crab	3,500 SF
18	Ross Dress For Less	26,240 SF	74	T-Mobile	2,300 SF
21A	Hibbett Sports	4,815 SF	75	L&L Hawaiian Barbeque	1,200 SF
23	Affordable Dentures & Implants	3,215 SF	76	Jamba Juice	1,200 SF
24	OneMain Financial	2,400 SF	77	Nick The Greek	1,400 SF
26	Bayside Optometry	2,000 SF			
27	OfficeMax	23,500 SF			
36	Century Theaters	50,090 SF			
37	Petco	12,000 SF			
39	Pep Boys	22,268 SF			
39A	Advance Auto Parts	0 SF			



4029