Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

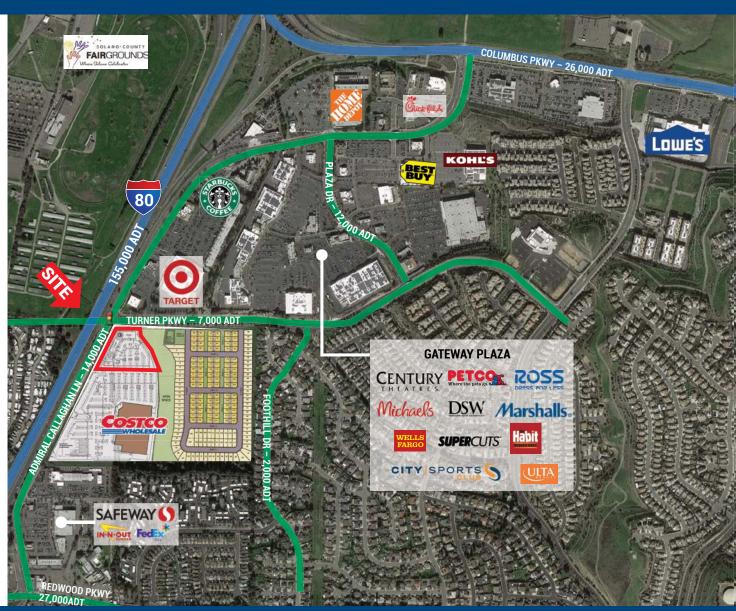
QSR, Pad & Endcap Opportunities

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



John Cumbelich

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LEWIS RETAIL CENTERS

PARTNER XTEAM



Freeway Visible Development Fronting I-80

Turner Parkway & Admiral Callaghan Lane - Vallejo, CA

About



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!

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



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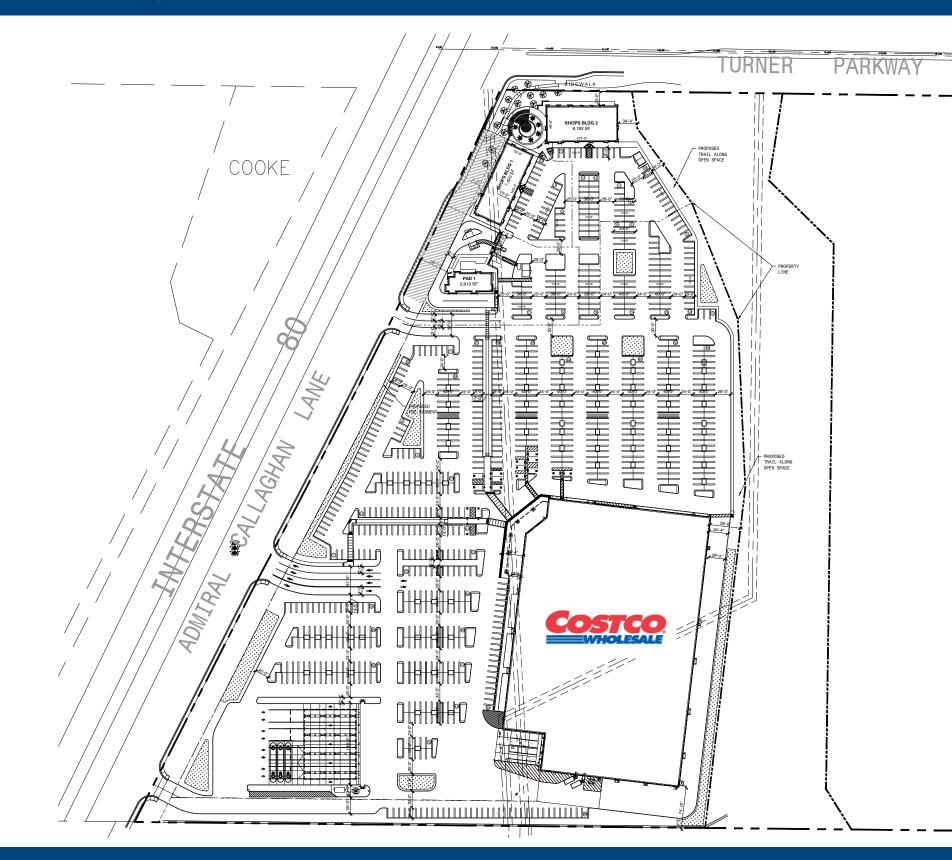
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High Altitude Aerial



