



FALLON GATEWAY

Retail Space for Lease



Jones Lang LaSalle Brokerage, Inc. License #01856260

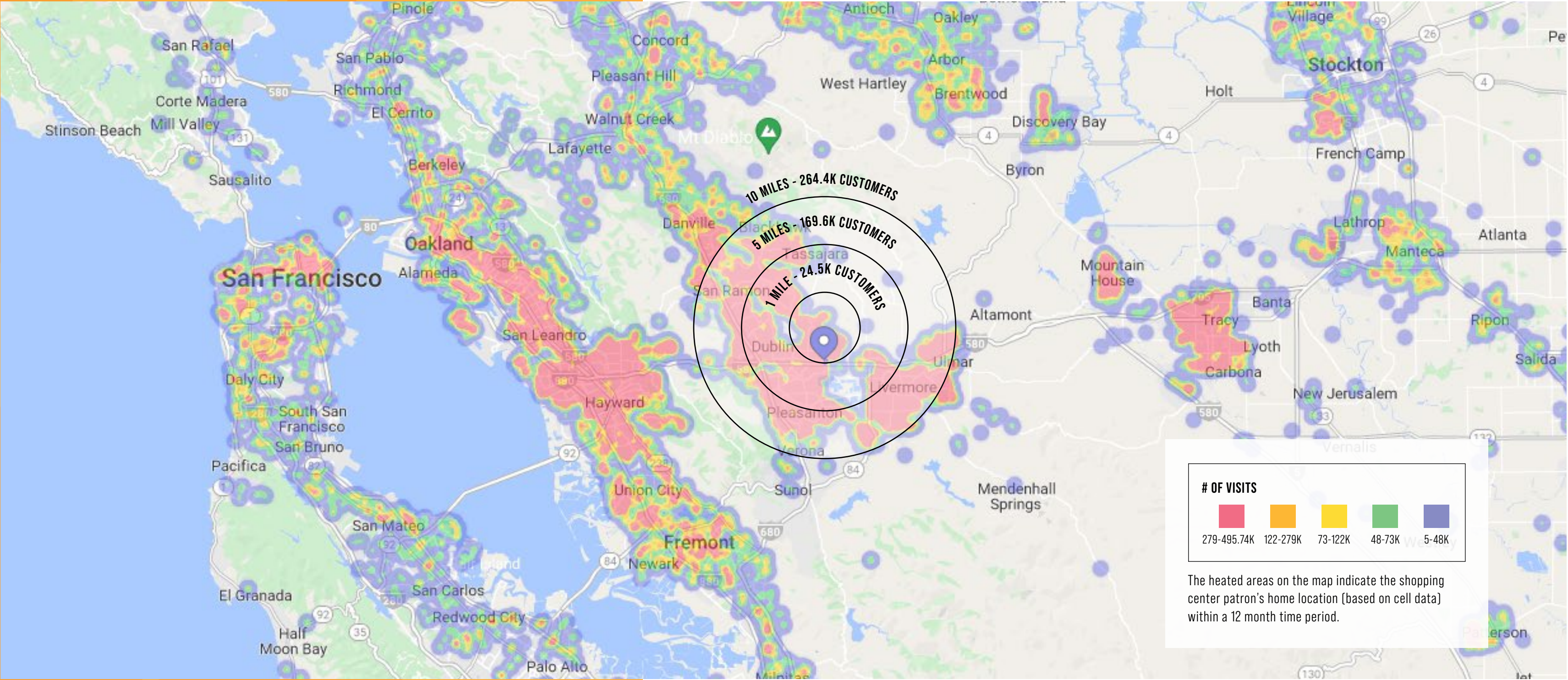


THE CENTER

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
- Space C: 1,282 SF (DEAL PENDING)
- Space D: 3,361 SF

CURRENT TENANTS

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



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

Vice President

+1 925 858 6041

justin.choi@jll.com

CA #02107928

JEFF BADSTUBNER

Managing Director

+1 925 872 4550

jeff.badstubner@jll.com

CA #01155279

ARASHI MURATA

Associate

+1 646 532 8377

arashi.murata@jll.com

CA #02444231



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