

FAIRVIEW AT NORTHGATE

Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

Q4 2024 Delivery

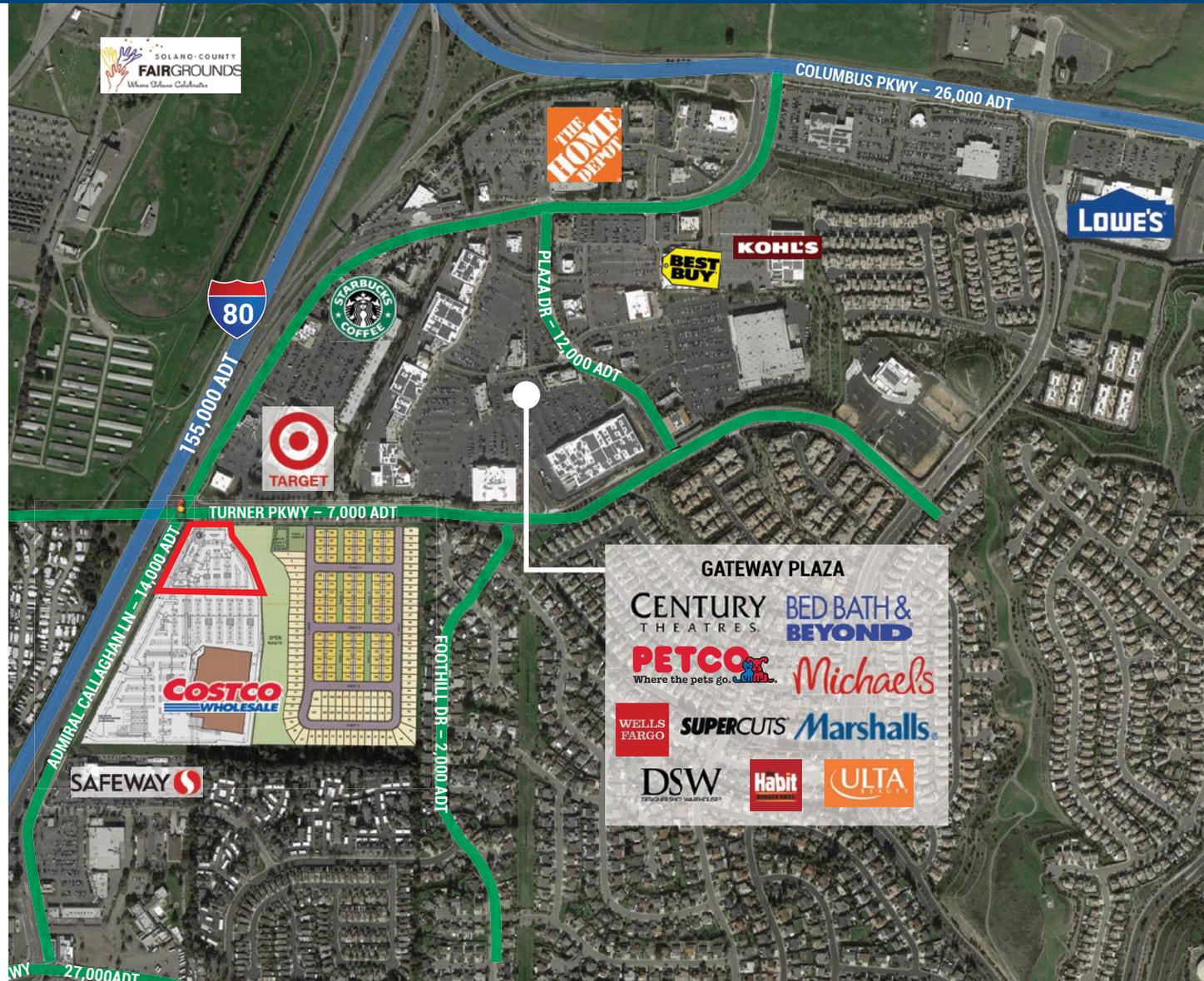
Drive-Thru and Pad Opportunities

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

Fairview at Northgate 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 154,000+ with an average household income of \$97,000+ within five (5) miles
- I-80 average daily traffic: 155,000+
- Located along primary retail corridor



