



FALLON GATEWAY

Retail Space for Lease



VIRTUAL TOUR



Jones Lang LaSalle Brokerage, Inc. License #01856260

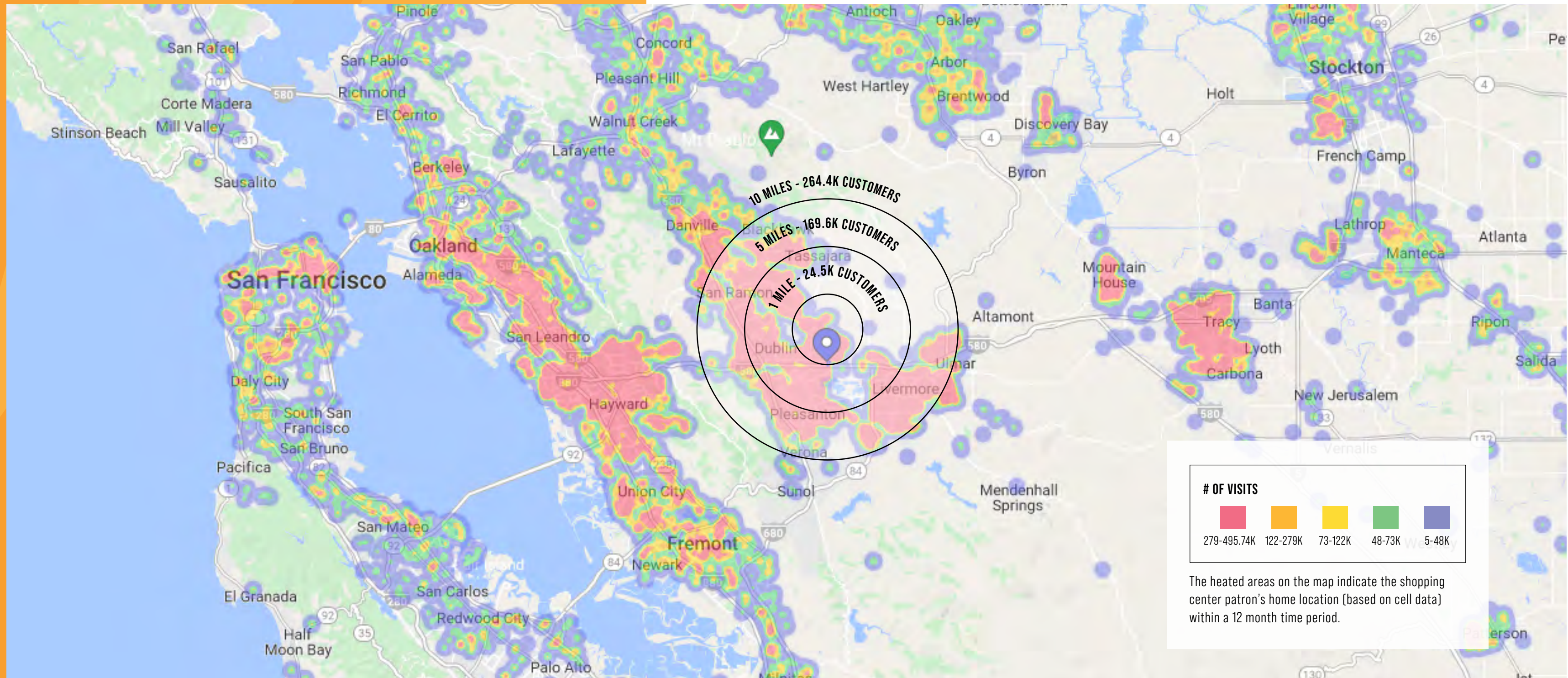


THE CENTER

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



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- 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 | • Hawaiian Poke | • Stanford Blood Center | • BJ's Restaurant & Brewhouse |
| • Lucky California | • Sourdough & co. | • Taco Bell | • Imagine Optometry | • Tea Nails | • Jersey & Mikes | |
| • PetSmart | • Cold Stone | • Urban Ka Re House | • Hawaiian Poke | • Jung's Korean BBQ | • UPS | |
| • Guitar Center | • Provident | • 88 BaoBao | • Sev | • T- Mobile | • The Vitamin Shoppe | |
| • Chevron | • Sutter Health | • Ramen 101 | • Mattress Firm | • Fallon Dental | • Chat Caffe | |
| | • Amazing Basil | • King Shabu Shabu | • Bag o Crab | • T4 | | |

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%



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