

# GATEWAY COURTYARD

FAIRFIELD • CALIFORNIA

2ND GEN RESTAURANT - ±1,911 SF  
2ND GEN DENTAL OFFICE - ±3,514 SF

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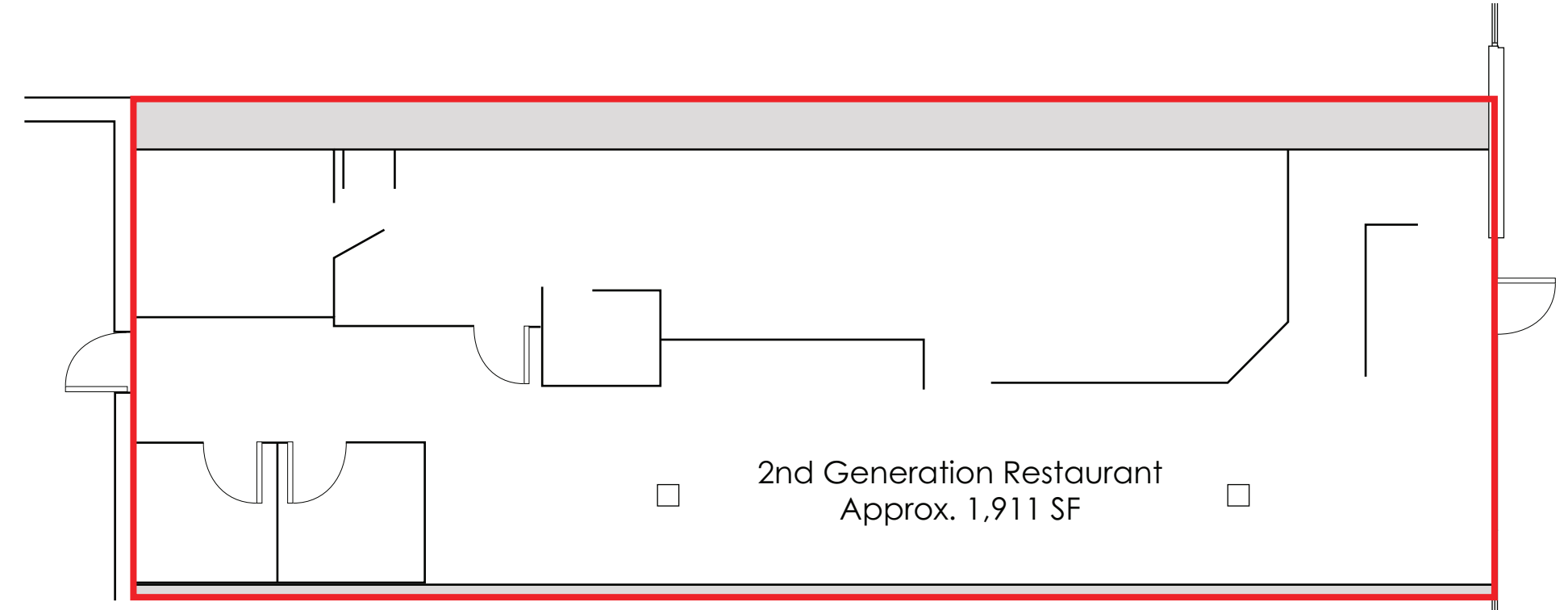
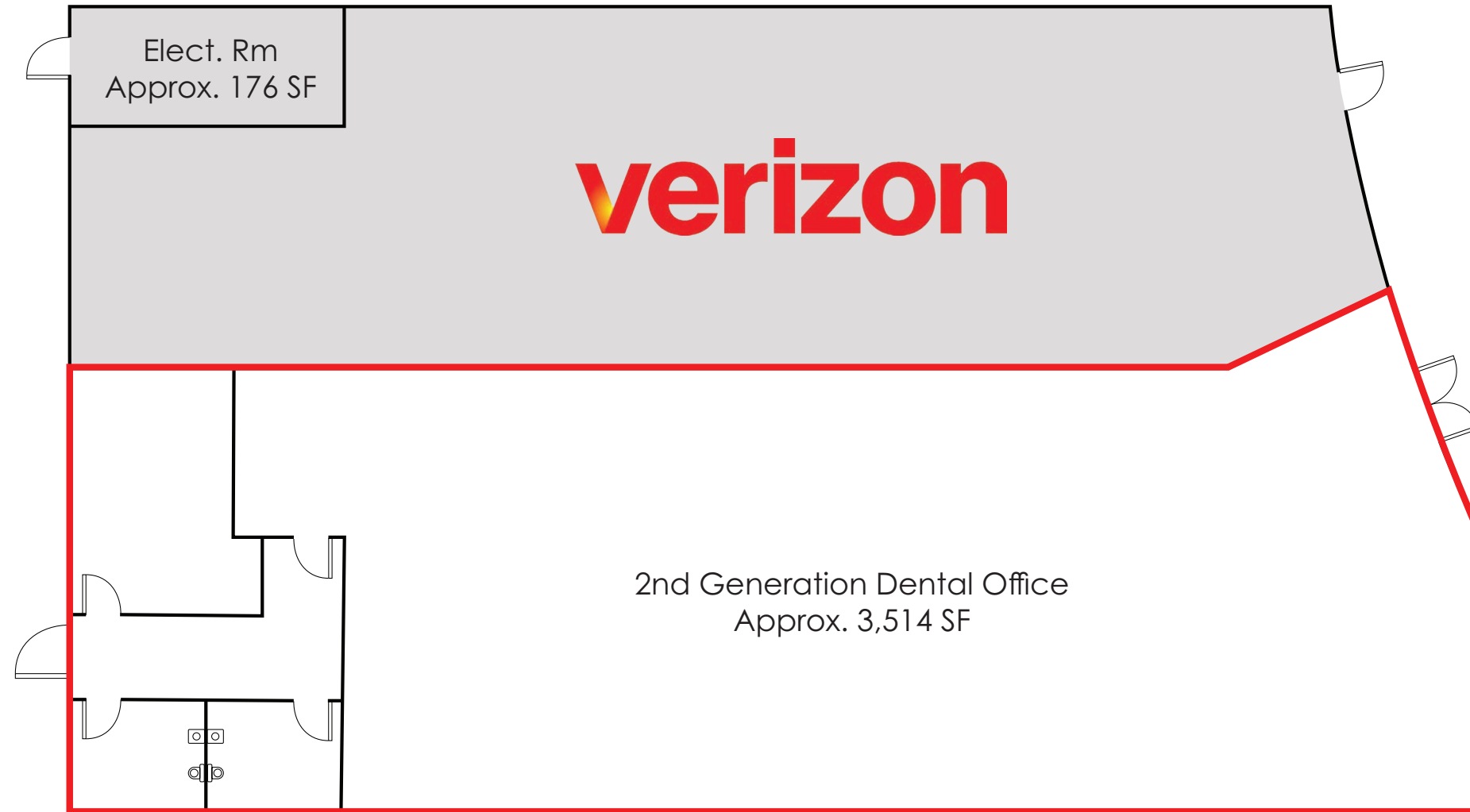
# GATEWAY COURTYARD OVERVIEW