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Another development by
Lewis Retail Centers

PARTNER **XTEAM**
RETAIL ADVISORS

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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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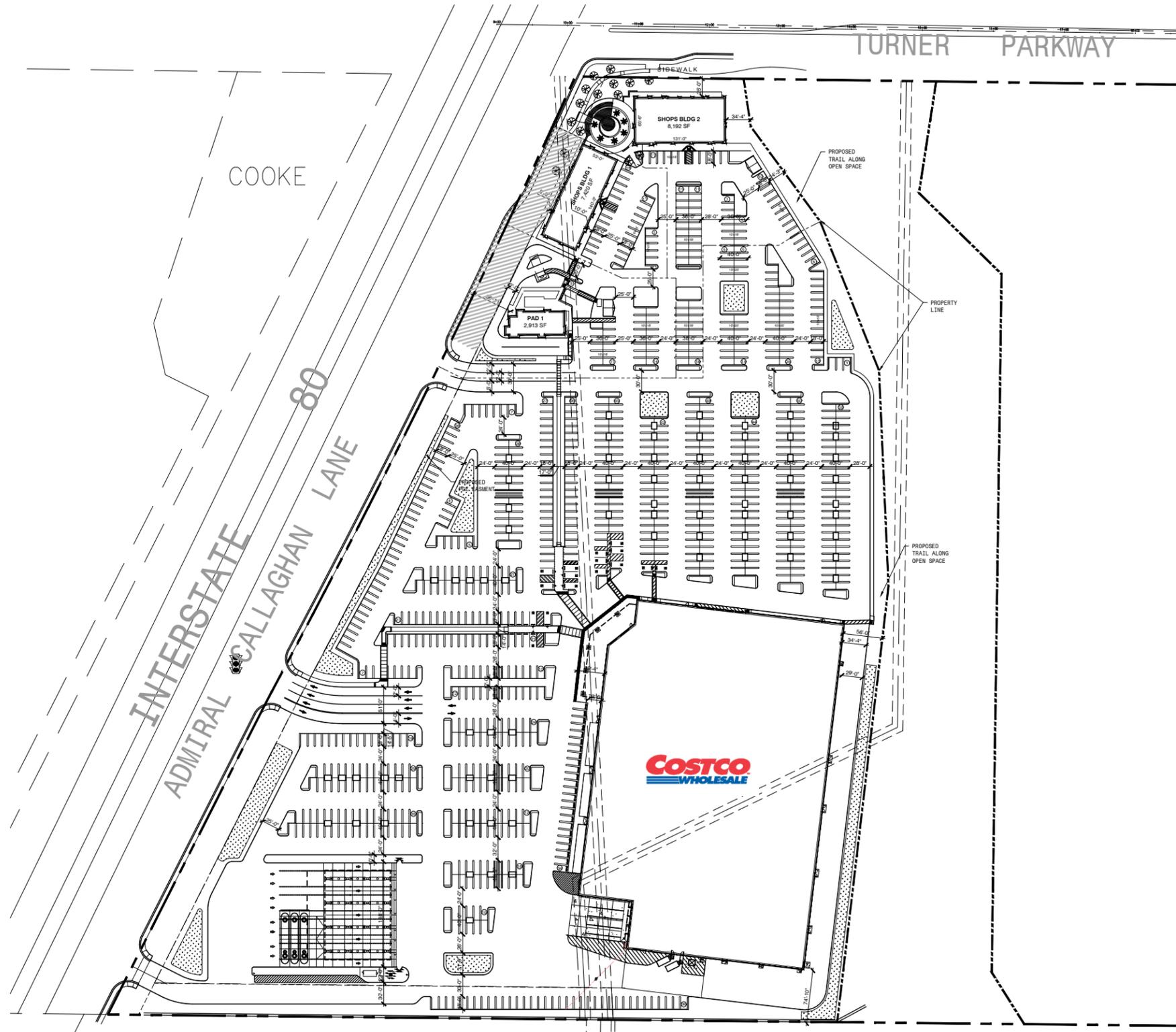
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Retail Site Plan A



