Gateway Plaza - Vallejo

Vallejo, CA

38.13, -122.22
105-173 Plaza Drive & Turner Parkway | Vallejo, CA 94591

Center Size: 519,266 SF

Demographics	1 Mile	3 Mile	5 Mile
	13,912	114,397	160,717
	4,680	38,918	54,371
	$129,079	$113,972	$122,371

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)

Gavin Gray (858) 202-1113 | gavin.gray@brixmor.com | BRIXMOR.com

Gateway Plaza - Vallejo

Vallejo, CA

38.13, -122.22
105-173 Plaza Drive & Turner Parkway | Vallejo, CA 94591

4029

Available Space

26	2,000 SF	
27	23,500 SF	
46	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			
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			
02	Sharetea	1,058 SF	41	IHOP	4,500 SF
03	Computer Corners	960 SF	42	America's Best Contacts & Eyeglasses	3,166 SF
04	Suruki's Japanese Restaurant	1,300 SF			
05	Nina's Spa Nails & Hair	1,300 SF	42A	Orangetheory Fitness	2,834 SF
06	Quickly	1,950 SF	43	GameStop	1,000 SF
07	State Farm	1,300 SF	44	Que Onda! Taco Bar	2,440 SF
08	88 Bao Bao	1,300 SF			
09	Fire Wings	2,800 SF	45	Bank of America	150 SF
10	Bath & Body Works	4,934 SF	48	Cold Stone Creamery	1,060 SF
13	GNC	1,400 SF	50	Ulta Beauty	10,142 SF
14	Unique Nails	1,050 SF	50A	DSW	15,636 SF
15	Ike's Love & Sandwiches	1,260 SF	51	Marshalls	30,000 SF
			51B	Boot Barn Western and Work Wear	14,832 SF
16	Gateway Cleaners	1,638 SF			
17	Western Dental	3,760 SF			
18	Ross Dress for Less	26,240 SF	62	City Sports Club	44,775 SF
			64	Sky Zone	42,049 SF
20	Five Below	9,000 SF	66	Michaels	24,000 SF
21A	Hibbett Sports	4,815 SF	70	MOD Super Fast Pizza	3,000 SF
23	Affordable Dentures & Implants	3,215 SF	72	Bag O' Crab	3,500 SF
			74	T-Mobile	2,300 SF
24	OneMain Financial	2,400 SF	75	L&L Hawaiian Barbeque	1,200 SF
28	Mancini's Sleep World	10,000 SF	76	Jamba Juice	1,200 SF
36	Century Theaters	50,090 SF	77	Nick The Greek	1,400 SF
37	Petco	12,000 SF			

BRIXMOR

Gavin Gray (858) 202-1113 | gavin.gray@brixmor.com | BRIXMOR.com