

FAIRVIEW PLAZA

Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

Freeway Visible Development
Fronting I-80

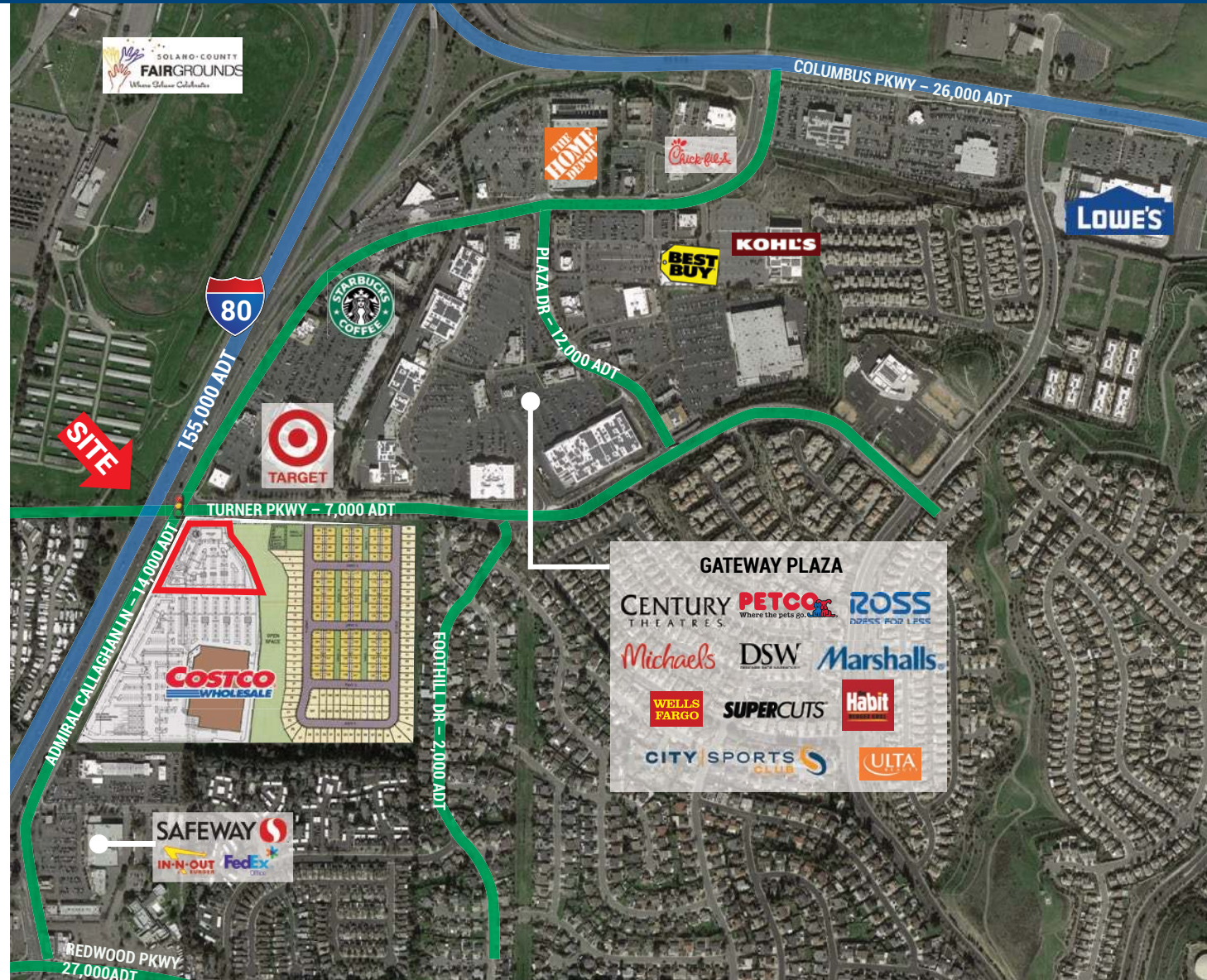
QSR, Pad & Endcap Opportunities

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 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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LEWIS
RETAIL CENTERS

