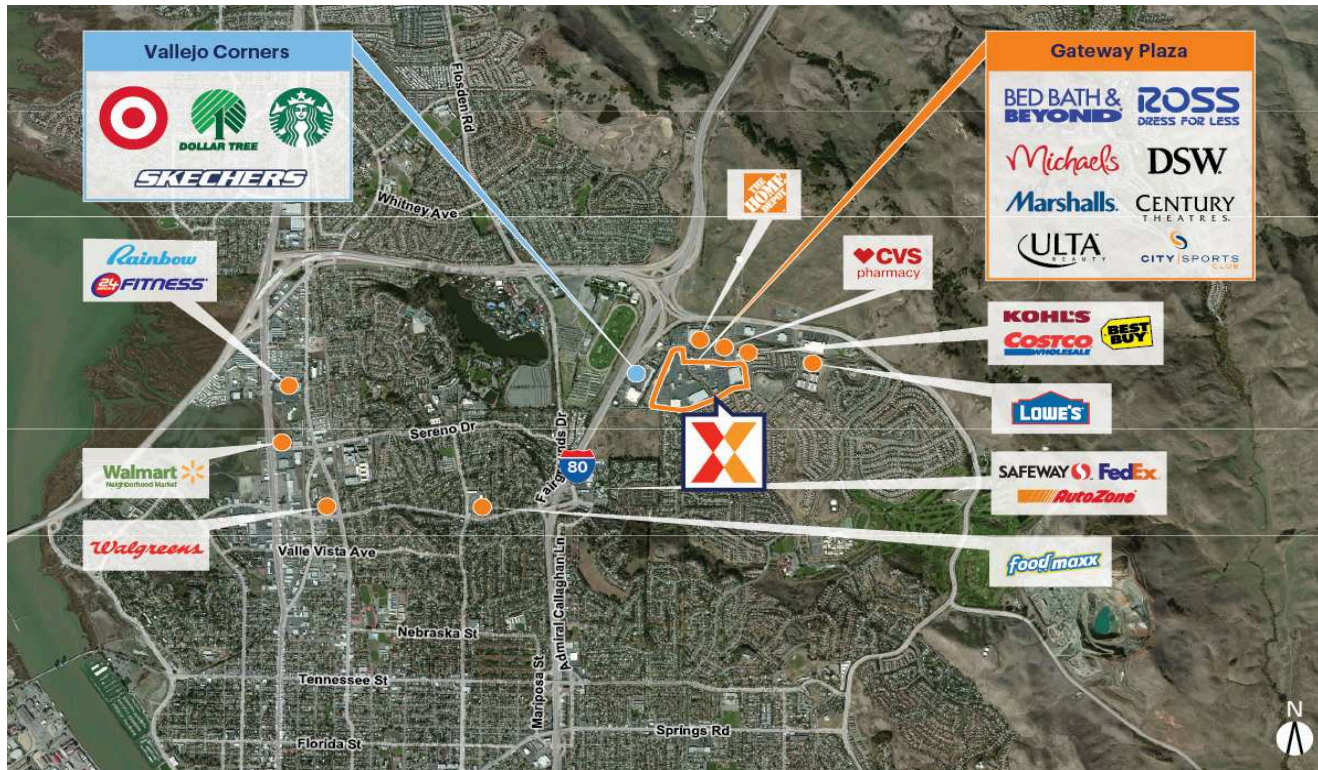


Gateway Plaza

Vallejo-Fairfield, CA

38.13, -122.22

114-173 Plaza & Turner Parkway | Vallejo, CA 94591



Center Size: 428,750 SF



Demographics	3 Mile	7 Mile	20 Mile
	105,726	185,498	1,433,669
	36,707	64,784	529,375
	\$79,943	\$92,362	\$112,544

Market-dominant power center anchored by Bed Bath & Beyond, Marshalls, Ross Dress for Less, Century Theatres, & Michaels

Surrounded by a dense population of 106,000+ with an average household income of \$80,000+ within 3 miles

High visibility from 146,000 vehicles daily on I-80

Draws from the Napa Valley area, 20 miles northwest of the center

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Available Space

20	9,000 SF
21A	4,815 SF
28	10,000 SF
77	1,400 SF

Pad Opportunities

PAD A	10,000 SF/0.3
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Current Retailers

N.A.P.08	PHO Vallejo	2,100 SF	40	The Habit Burger Grill	3,200 SF
N.A.P.09	Daniel's Jewelers	2,240 SF		IHOP	4,500 SF
N.A.P.10	Costco Gas	0 SF	41	America's Best Contacts & Eyeglasses	3,166 SF
OP1	Panera Bread	4,200 SF	42	Orangetheory Fitness	2,834 SF
01	Banana Island	3,700 SF		GameStop	1,000 SF
02	Sharetea	1,058 SF		Rubio's	2,440 SF
03	Computer Corners	960 SF	42A	Bank Of America	150 SF
04	Suruki's Japanese Restaurant	1,300 SF	43	Chevy's	6,680 SF
05	Envy Beauty Care	1,300 SF	44	Cold Stone Creamery	1,060 SF
06	Quickly	1,950 SF	45	Ultra Beauty	10,142 SF
07	State Farm	1,300 SF	46	DSW	15,636 SF
08	Cigars & More	1,300 SF	48	Marshalls	30,000 SF
09	Fire Wings	2,800 SF		Party City	14,832 SF
10	Bath & Body Works	4,934 SF	50	City Sports Club	44,775 SF
13	GNC	1,400 SF	50A	Bed Bath & Beyond	35,011 SF
14	Unique Nails	1,050 SF	51	Michaels	24,000 SF
15	Ike's Love & Sandwiches	1,260 SF	51B	MOD Super Fast	3,000 SF
16	Gateway Cleaners	1,638 SF	64	Pizza	
17	Coast Dental	3,760 SF	66	Bag O' Crab	3,500 SF
18	Ross Dress For Less	26,240 SF	70	T-Mobile	2,300 SF
23	Affordable Dentures	3,215 SF		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		
27	OfficeMax	23,500 SF	75		
36	Century Theaters	50,090 SF			
37	Petco	12,000 SF	76		
38	Black Angus Restaurant	10,350 SF			
39	Pep Boys	22,268 SF			



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