

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 8.7M+ annual visits (Placer.ai 2025)

Ranked as the top shopping center in its class within the market in terms of traffic (Placer.ai 2025)

Surrounded by a dense and affluent population of 109K+ with an average household income of \$125K+ within 3-miles

High visibility from 140K+ VPD on I-80, 33K+ VPD on Columbus Pkwy, and 19K+ VPD on Admiral Callaghan Ln (Kalibrate, 2025)



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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	42A	Orangetheory Fitness	2,834
04	Suruki's	1,300	43	GameStop	1,000
05	Nina's Spa Nails & Hair	1,300	44	Que Onda! Taco Bar	2,440
06	Quickly	1,950	45	Bank of America (ATM)	0
07	State Farm	1,300	48	Cold Stone Creamery	1,060
08	88 Bao Bao	1,300	50	ULTA Beauty	10,190
09	Fire Wings	2,800	50A	DSW	15,636
10	Bath & Body Works	4,934	51	Marshalls	30,000
13	GNC	1,400	51B	Boot Barn	14,832
14	Unique Nails	1,050	62	City Sports Club	44,775
15	Ike's Love & Sandwiches	1,260	64	Sky Zone Indoor Trampoline Park	42,049
16	Gateway Cleaners	1,638	66	Michaels	24,000
17	Western Dental & Orthodontics	3,760	70	MOD Pizza	3,000
18	Ross Dress for Less	26,240	72	Bag O' Crab	3,500
20	Five Below	9,000	74	T-Mobile	2,300
21A	Hibbett Sports	4,815	75	L&L Hawaiian Barbecue	1,200
23	Affordable Dentures	3,215	76	Jamba Juice	1,200
24	OneMain Financial	2,400	77	Nick The Greek	1,400
28	Mancini's Sleepworld	10,000	OP1	Panera Bread	4,200
36	Century Theatres	50,090	NAP01	Costco Wholesale	2,100
37	Petco	12,000	NAP02	Social Security	2,240
38	Daikon Korean BBQ	10,350	NAP03	Costco Gas	0
40	The Habit Burger Grill	3,200			

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.

