



# FALLON GATEWAY

## Retail Space for Lease



Jones Lang LaSalle Brokerage, Inc. License #01856260

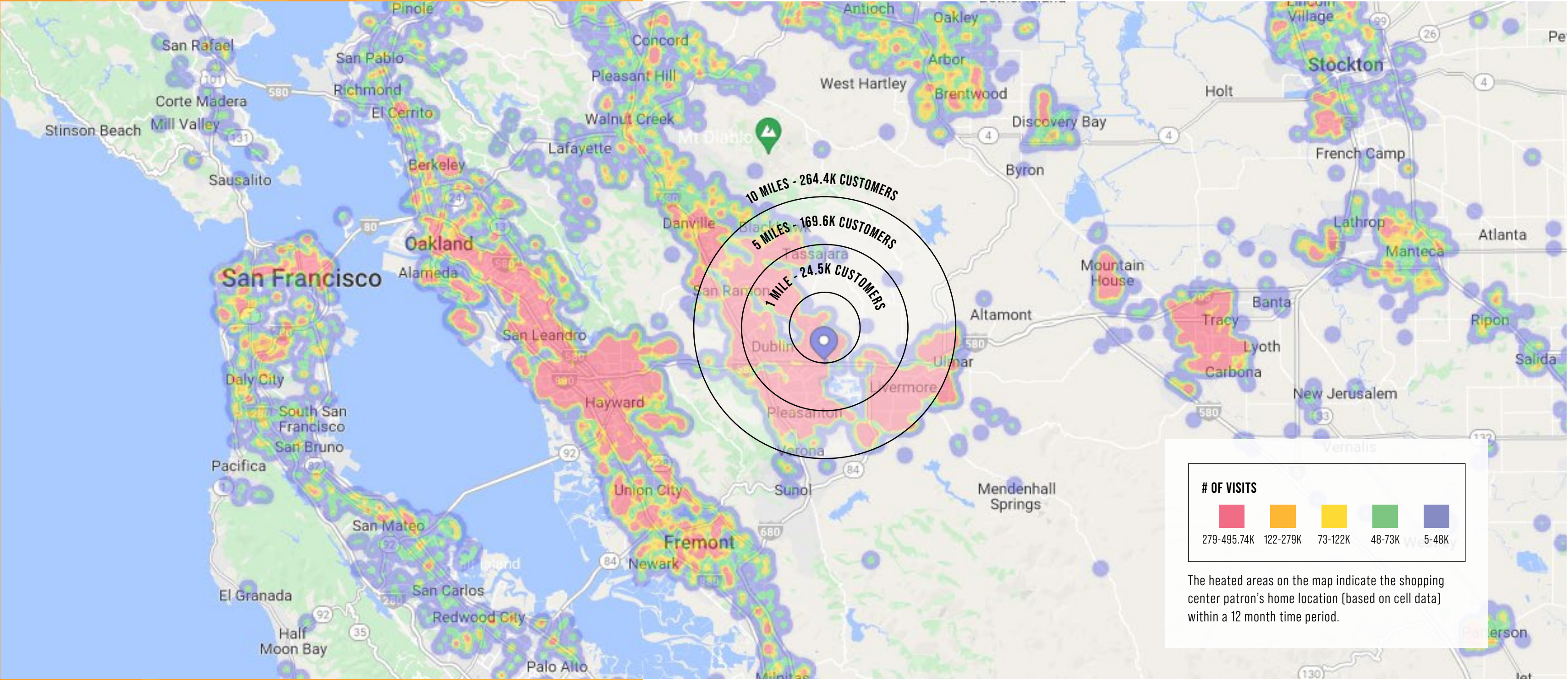


## THE CENTER

Fallon Gateway is a ±379,053 square foot Target, Dicks and Lucky anchored shopping center located in the center of the Tri-Valley Trade Area serving the cities of Dublin, Pleasanton & Livermore.

The project is accessible via the Fallon Road inter-change off of Interstate 580 and Dublin Blvd.

CUSTOMER BASE  
BY VISITS



AVAILABILITIES



AVAILABILITIES

- Space A: 1,282 SF
- Space B: 1,156 SF

CURRENT TENANTS

- |                         |                   |                     |                     |                          |                         |                   |
|-------------------------|-------------------|---------------------|---------------------|--------------------------|-------------------------|-------------------|
| • Target                | • Starbucks       | • Bodybar           | • Fremont Bank      | • Hawaiian Grill Express | • Two Hands             | • Panera Bread    |
| • Dick's Sporting Goods | • Sake Sushi      | • El Pollo Loco     | • Crumbl Cookies    | • Tea Nails              | • Stanford Blood Center | • BJ's Restaurant |
| • Lucky California      | • Sourdough & Co. | • Taco Bell         | • Imagine Optometry | • Jung's Korean BBQ      | • Jersey & Mikes        | • Brewhouse       |
| • PetSmart              | • Cold Stone      | • Urban Ka Re House | • Hawaiian Poke     | • T- Mobile              | • UPS                   | • Little Scissors |
| • Guitar Center         | • Provident       | • 88 BaoBao         | • Sev               | • Fallon Dental          | • The Vitamin Shoppe    |                   |
| • Chevron               | • Sutter Health   | • Ramen 101         | • Mattress Firm     | • T4                     | • Chat Caffe            |                   |
|                         | • Amazing Basil   | • King Shabu Shabu  | • Bag o Crab        |                          |                         |                   |



# IMMEDIATE TRADE AREA MAP



WELL  
POPULATED



STRONG DAYTIME  
POPULATION



SIGNIFICANT  
GROWTH



HIGHLY  
AFFLUENT



WELL  
EDUCATED

| POPULATION                   | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------|-----------|-----------|-----------|
| 2021 Population – estimate   | 20,025    | 202,879   | 368,691   |
| 2026 Population – projection | 22,954    | 214,780   | 386,450   |
| HOUSEHOLD INCOME             |           |           |           |
| 2021 Avg. Household Income   | \$213,517 | \$189,849 | \$199,834 |
| 2021 Median Household Income | \$192,572 | \$159,330 | \$165,732 |
| 2021 EST HOUSEHOLD BY INCOME |           |           |           |
| \$75,000-\$99,999            | 6.0%      | 9.0%      | 8.2%      |
| \$100,000-\$149,999          | 14.9%     | 17.4%     | 17.0%     |
| \$150,000-\$199,999          | 16.9%     | 16.6%     | 16.4%     |
| \$200,000 and over           | 48.0%     | 37.4%     | 39.9%     |



**JUSTIN CHOI**

Senior Associate

+1 925 858 6041

justin.choi@am.jll.com

CA #02107928

**JEFF BADSTUBNER**

Managing Director

+1 925 872 4550

jeff.badstubner@am.jll.com

CA #01155279



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