

FAIRVIEW PLAZA

Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

Freeway Visible Development
Fronting I-80



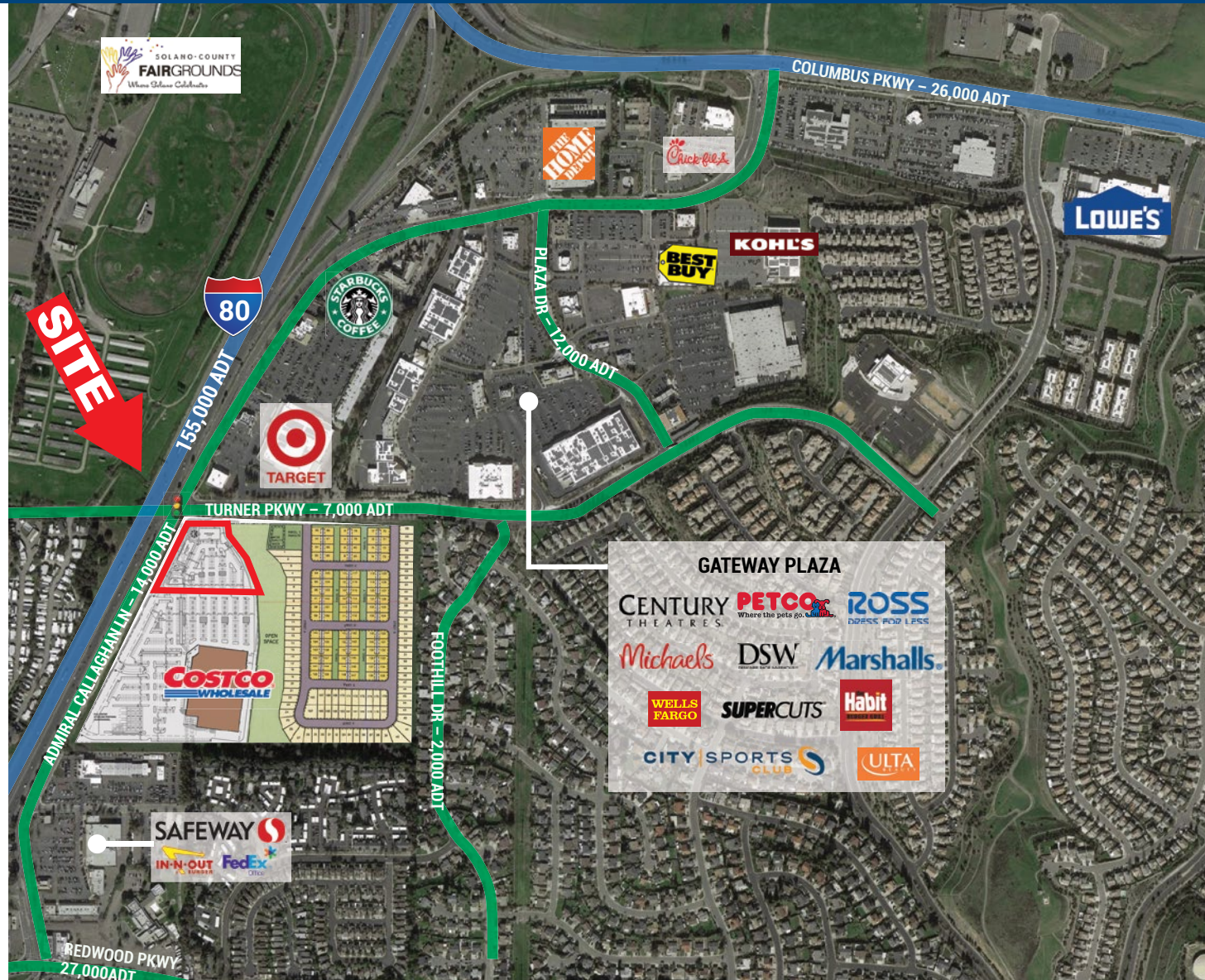
One Space Remaining

John Cumbelich & Associates is pleased to present Fairview Plaza – a **Costco anchored development fronting I-80**.

