Gateway Plaza - Vallejo

Solano County | Vallejo, CA | 428,750 Sq Ft

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

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

07	1,300 Sq Ft	360°	46	6,680 Sq Ft	360°
26	2,000 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
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	64	Sky Zone Indoor Trampoline Park	42,049
17	Western Dental & Orthodontics	3,760	66	Michaels	24,000
18	Ross Dress for Less	26,240	70	MOD Pizza	3,000
20	Five Below	9,000	72	Bag O' Crab	3,500
21A	Hibbett Sports	4,815	74	T-Mobile	2,300
23	Affordable Dentures	3,215	75	L&L Hawaiian Barbecue	1,200
24	OneMain Financial	2,400	76	Jamba Juice	1,200
27	Goodwill	23,500	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.

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