

FAIRVIEW AT NORTHGATE

Turner Parkway & Admiral Callaghan Lane – Vallejo, CA

Adjacent to new
152,000 SF Costco

Drive-Thru and Pad Opportunities

John Cumbelich & Associates is pleased to present Fairview at Northgate – a Costco anchored development fronting I-80.

Fairview at Northgate is a freeway visible development project, anchored by Costco, and adjacent to a new high quality residential community.

Strategically located on Admiral Callaghan Ln, the subject property benefits from its proximity to high volume retailers including: Target, Century Theatres, Home Depot, Safeway, Best Buy, Chick-Fil-A, and Ross Dress for Less.

- Ideal for users seeking freeway visibility and strong retail co-tenancy
- Surrounded by a dense population of 154,000+ with an average household income of \$97,000+ within five (5) miles
- I-80 verage daily traffic: 155,000+
- Located along primary retail corridor



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Another development by
Lewis Retail Centers

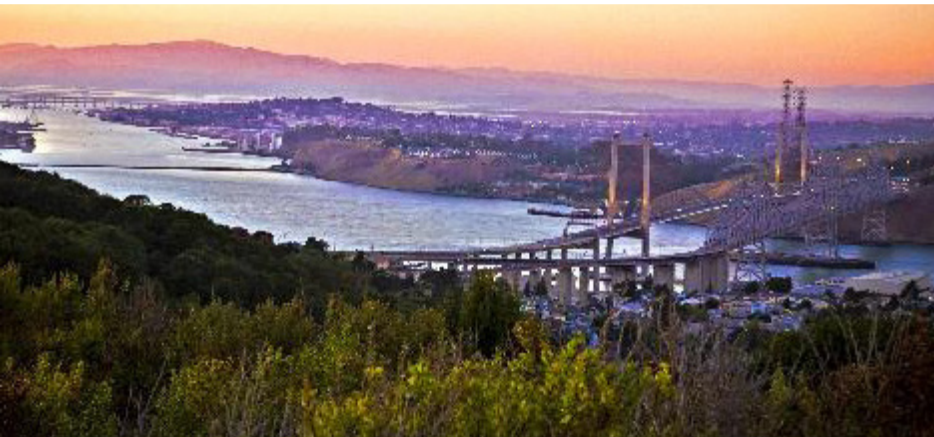
PARTNER **XTEAM**
RETAIL ADVISORS

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& Associates

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About



RETAIL OPPORTUNITY

- Will draw visitors from adjacent market-dominant power center anchored by Bed Bath & Beyond, Marshalls, Ross Dress for Less, Century Theatres, and Michaels
- Adjacent to new 152,000 SF Costco
- Captures a population of 555,955 and 190,840 households in a 20 minute drive time
- Ideal for a wide variety of users seeking prominent exposure

THE VALLEJO TRADE AREA

The City of Vallejo is the largest city in Solano County, and the tenth most populous city in the San Francisco Bay Area.

Vallejo residents are proud of their friendly, culturally and ethnically diverse city that offers a unique variety of residential, education, shopping, entertainment and recreation opportunities.

VALLEJO IS A GREAT PLACE TO VISIT,
AND AN AWESOME PLACE TO LIVE!



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High Altitude Aerial



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Overall Site Plan



Project Summary

Land Use:

Residential – 24.2 +/- AC
 Commercial – 21.8 +/- AC
 Open Space – 5.3 +/- AC
 Total – 51.3 +/- AC