Fairview Plaza is a freeway visible development project, anchored by Costco, and adjacent to a new high quality residential community.

Strategically located on Admiral Callaghan Lane, the subject property benefits from its proximity to many high volume retailers including: Target, Century Theatres, Home Depot, Safeway, Best Buy, Chick-Fil-A, and Ross Dress for Less.

- Ideal for users seeking freeway visibility and strong retail co-tenancy
- Surrounded by a dense population of 155,245+ with an average household income of \$132,763+ within five (5) miles
- I-80 average daily traffic: 155,000+
- Located along primary retail corridor



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LEWIS
RETAIL CENTERS

PARTNER XTEAM
RETAIL ADVISORS

JohnCumbelich
& Associates

25 YEARS
2000 - 2025

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About



RETAIL OPPORTUNITY

- Will draw visitors from adjacent market-dominant power center anchored by Bed Bath & Beyond, Marshalls, Ross Dress for Less, Century Theatres, and Michaels
- 178 new high quality residences proposed adjacent to site
- Adjacent to new 152,000 SF Costco
- Captures a population of 555,955 and 190,840 households in a 20 minute drive time
- Ideal for a wide variety of users seeking prominent exposure

THE VALLEJO TRADE AREA

The City of Vallejo is the largest city in Solano County, and the tenth most populous city in the San Francisco Bay Area.

Vallejo residents are proud of their friendly, culturally and ethnically diverse city that offers a unique variety of residential, education, shopping, entertainment and recreation opportunities.

VALLEJO IS A GREAT PLACE TO VISIT, AND AN AWESOME PLACE TO LIVE!



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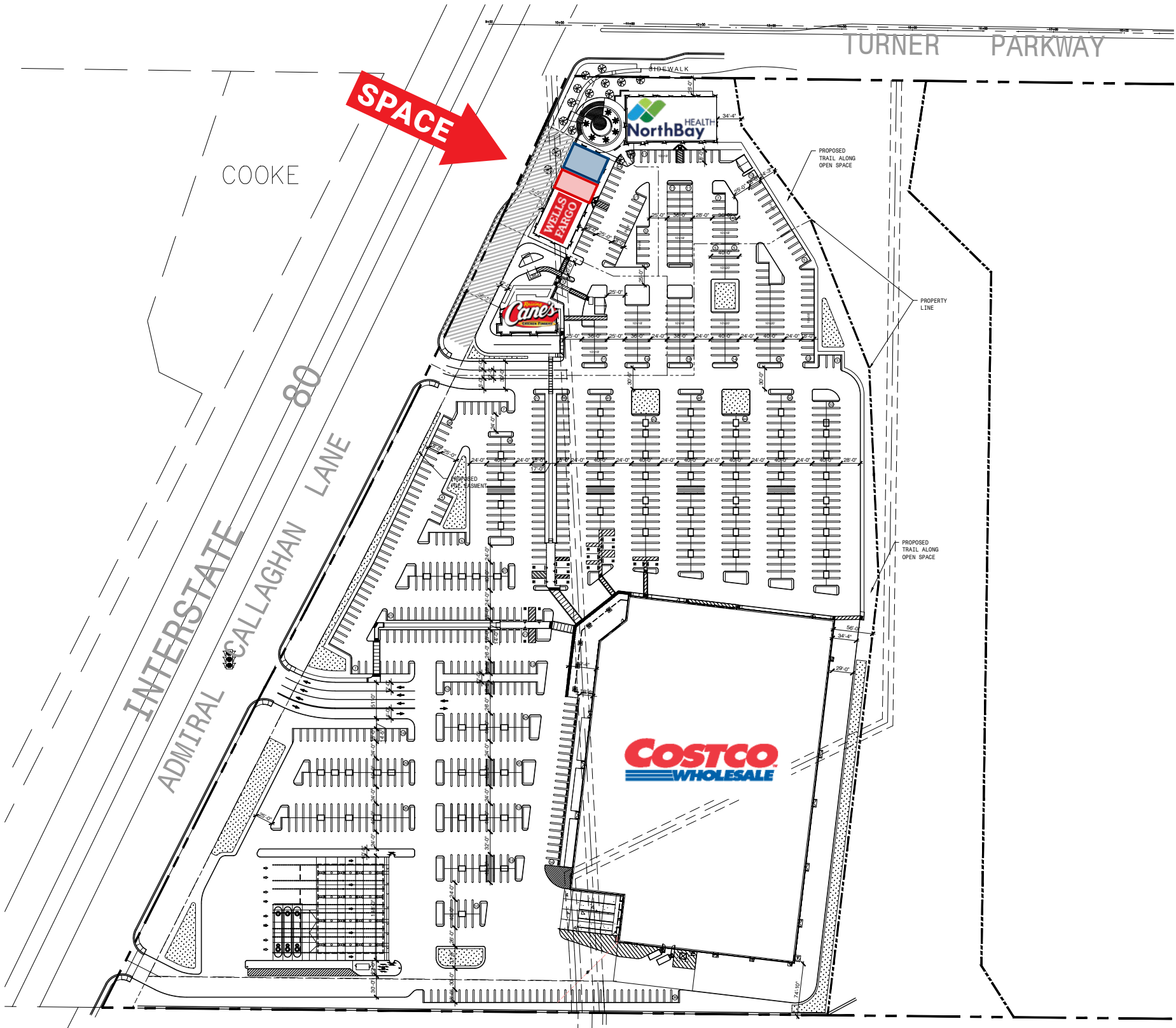
High Altitude Aerial