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

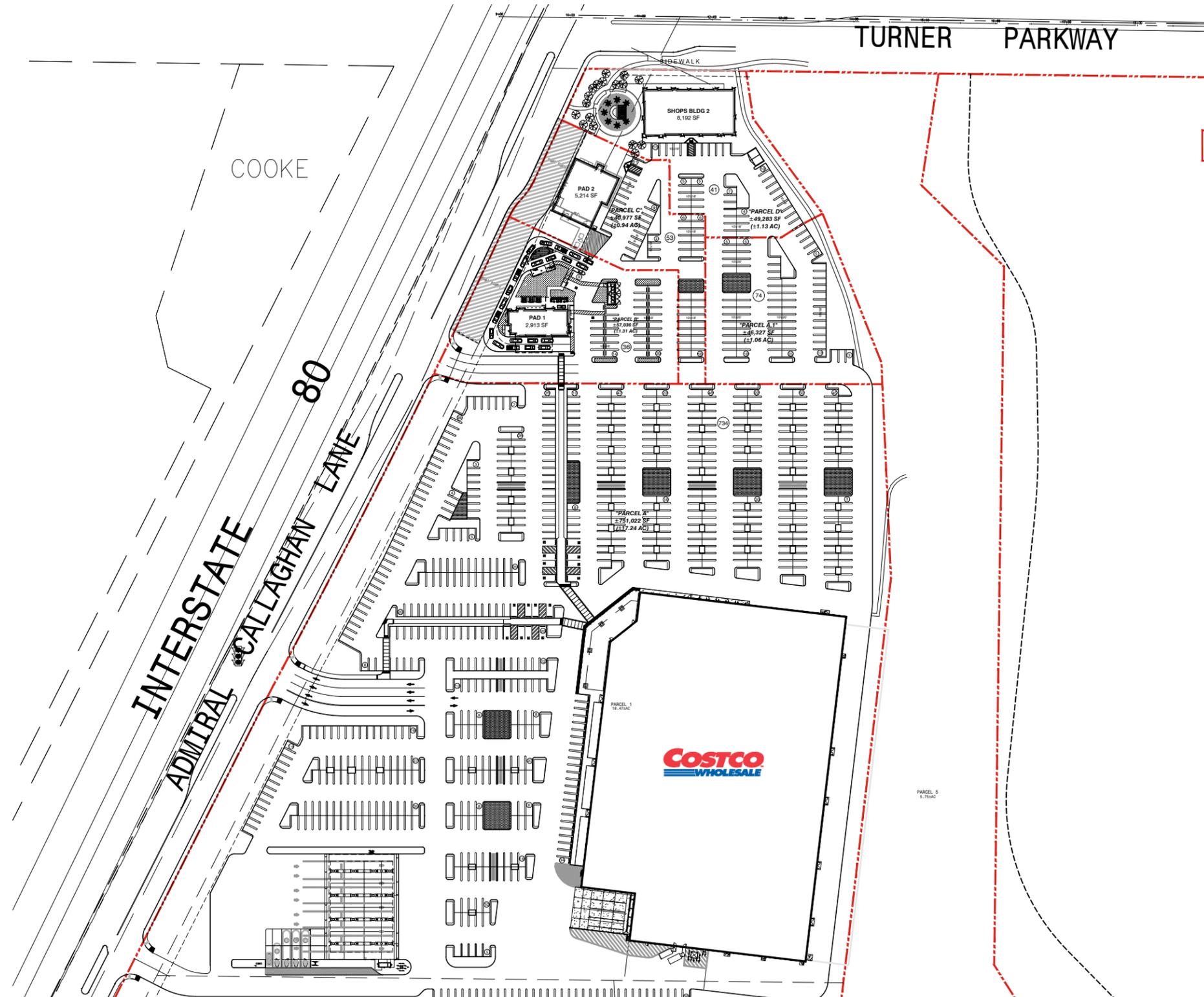
TOTAL PARKING REQUIRED: 706 STALLS

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

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Retail Site Plan B



PARCEL A & A.1 SUMMARY (RETAIL)