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Retail Site Plan A

LOCATION MAP



PROJECT SUMMARY

RETAIL / SHOPS RESTAURANTS	(4 / 1,000 SF) (10 / 1,000 SF)		677 STALLS 29 STALLS				
PARKING REQUIRED:							
TOTAL BUILDING LAND TO BLDG. F BUILDING COVER	RATIO:		172,089 SF 4.49 /1 18.22 %				
TOTAL SITE AREA	4: ± 21.68 AC	RES	944,568 SF				

TOTAL PARKING REQUIRED:

TOTAL PARKING PROVIDED

PARKING RATIO:

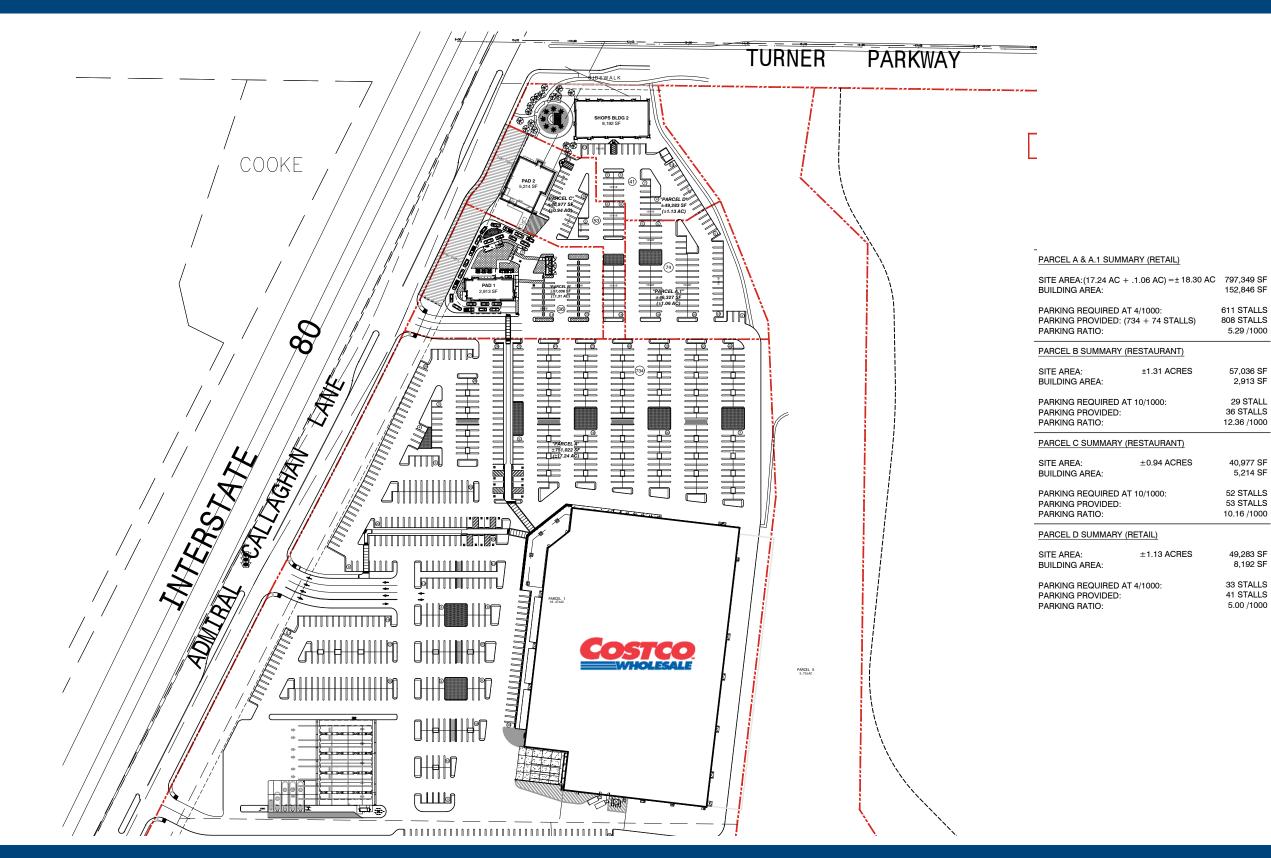
948 STALLS 5.53 /1000

706 STALLS

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Retail Site Plan B

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FAIRVIEW PLAZA Turner Parkway & Admiral Callaghan Lane - Vallejo, CA