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.

- 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



# FLOOR PLANS



# GATEWAY COURTYARD SITE PLAN



# 2ND GEN RESTAURANT SPACE PHOTOS



# 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.



**266,883**  
total households



**\$107,952**  
median hh income



**\$673,530**  
median home price



**769,532**  
total population



**709,294**  
daytime population



**22.5%**  
bachelor's degree



**10.6%**  
graduate degree



**16.2%**  
Asian

**10.4%**  
Black

**33.4%**  
Latino

**38.0%**  
White

**18.1%**  
Other

## Major Employers

Travis Air Force Base

NorthBay Medical

Anheuser Busch

Jelly Belly

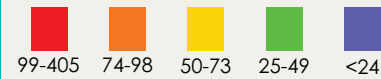
Journey Coffee

Guittard Chocolate

Primal Pet Foods

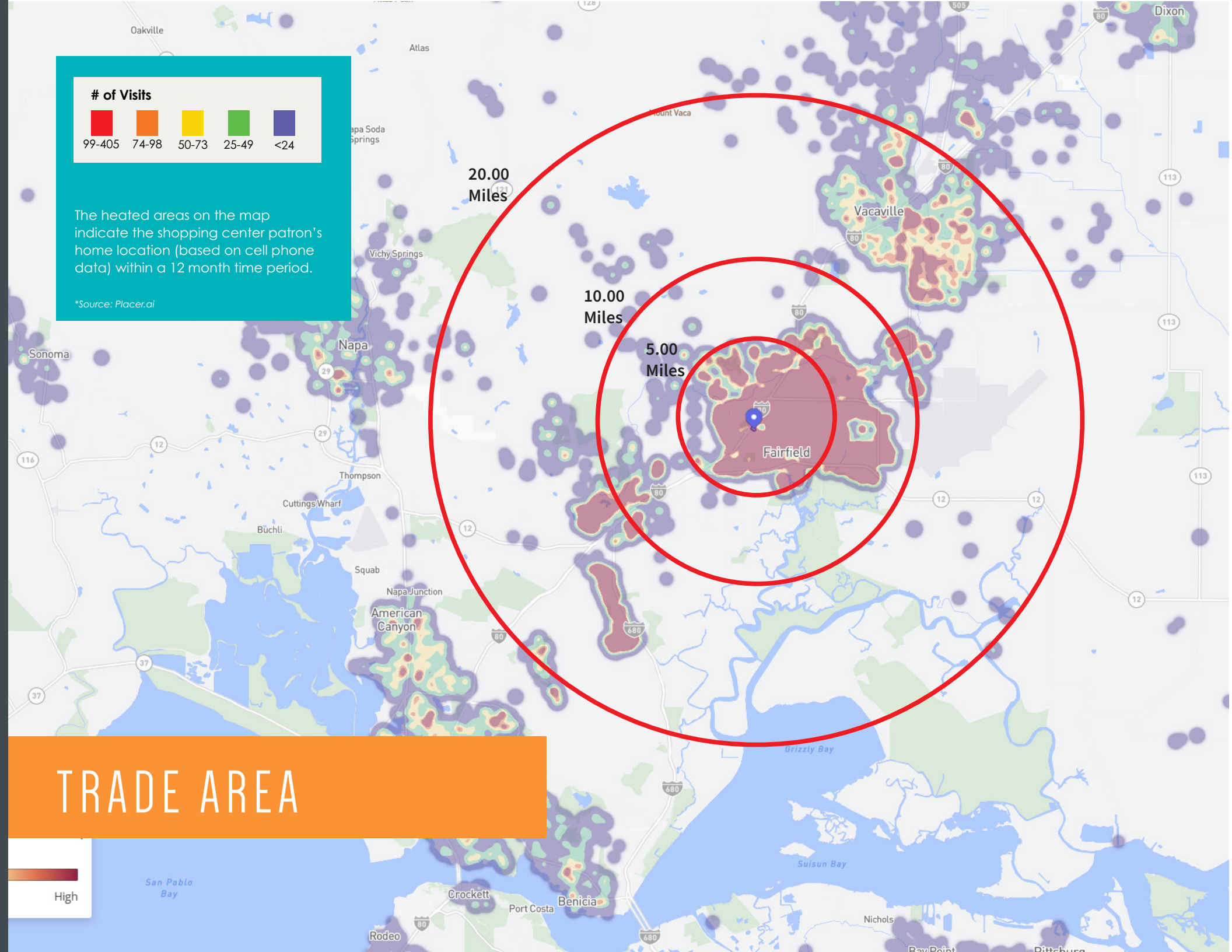
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### # of Visits



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

\*Information from Esri 2025, 20-mile radius

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