PARTNER XTEAM
RETAIL ADVISORS

JohnCumbelich
& Associates

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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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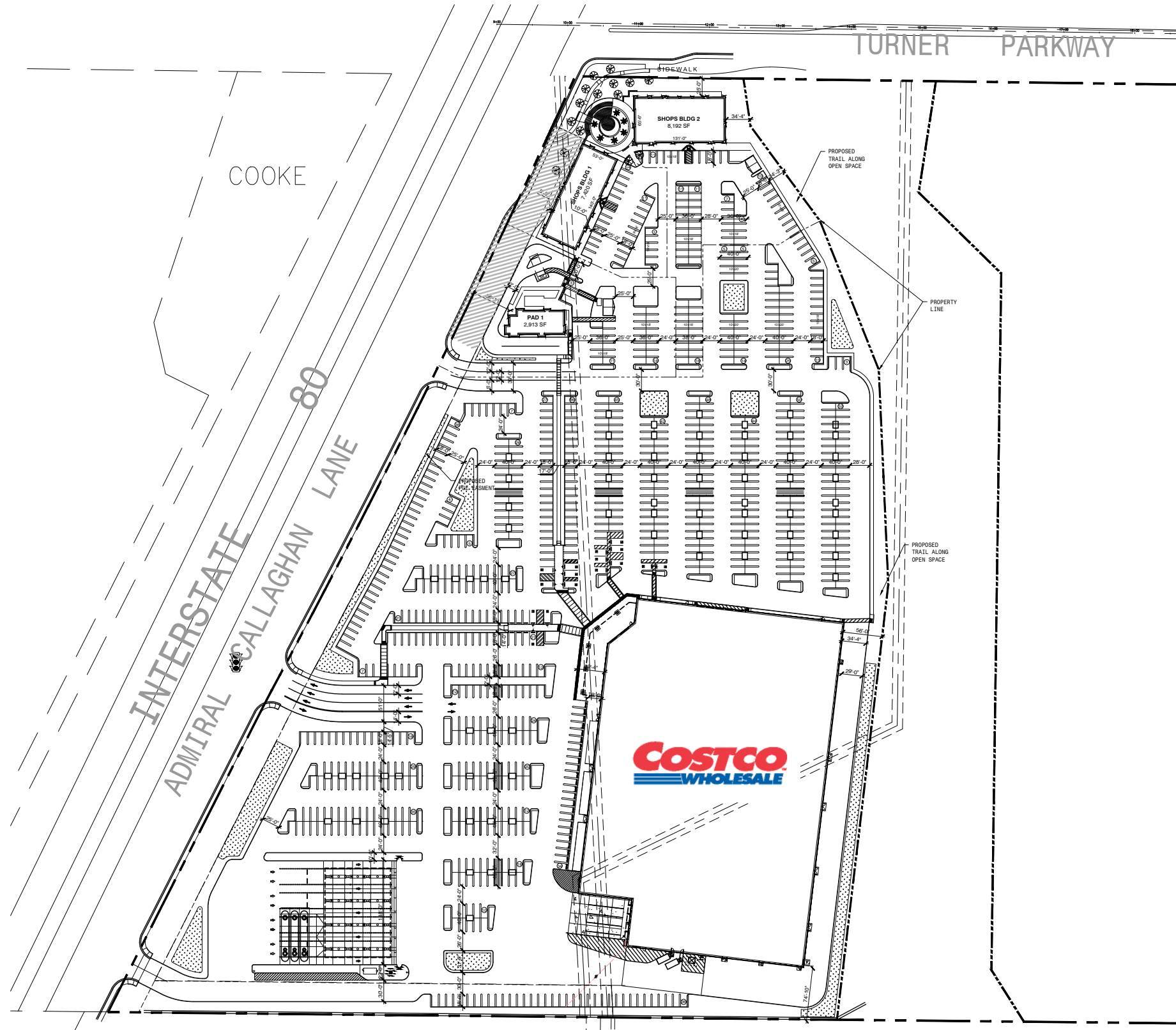
High Altitude Aerial