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Retail Site Plan



LOCATION MAP



PROJECT SUMMARY

TOTAL SITE AREA:	± 21.68 ACRES	944,568 SF
TOTAL BUILDING AREA:		172,089 SF
LAND TO BLDG. RATIO:		4.49 /1
BUILDING COVERAGE:		18.22 %

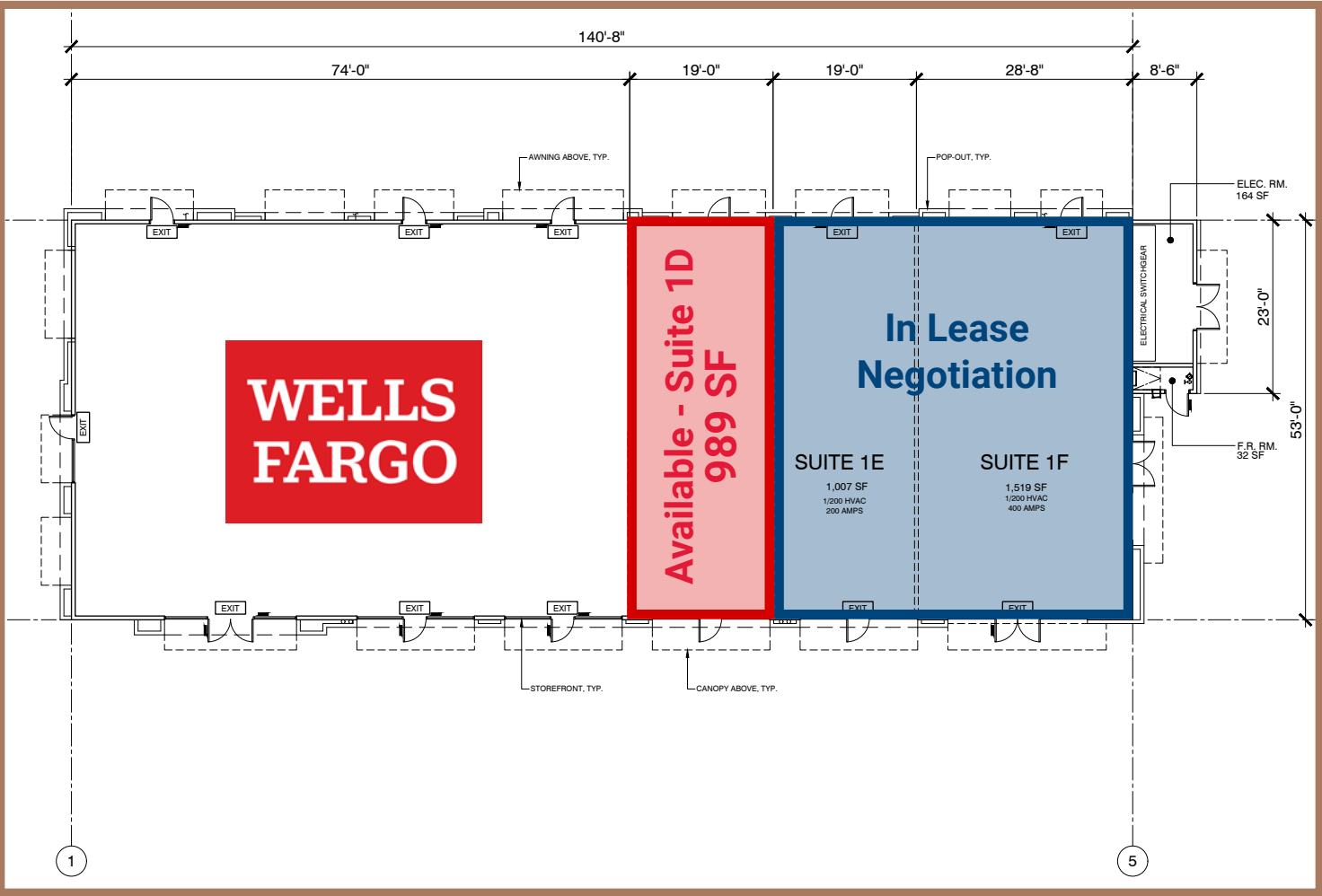
PARKING REQUIRED:

