

## Gateway Plaza - Vallejo

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

**38.1328, -122.2174**

 Solano County  Vallejo, CA  433,090 Sq Ft



| 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

|    |              |      |       |              |      |
|----|--------------|------|-------|--------------|------|
| 07 | 1,300 Sq Ft  | 360° | 39    | 22,268 Sq Ft | 360° |
| 26 | 2,000 Sq Ft  | 360° | 46    | 6,680 Sq Ft  | 360° |
| 27 | 23,500 Sq Ft | 360° | OPO 1 | 0 Sq Ft      |      |

## Current Tenants

Space size listed in square feet

|     |                               |        |       |                                      |        |
|-----|-------------------------------|--------|-------|--------------------------------------|--------|
| 01  | Bangkok Island                | 3,700  | 42    | America's Best Contacts & Eyeglasses | 3,166  |
| 02  | Sharetea                      | 1,058  | 42A   | Orangetheory Fitness                 | 2,834  |
| 03  | Computer Corners              | 960    | 43    | GameStop                             | 1,000  |
| 04  | Suruki's                      | 1,300  | 44    | Que Onda! Taco Bar                   | 2,440  |
| 05  | Nina's Spa Nails & Hair       | 1,300  | 45    | Bank of America (ATM)                | 0      |
| 06  | Quickly                       | 1,950  | 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  |       |                                      |        |
| 41  | IHOP                          | 4,500  |       |                                      |        |

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.

