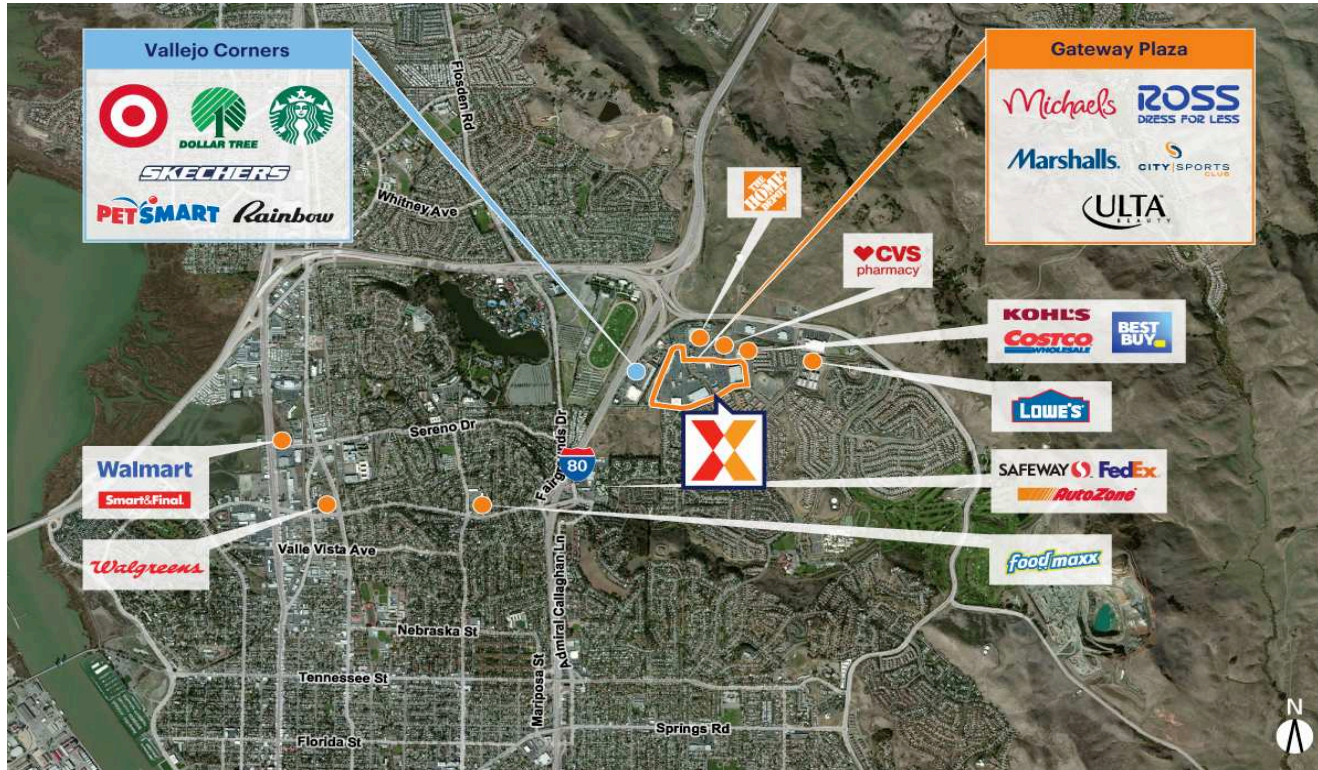


Gateway Plaza - Vallejo

Vallejo, CA

38.13, -122.22

105-173 Plaza Drive & Turner Parkway | Vallejo, CA 94591



Center Size: 519,266 SF



Demographics	3 Mile	7 Mile	20 Mile
	114,465	193,991	1,460,062
	38,941	66,982	524,918
	\$93,027	\$105,551	\$128,674

Market-dominant power center anchored by Marshalls, Ross Dress for Less, DSW, and Michaels with a strong national tenant lineup including Ulta, Orangetheory Fitness, MOD Pizza, and Panera Bread drawing an estimated 8.5M+ annual visits (Placer.ai 2024)

Ranked as the top shopping center in its class within the market in terms of traffic (Placer.ai 2024)

Surrounded by a dense and affluent population of 114K+ with an average household income of \$113K+ within 3-miles

High visibility from 146K+ VPD on I-80, 33K+ VPD on Columbus Pkwy, and 19K+ VPD on Admiral Callaghan Ln (Kalibrate, 2022)

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Available Space

27
46

23,500 SF
6,680 SF

Pad Opportunities

OPO 2 Pad 0 SF/0

Current Retailers

N.A.P.08	PHO Vallejo	2,100 SF	38	Daikon Korean BBQ	10,350 SF
N.A.P.09	Daniel's Jewelers	2,240 SF		BBQ	
N.A.P.10	Costco Gas	0 SF	39	Pep Boys	22,268 SF
OP 1	Panera Bread	4,200 SF	40	The Habit Burger Grill	3,200 SF
01	Bangkok Island	3,700 SF		IHOP	4,500 SF
02	Sharetea	1,058 SF	41	America's Best Contacts & Eyeglasses	3,166 SF
03	Computer Corners	960 SF	42	Orangetheory Fitness	2,834 SF
04	Suruki's Japanese Restaurant	1,300 SF		GameStop	1,000 SF
05	Nina's Spa Nails & Hair	1,300 SF	42A	Que Onda! Taco Bar	2,440 SF
06	Quickly	1,950 SF	43	Bank of America	150 SF
07	State Farm	1,300 SF	44	Cold Stone Creamery	1,060 SF
08	88 Bao Bao	1,300 SF		Ulta Beauty	10,142 SF
09	Fire Wings	2,800 SF	45	DSW	15,636 SF
10	Bath & Body Works	4,934 SF	48	Marshalls	30,000 SF
13	GNC	1,400 SF	50	Boot Barn	14,832 SF
14	Unique Nails	1,050 SF	50A	Western and Work Wear	
15	Ike's Love & Sandwiches	1,260 SF	51	City Sports Club	44,775 SF
16	Gateway Cleaners	1,638 SF	51B	Sky Zone	42,049 SF
17	Western Dental	3,760 SF		Michaels	24,000 SF
18	Ross Dress for Less	26,240 SF	62	MOD Super Fast Pizza	3,000 SF
20	Five Below	9,000 SF	64	Bag O' Crab	3,500 SF
21A	Hibbett Sports	4,815 SF	66	T-Mobile	2,300 SF
23	Affordable Dentures & Implants	3,215 SF	70	L&L Hawaiian Barbeque	1,200 SF
24	OneMain Financial	2,400 SF	72	Jamba Juice	1,200 SF
26	Bayside Optometry	2,000 SF	74	Nick The Greek	1,400 SF
28	Mancini's Sleep World	10,000 SF	75		
36	Century Theaters	50,090 SF	76		
37	Petco	12,000 SF	77		



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