RETAIL / SHOPS	(4 / 1,000 SF)	(169,176 SF)	677 STALLS
RESTAURANTS	(10 / 1,000 SF)	(2,913 SF)	29 STALLS

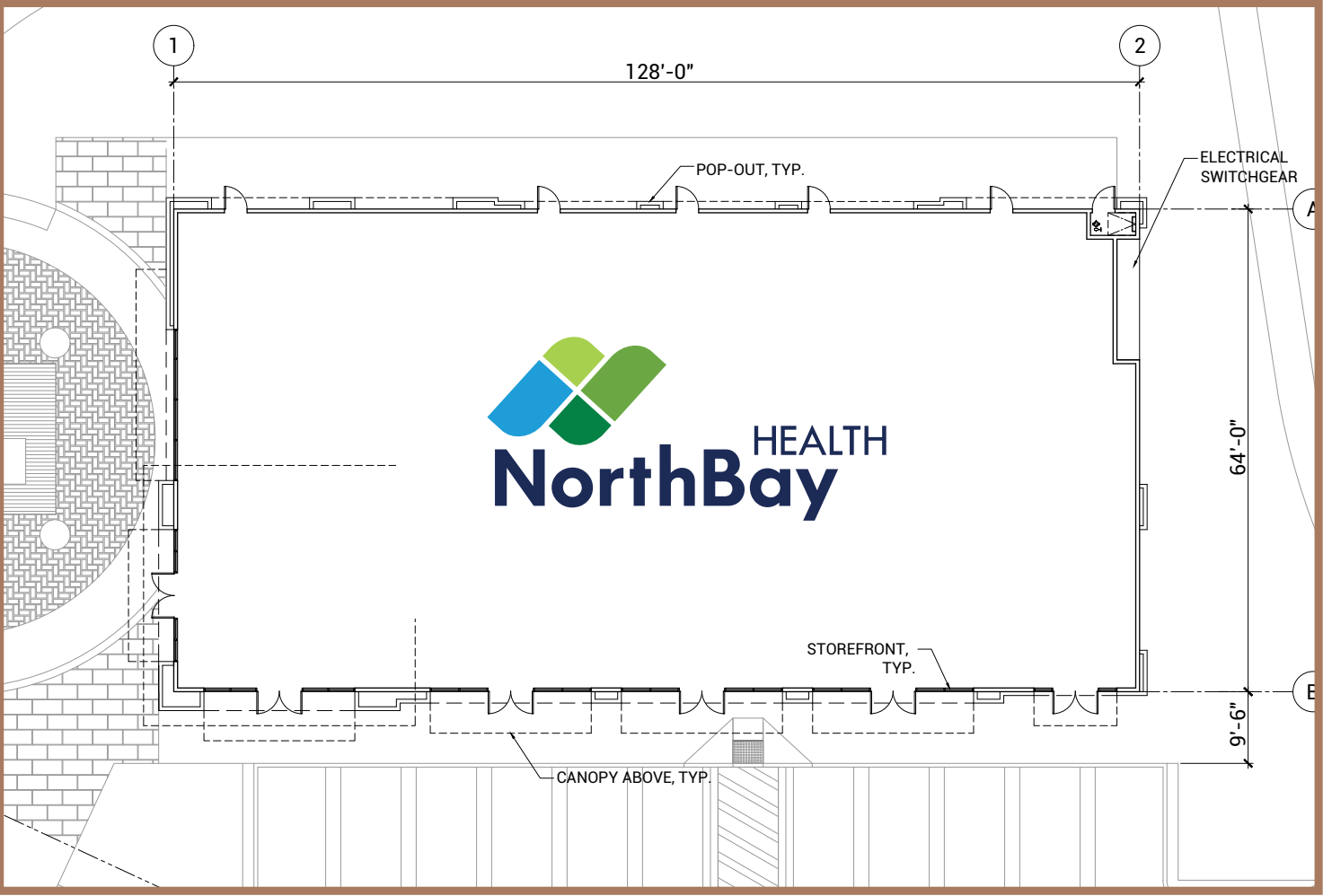
TOTAL PARKING REQUIRED:	706 STALLS
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TOTAL PARKING PROVIDED:	948 STALLS
PARKING RATIO:	5.53 /1000

