

GATEWAY COURTYARD

FAIRFIELD • CALIFORNIA

BARNES & NOBLE
BOOKSELLERS

2ND GEN RESTAURANT SPACE - ±1,911 SF

JOHN BRECHER

Vice President, Retail
+1 916 440 1826
john.brecher@am.jll.com
RE License #01897931

DAVE WHITE

Vice President, Retail
+1 916 440 1831
dave.white@am.jll.com
RE License #01759894

BEN LAZZARESCHI

Executive Vice President, Retail
+1 415 228 3070
ben.lazzareschi@am.jll.com
RE License #01414579



GATEWAY COURTYARD OVERVIEW

A 134,000-square-foot community center with freeway signage directly across from the Solano Mall adjacent to I-80. The center is situated along the main retail hub of Fairfield off a busy interstate and boasts excellent co-tenancy including Petsmart, Sportsman Warehouse and other fast casual and sit down restaurants. Easy access from Travis Boulevard and the freeway combine to make this the most desirable center in Fairfield.

- ±1,911 SF available 2nd generation restaurant
- 1586 Gateway Blvd, Fairfield, CA
- Highway 80 visibility with over 194,300 ADT
- Directly across from the Solano County Mall
- Regional draw with over 691,000 people in 20 miles
- Freeway visible signage along Highway 80



Gateway Courtyard



47

MILES TO SAN FRANCISCO

44

MILES TO SACRAMENTO

41

MILES TO OAKLAND

37

MILES TO BERKLEY

19

MILES TO NAPA

Gateway Courtyard

- Education and research institutions including UC Davis and UC Berkley
- Fairfield is located in one of the five most racially and culturally diverse counties in the nation
- Transportation includes: 5 ports, 2 Amtrak stations, 4 airports, 4 Bart stations (all located within 50 miles)



258,543
total
households



122,772
total
population



\$468,092
median
home price



\$79,863
median
hh income



102,059
daytime
population

FAIRFIELD BY THE NUMBERS

*Information from Esri 2020, 5-mile radius

GATEWAY COURTYARD SITE PLAN





The UPS Store

80

AIR BASE PKWY

SAFeway

McDonald's

WATERMAN BLVD

ROUND TABLE
PIZZA ROYALTY

KFC

TRADER
JOE'S

SALLY
BEAUTY SUPPLY

HOMETOWN
BUFFET

Tires LES SCHWAB

Gateway
Courtyard

24 FITNESS

Michael's
MAKE CREATIVITY HAPPEN

Ohana
Hawaiian BBQ

TEXAS ST

BURGER KING

Chevron

HARBOR FREIGHT
TOOLS

BevMo!

ROSS
DRESS FOR LESS

Peet's Coffee & Tea

DOLLAR TREE

McDonald's

TACO BELL

GROCERY OUTLET
Bargain Market

47k
VPD

CVS
pharmacy

ihop

TRAVIS BLVD

Firestone
COMPLETE AUTO CARE

Solano Town Center

macy's

JCPenney

H&M

CHAMPS
SPORTS

Foot Locker

REGAL

Red Robin

BUFFALO
WILD WINGS

petco

RED LOBSTER
STEAK FISH-CHICKEN LOBBSTER

Chuy's
FRESH MEX

FOODPUSHERS

STARBUCKS

Chick-fil-A

Raley's

BR baskin
robbins

Domino's

SUBWAY

extended
STAY AMERICA

194k
VPD

Staples

IN-N-OUT
BURGER

COURTYARD
BY MARRIOTT

STARBUCKS

In the box

O'Reilly
AUTO PARTS

Little Caesars

TEXAS ST

PENNSYLVANIA AVE

BANK OF AMERICA

COMPETITION MAP

TARGET

- RETAIL
- EATERIES
- OTHER

20-MILE DEMOGRAPHIC HIGHLIGHTS

Fairfield offers easy access to the Bay Area and beyond. Commuters and businesses alike will find the city ideally situated for getting where you need your products to go. Fairfield is a thriving community where healthy families and strong businesses can flourish. Fairfield represents a diverse, bustling economy in the heart of Solano County. In Fairfield, small town values remain, but we're not just an attractive, tree-lined, bedroom community serving the San Francisco and Sacramento metropolitan areas. Our strategic location, extensive transportation networks, readily available and value-priced properties, and proximity to Northern California's attractions, make Fairfield a prime location for commerce. An excellent quality of life, low housing costs, and an array of retail options makes Fairfield an enjoyable place for families to live and work.



