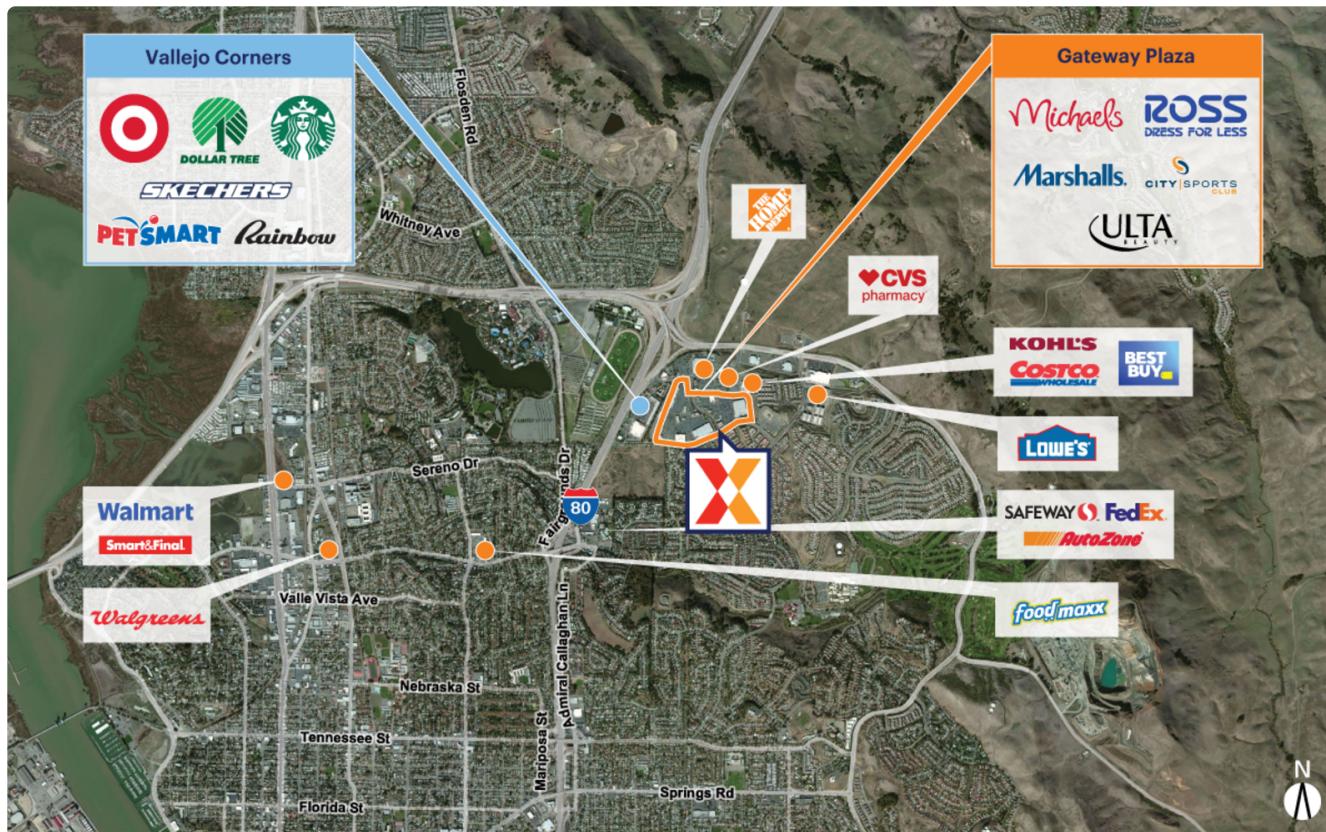


Gateway Plaza - Vallejo

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

Solano County | Vallejo, CA | 433,090 Sq Ft

38.1328, -122.2174



Demographics	1 Mile	3 Miles	5 Miles
Population	12,421	109,404	160,763
Daytime Pop.	8,090	81,352	121,102
Households	4,066	36,840	54,279
Income	\$138,340	\$125,612	\$133,088

Source: Synergos Technologies, Inc. 2024

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 Spaces

26	2,000 Sq Ft	360°	46	6,680 Sq Ft	360°
27	23,500 Sq Ft	360°	OPO 1	0 Sq Ft	
39	22,268 Sq Ft	360°			

Current Tenants

Space size listed in square feet

01	Bangkok Island	3,700	41	IHOP	4,500	
02	Sharetea	1,058	42	America's Best Contacts & Eyeglasses	3,166	
03	Computer Corners	960				
04	Suruki's	1,300	42A	Orangetheory Fitness	2,834	
05	Nina's Spa Nails & Hair	1,300	43	GameStop	1,000	
06	Quickly	1,950	44	Que Onda! Taco Bar	2,440	
07	State Farm	1,300	45	Bank of America (ATM)	0	
08	88 Bao Bao	1,300	48	Cold Stone Creamery	1,060	
09	Fire Wings	2,800	50	ULTA Beauty	10,190	
10	Bath & Body Works	4,934	50A	DSW	15,636	
13	GNC	1,400	51	Marshalls	30,000	
14	Unique Nails	1,050	51B	Boot Barn	14,832	
15	Ike's Love & Sandwiches	1,260	62	City Sports Club	44,775	
16	Gateway Cleaners	1,638		Sky Zone Indoor	42,049	
17	Western Dental & Orthodontics	3,760	66	Trampoline Park		
18	Ross Dress for Less	26,240	72	Michaels	24,000	
20	Five Below	9,000	74	MOD Pizza	3,000	
21A	Hibbett Sports	4,815	75	Bag O' Crab	3,500	
23	Affordable Dentures	3,215		T-Mobile	2,300	
24	OneMain Financial	2,400	76	L&L Hawaiian	1,200	
28	Mancini's Sleepworld	10,000	77	Barbecue		
36	Century Theatres	50,090	OP1	Jamba Juice	1,200	
37	Petco	12,000		Nick The Greek	1,400	
38	Daikon Korean BBQ	10,350	NAPO1	Panera Bread	4,200	
40	The Habit Burger Grill	3,200	NAPO2	Costco Wholesale	2,100	
				Social Security	2,240	
				NAPO3	Costco Gas	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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