SITE AREA: (17.24 AC + 1.06 AC) = ± 18.30 AC	797,349 SF
BUILDING AREA:	152,846 SF
PARKING REQUIRED AT 4/1000:	611 STALLS
PARKING PROVIDED: (734 + 74 STALLS)	808 STALLS
PARKING RATIO:	5.29 /1000

PARCEL B SUMMARY (RESTAURANT)

SITE AREA: ±1.31 ACRES	57,036 SF
BUILDING AREA:	2,913 SF
PARKING REQUIRED AT 10/1000:	29 STALL
PARKING PROVIDED:	36 STALLS
PARKING RATIO:	12.36 /1000

PARCEL C SUMMARY (RESTAURANT)

SITE AREA: ±0.94 ACRES	40,977 SF
BUILDING AREA:	5,214 SF
PARKING REQUIRED AT 10/1000:	52 STALLS
PARKING PROVIDED:	53 STALLS
PARKING RATIO:	10.16 /1000

PARCEL D SUMMARY (RETAIL)

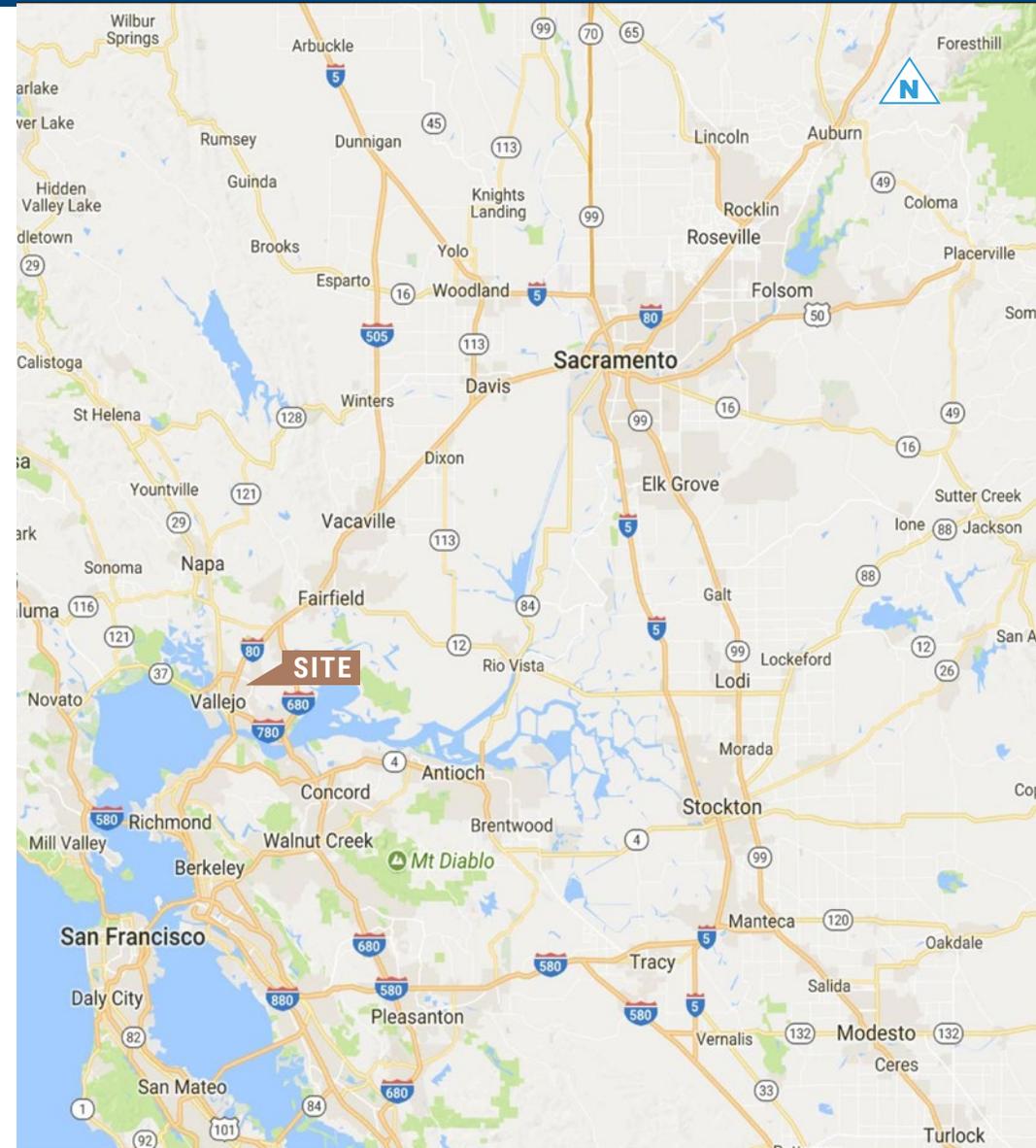
SITE AREA: ±1.13 ACRES	49,283 SF
BUILDING AREA:	8,192 SF
PARKING REQUIRED AT 4/1000:	33 STALLS
PARKING PROVIDED:	41 STALLS
PARKING RATIO:	5.00 /1000