13.1%
Asian

10.5%
Black

29.8%
Latino

40.6%
White

6.0%
Other



536,034
total
households



\$74,505
median
hh income



\$468,092
median
home price



732,351
total
population



691,321
daytime
population



36.6%
bachelor's
degree



18.4%
graduate
degree

Major Employers

Travis Air Force Base

NorthBay Medical

Anheuser Busch

Jelly Belly

Journey Coffee

Guittard Chocolate

Primal Pet Foods

Clorox

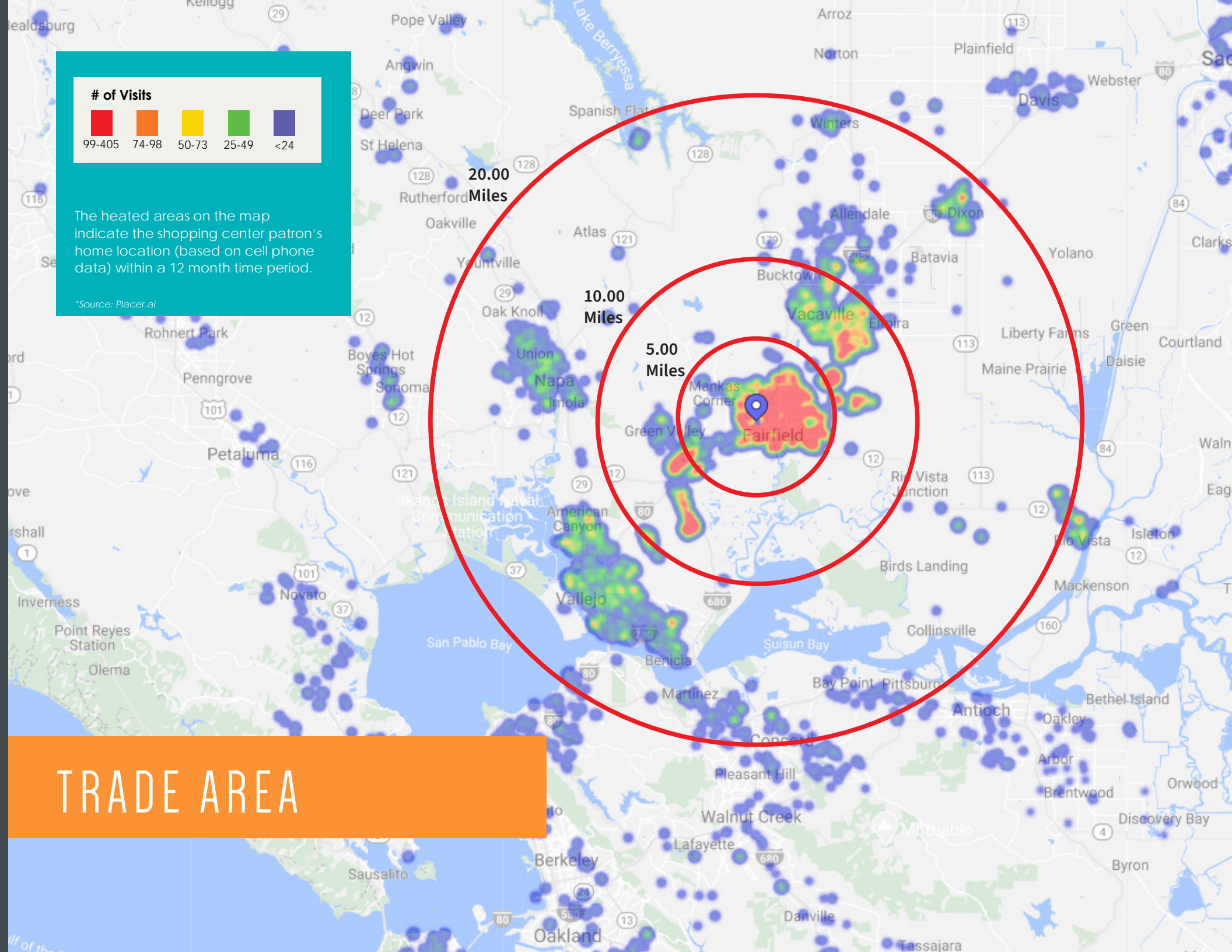
of Visits



The heated areas on the map indicate the shopping center patron's home location (based on cell phone data) within a 12 month time period.

*Source: Placer.ai

TRADE AREA



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