SHOPS BUILDING 1

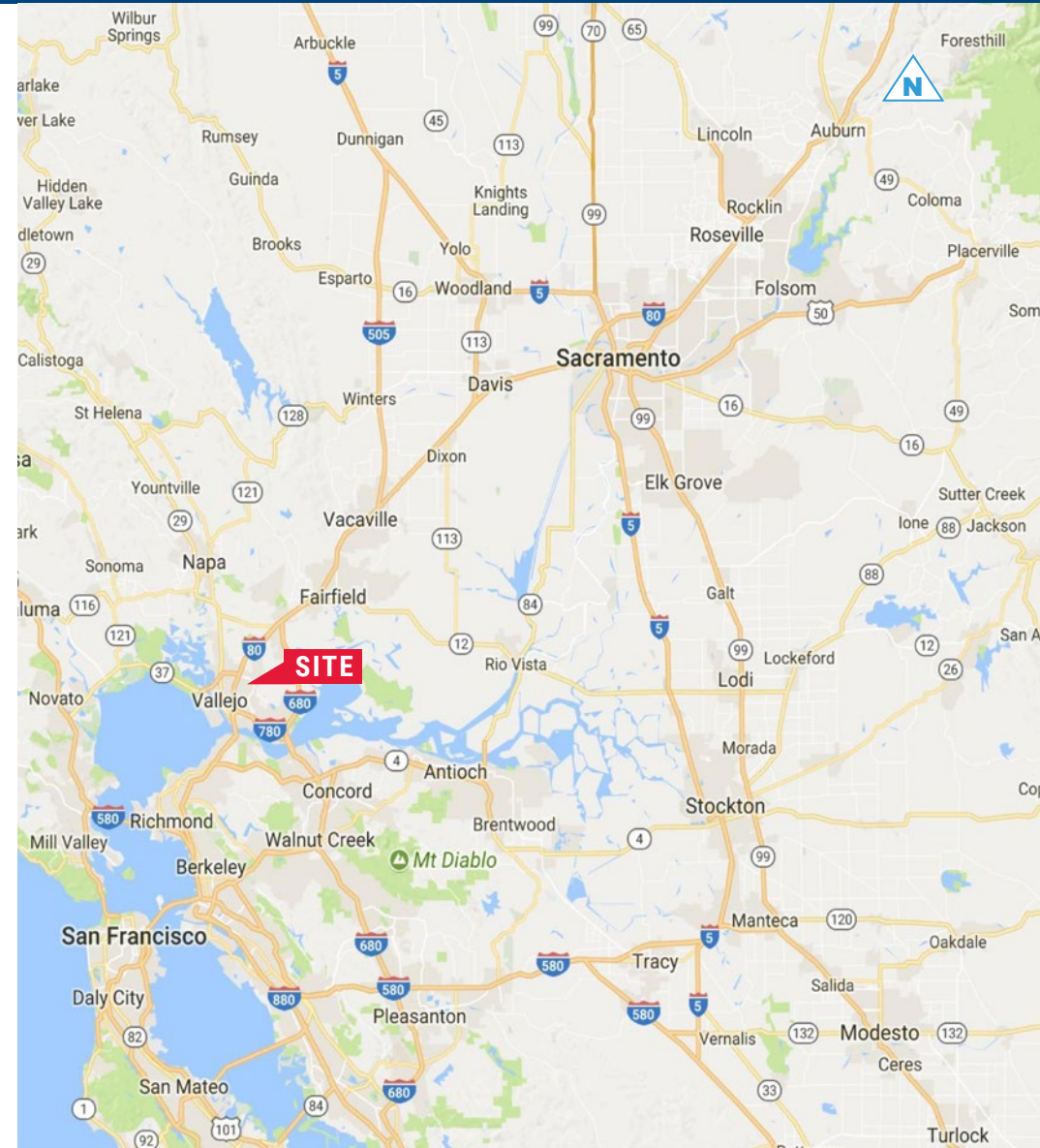


SHOPS BUILDING 2



Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

		1-Mile	3-Mile	5-Mile
POPULATION	2025 Estimated Population	15,043	112,222	155,245
	2030 Projected Population	14,698	109,645	152,461
	2020 Census Population	15,418	114,796	159,565
	2010 Census Population	14,327	106,134	146,846
	Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.4%
	Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.4%
	2025 Median Age	40.3	39.1	39.5
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	10,121	65,361	89,407
HOUSEHOLDS	2025 Estimated Households	5,272	38,990	53,844
	2030 Projected Households	5,170	38,303	53,177
	2020 Census Households	5,362	39,151	53,892
	2010 Census Households	5,009	36,696	50,301
	Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.2%
	Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.4%
RACE & ETHNICITY	2025 Estimated White	22.4%	25.9%	28.3%
	2025 Estimated Black or African American	21.4%	18.5%	17.3%
	2025 Estimated Asian or Pacific Islander	31.5%	25.6%	25.7%