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Location Map

		1-Mile	3-Mile	5-Mile
POPULATION	Estimated Population 2017	13,902	111,940	154,818
	2022 Projected Population	14,912	120,358	165,641
	2010 Census Population	13,437	106,663	147,888
	2000 Census Population	13,300	103,249	139,885
	Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.4%
	Historical Annual Growth 2000 to 2017	0.3%	0.5%	0.6%
	2017 Median Age	39.8	37.6	38
Adj. Daytime Demographics Age 16 Years or Over	11,887	81,495	101,866	
HOUSEHOLDS	2017 Estimated Households	4,911	38,781	53,064
	2022 Projected Households	5,171	41,076	56,026
	2010 Census Households	4,737	36,919	50,672
	2000 Census Households	4,539	35,292	47,230
	Projected Annual Growth 2017 to 2022	1.1%	1.2%	1.1%
	Historical Annual Growth 2000 to 2017	0.5%	0.6%	0.7%
RACE & ETHNICITY	2017 Estimated White	29.6%	31.0%	33.2%
	2017 Estimated Black or African American	20.5%	21.2%	19.9%
	2017 Estimated Asian or Pacific Islander	36.2%	27.4%	28.0%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.6%
	2017 Estimated Other Races	13.4%	19.7%	18.3%
	2017 Estimated Hispanic	16.5%	25.0%	23.0%
INCOME	2017 Estimated Average Household Income	\$95,128	\$85,606	\$97,784
	2017 Estimated Median Household Income	\$76,630	\$67,919	\$77,923
	2017 Estimated Per Capita Income	\$33,729	\$29,745	\$33,603
EDUCATION	2017 Estimated Elementary (Grade Level 0 to 8)	3.9%	6.6%	6.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	4.8%	6.7%	6.0%
	2017 Estimated High School Graduate	23.6%	25.1%	23.0%
	2017 Estimated Some College	27.3%	27.5%	26.9%
	2017 Estimated Associates Degree Only	10.5%	9.1%	9.1%
	2017 Estimated Bachelors Degree Only	22.3%	18.8%	20.9%
	2017 Estimated Graduate Degree	7.5%	6.3%	8.0%
BUSINESS	2017 Estimated Total Businesses	439	3,110	3,955
	2017 Estimated Total Employees	6,800	43,541	51,547
	2017 Estimated Employee Population per Business	15.5	14.0	13.0
	2017 Estimated Residential Population per Business	31.6	36.0	39.1



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