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Retail Site Plan 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 |

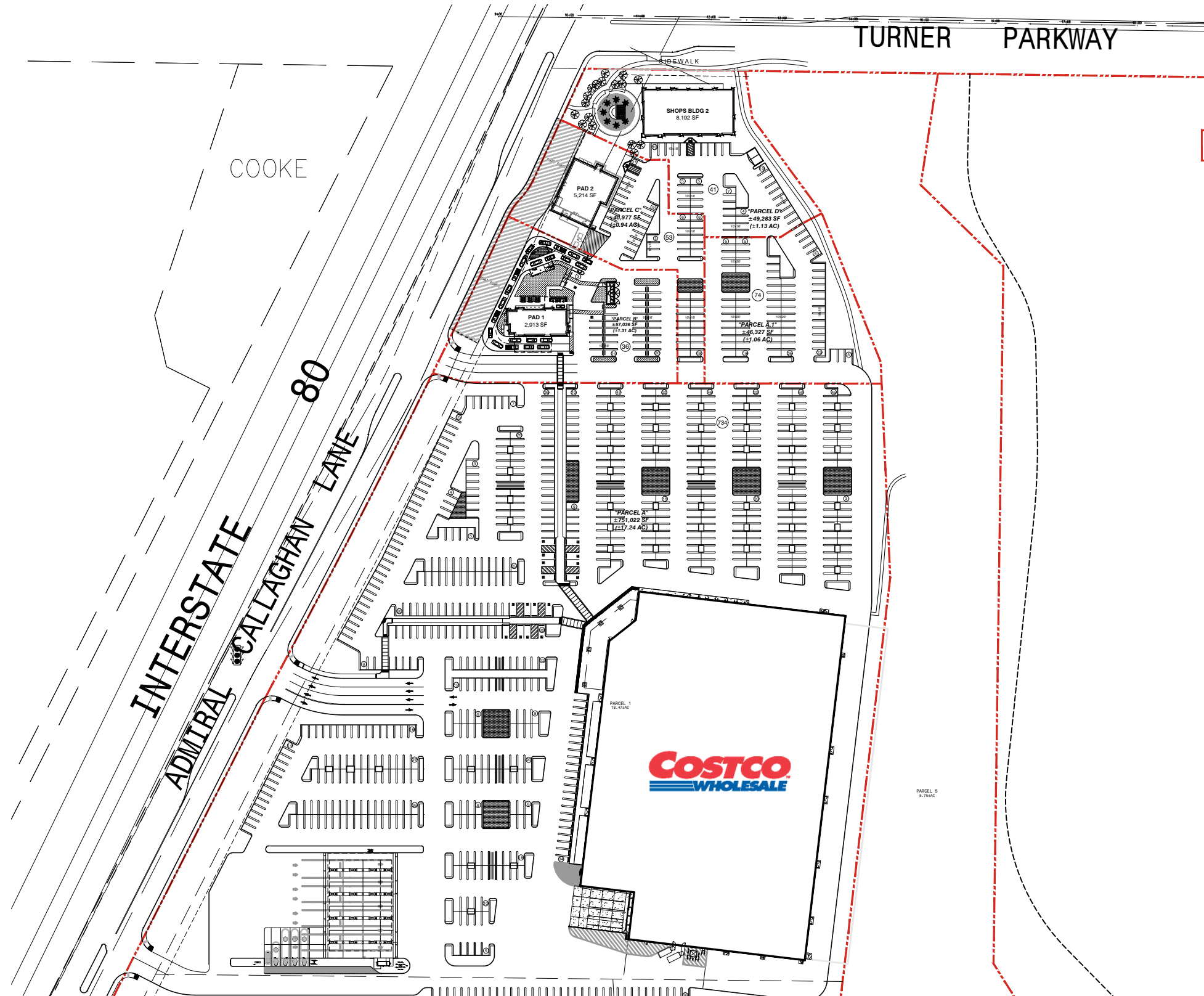
TOTAL PARKING REQUIRED: 706 STALLS

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 |