	2025 Estimated American Indian or Native Alaskan	0.7%	1.1%	1.0%
	2025 Estimated Other Races	24.0%	28.9%	27.7%
	2025 Estimated Hispanic	24.4%	30.2%	28.9%
INCOME	2025 Estimated Average Household Income	\$130,204	\$122,308	\$132,763
	2025 Estimated Median Household Income	\$99,967	\$95,901	\$105,243
	2025 Estimated Per Capita Income	\$45,831	\$42,682	\$46,235
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	4.8%	7.4%	6.9%
	2025 Estimated Some High School (Grade 9-11)	7.9%	6.2%	6.1%
	2025 Estimated High School Graduate	21.3%	25.1%	23.5%
	2025 Estimated Some College	24.7%	24.0%	22.9%
	2025 Estimated Associates Degree Only	9.8%	9.5%	9.3%
	2025 Estimated Bachelors Degree Only	23.3%	20.1%	22.6%
	2025 Estimated Graduate Degree	8.3%	7.7%	8.8%
BUSINESS	2025 Estimated Total Businesses	408	3,081	4,068
	2025 Estimated Total Employees	4,593	25,986	35,835
	2025 Estimated Employee Population per Business	11.3	8.4	8.8
	2025 Estimated Residential Population per Business	36.9	36.4	38.2



LEWIS RETAIL CENTERS

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