

Gateway Courtyard

1570 – 1650 GATEWAY BLVD.
FAIRFIELD | CA

FOR INFORMATION, CONTACT:

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SUITE	SF	RENT	NNN
1630B	1,470	Inquire	\$11.26

Available Q1 2027

- Located in the main retail hub of Fairfield, adjacent to Solano Mall
- Visible from highly-trafficked I-80 with 206,441 ADT



Hilton
HOTELS

BARNES & NOBLE
SPORTSMAN'S
WAREHOUSE

verizon

PET SMART



COLD STONE

PICKLR

FIVE GUYS

Loading Area

GNC
LIVE WELL

1,470 SF



Panera
BREAD

Johnny Carino's

SPRINT

GATEWAY BLVD. 8,568 ADT

THE COURTYARD 4,054 ADT

Gateway Courtyard

= AVAILABLE (FULLY LEASED)



Gateway Courtyard



GATEWAY PLAZA

HOBBY LOBBY **petco** where the pets GO

ROSS DRESS FOR LESS™ *Michaels*

85°C Daily Coffee **TRADER JOE'S**



NorthBay HEALTH
154-beds



SOLANO MALL

REGAL **DICK'S** SPORTING GOODS

JCPenney **H&M** **TESLA**

macy's **SHOEPALACE** **DAVE'S BEST**

Raley's **IN-N-OUT** BURGER

Staples



ARMIJO HIGH
1,967 students

LOCATION MAP

Gateway Courtyard

TO SAN FRANCISCO

TO VACAVILLE

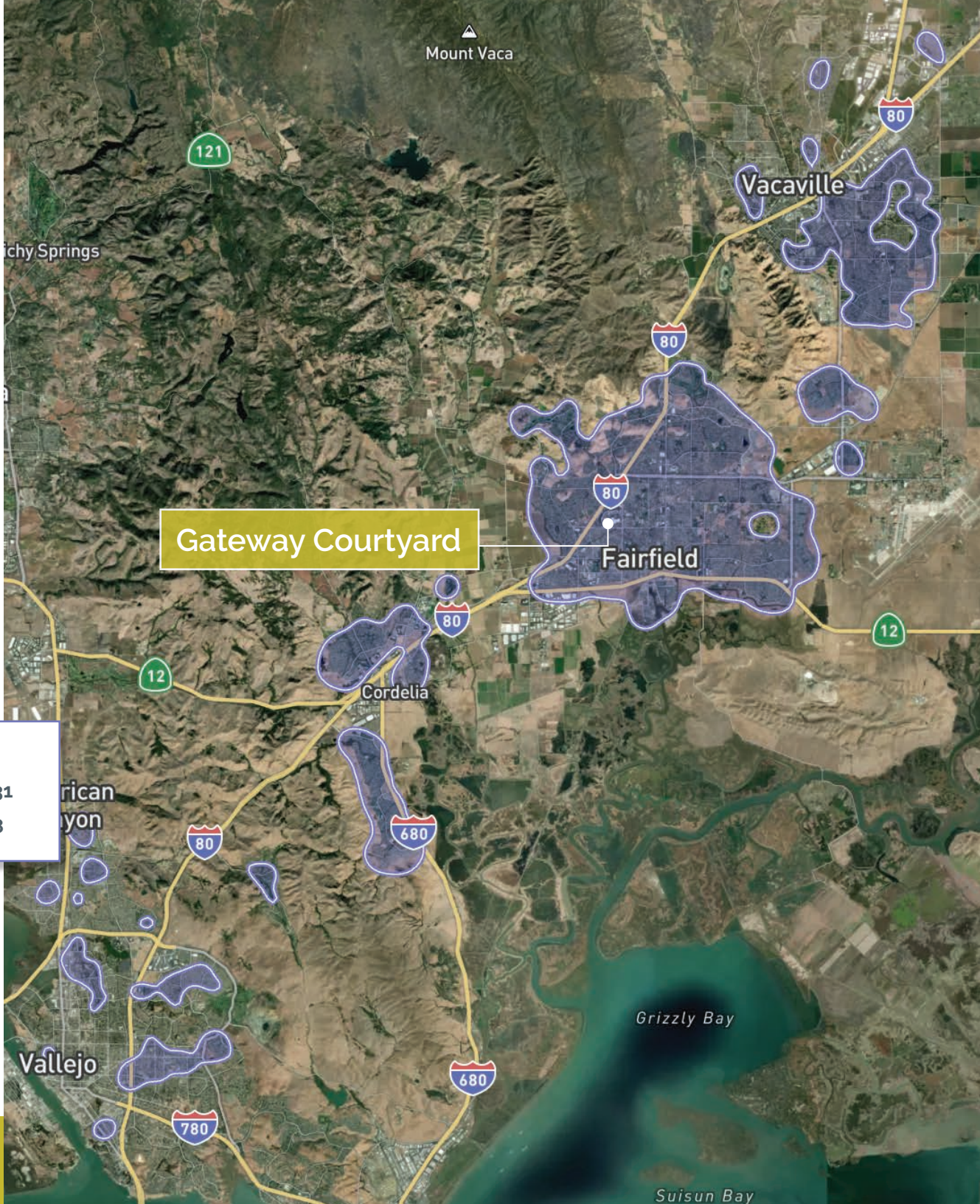
PRINCIPAL TRADE AREA

Highlights

Gateway Courtyard is a mid-size outdoor shopping center located right off Interstate 80 in one of the city's main retail corridors. Gateway Courtyard is known for a mix of casual dining, retail, and services.

- **Freeway Visibility from I-80 (206,441 ADT)**

PRINCIPAL TRADE AREA	
AVG. HH INCOME	\$118,231
POPULATION	227,498





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