Location Map

					Wilbur Springs Arbuckle (9) (7) (6) Foresthill
		1-Mile	3-Mile	5-Mile	
POPULATION	Estimated Population 2017	13,902	111,940	154,818	arlake
	2022 Projected Population	14,912	120,358	165,641	ver Lake Rumsey Dunningan (5) Lincoln Auburn
	2010 Census Population	13,437	106,663	147,888	Rumsey Dunnigan (113) Lincoln Auburn
	2000 Census Population	13,300	103,249	139,885	Hidden Guinda Knighte
	Projected Annual Growth 2017 to 2022	1.5%	1.5%	1.4%	Valley Lake Coloma
	Historical Annual Growth 2000 to 2017	0.3%	0.5%	0.6%	distance Possaville
	2017 Median Age	39.8	37.6	38	23 Brooks Yolo Placerville Placerville
	Adj. Daytime Demographics Age 16 Years or Over	11,887	81,495	101,866	Esparto (ii) Woodland 👸 Folsom
HOUSEHOLDS	2017 Estimated Households	4,911	38,781	53,064	
	2022 Projected Households	5,171	41,076	56,026	Calistoga (113) Sacramento
	2010 Census Households	4,737	36,919	50,672	Davis
	2000 Census Households	4,539	35,292	47,230	St Helena (128) Winters (19) (18) (19) (19) (19) (19) (19) (19) (19) (19
	Projected Annual Growth 2017 to 2022	1.1%	1.2%	1.1%	
	Historical Annual Growth 2000 to 2017	0.5%	0.6%	0.7%	ia Dixon
					Yountville (121) Elk Grove Sutter Creek
RACE & ETHNICITY	2017 Estimated White	29.6%	31.0%	33.2%	
	2017 Estimated Black or African American	20.5%	21.2%	19.9%	ark (113) Ione (88) Jackson
	2017 Estimated Asian or Pacific Islander	36.2%	27.4%	28.0%	Sonoma Napa
	2017 Estimated American Indian or Native Alaskan	0.3%	0.7%	0.6%	Fairfield Galt
	2017 Estimated Other Races	13.4%	19.7%	18.3%	luma 110 Fairfield (a) G
	2017 Estimated Hispanic	16.5%	25.0%	23.0%	Rio Vista (9) Lockeford (2)
INCOME	2017 Estimated Average Household Income	\$95,128	\$85,606	\$97,784	Novato Vallejo 🐻
	2017 Estimated Median Household Income	\$76,630	\$67,919	\$77,923	
	2017 Estimated Per Capita Income	\$33,729	\$29,745	\$33,603	4 Antioch Morada
EDUCATION	2017 Estimated Elementary (Grade Level 0 to 8)	3.9%	6.6%	6.1%	Concord
	2017 Estimated Some High School (Grade Level 9 to 1	1) 4.8%	6.7%	6.0%	Brentwood
	2017 Estimated High School Graduate	23.6%	25.1%	23.0%	Mill Valley Walnut Creek O Mt Diablo
	2017 Estimated Some College	27.3%	27.5%	26.9%	Berkeley
	2017 Estimated Associates Degree Only	10.5%	9.1%	9.1%	
	2017 Estimated Bachelors Degree Only	22.3%	18.8%	20.9%	San Francisco Oakdale
	2017 Estimated Graduate Degree	7.5%	6.3%	8.0%	500 Tracy
BUSINESS	2017 Estimated Total Businesses	439	3,110	3,955	Daly City 880 580 Salida
	2017 Estimated Total Employees	6,800	43,541	51,547	Pleasanton Vernalis 132 Modesto 132
	2017 Estimated Employee Population per Business	15.5	14.0	13.0	Ventails C
	2017 Estimated Residential Population per Business	31.6	36.0	39.1	San Mateo 33 Ceres
					Turlock

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