Residential Summary

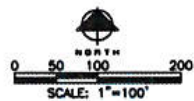
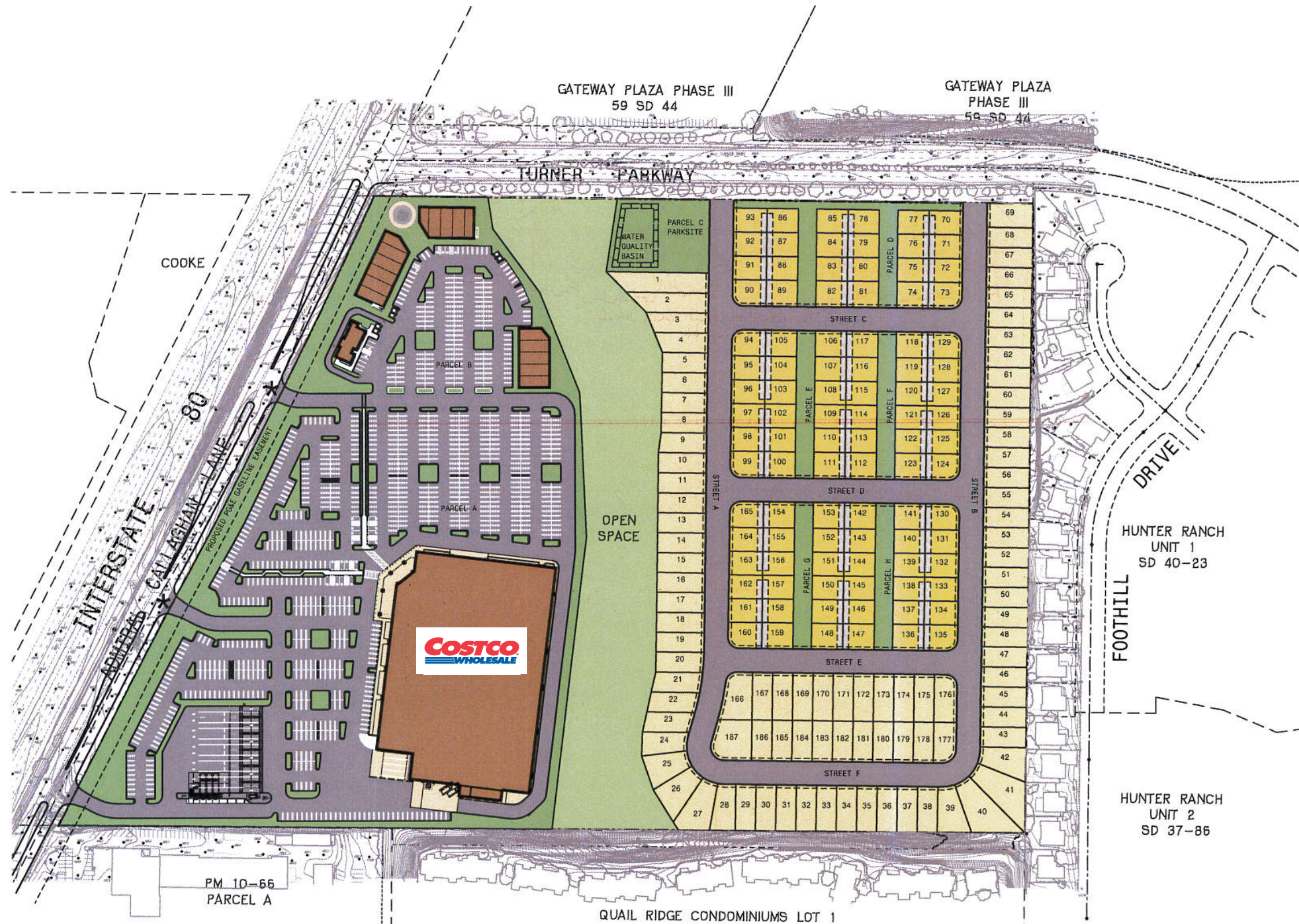
Lot Count:

91 – 42'x85' Lots
 96 – Cluster Lots

Commercial Summary

Major Retailer: 152,138 +/- SF
 Shops & Retail: 27,490 +/- SF

*Signalized Intersection



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Retail Site Plan



Project Summary

Total Site Area	20.3 AC
Parcel A Area	16.7 AC
Parcel B Area	3.6 AC
Total Building Area	180,628 SF
Coverage	21%
Parking Provided	961 Stalls
Parking Ratio	5.4/1000
Parcel A Parking	
Costco Area	153,138 SF
Parking at 5.1/1000	774 Stalls
Total Parking Required (City of Vallejo)	609 Stalls
	4.0/1000
Parcel B Parking	
Retail/Food Area	16,540 SF
60% Food Parking at 10/1000	99 Stalls
40% Retail Parking at 4/1000	26 Stalls
Fast Food Area	3,000 SF
Parking Required at 10/1000	30 Stalls
Service Medical Area	7,950 SF
Parking at 4/1000	32 Stalls
Total Parking Required	188 Stalls
Total Parking Provided	188 Stalls



SITE PLAN
Scheme A.2



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