



A REGIONAL SHOPPING DESTINATION
SOUTHERN MARIN COUNTY, CA

OVERVIEW

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The property is accessible to over 523,000 people within a 15 min drive. To put this into perspective, the site is located just 7 miles north of the discriminating and wealthy populations of Presidio Heights and the Marina District and just 7 miles south of San Rafael, the County Seat and Marin's most populous City. These upscale and proximate markets comprise 135,000 residents with average HHI of \$144,947.

Located at Highway 101 and Donahue Street, the property enjoys excellent visibility, and significant local and tourist traffic.

MARIN HAS ARRIVED,
AND MARIN GATEWAY
CENTER IS POSITIONED TO
BECOME THE
FLAGSHIP POWER CENTER



HWY 101 - 131,000 ADT (2014)



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PROJECT OVERVIEW

- Regional Power Center that serves the greater Southern Marin Trade Area
- Unobstructed visibility to Hwy 101 with ease of access on and off freeway, a rarity in Southern Marin
- Beautiful upgrades and renovations to center create a sense of place to stay and gather
- Assortment of spaces available with flexibility to create ideal prototype sizes
- In total for the center:

6,197 visitors
per day

43,378 visitors
per week

11am-5pm are
the peak times

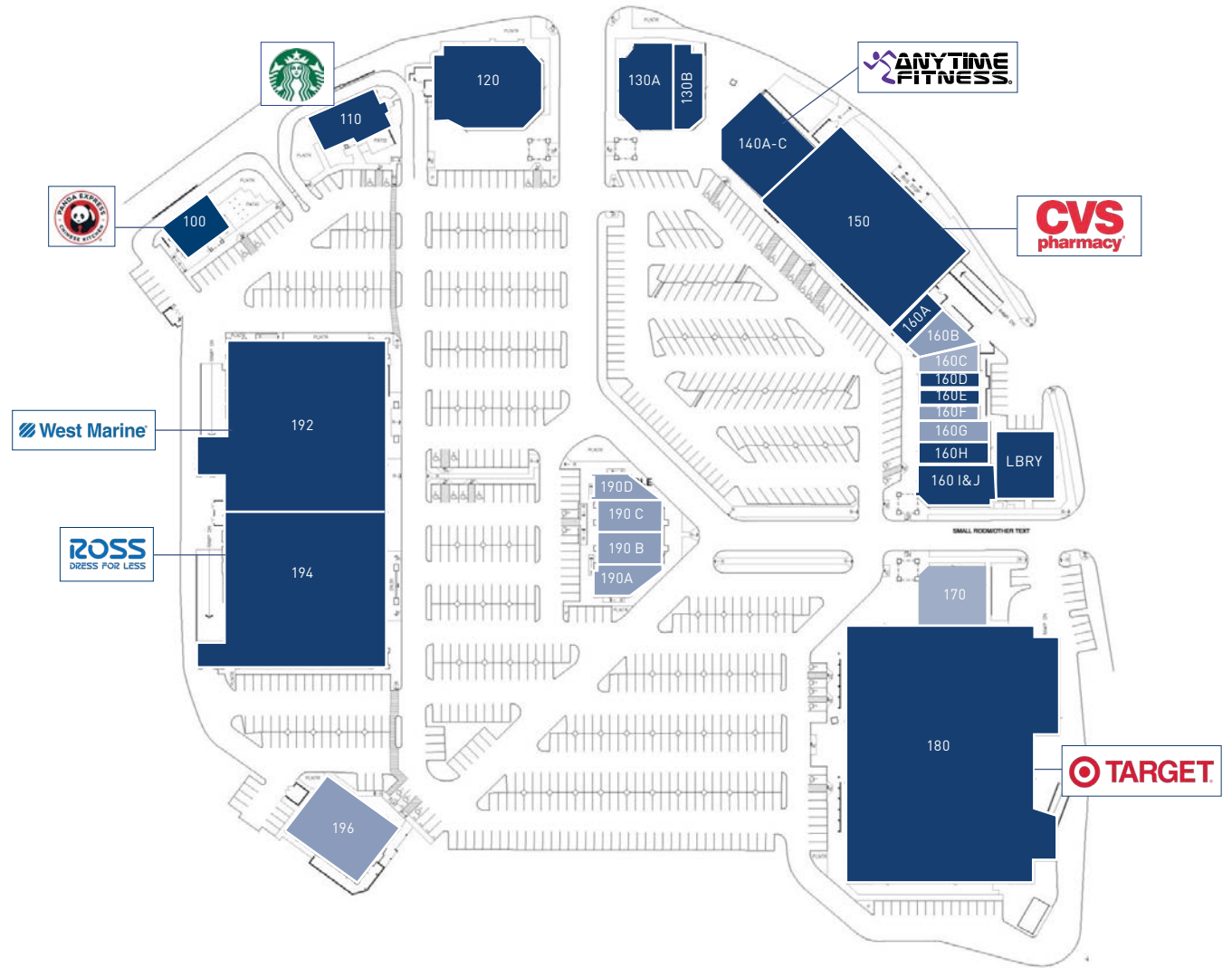
12pm-1pm is
the busiest hour



SITE MAP

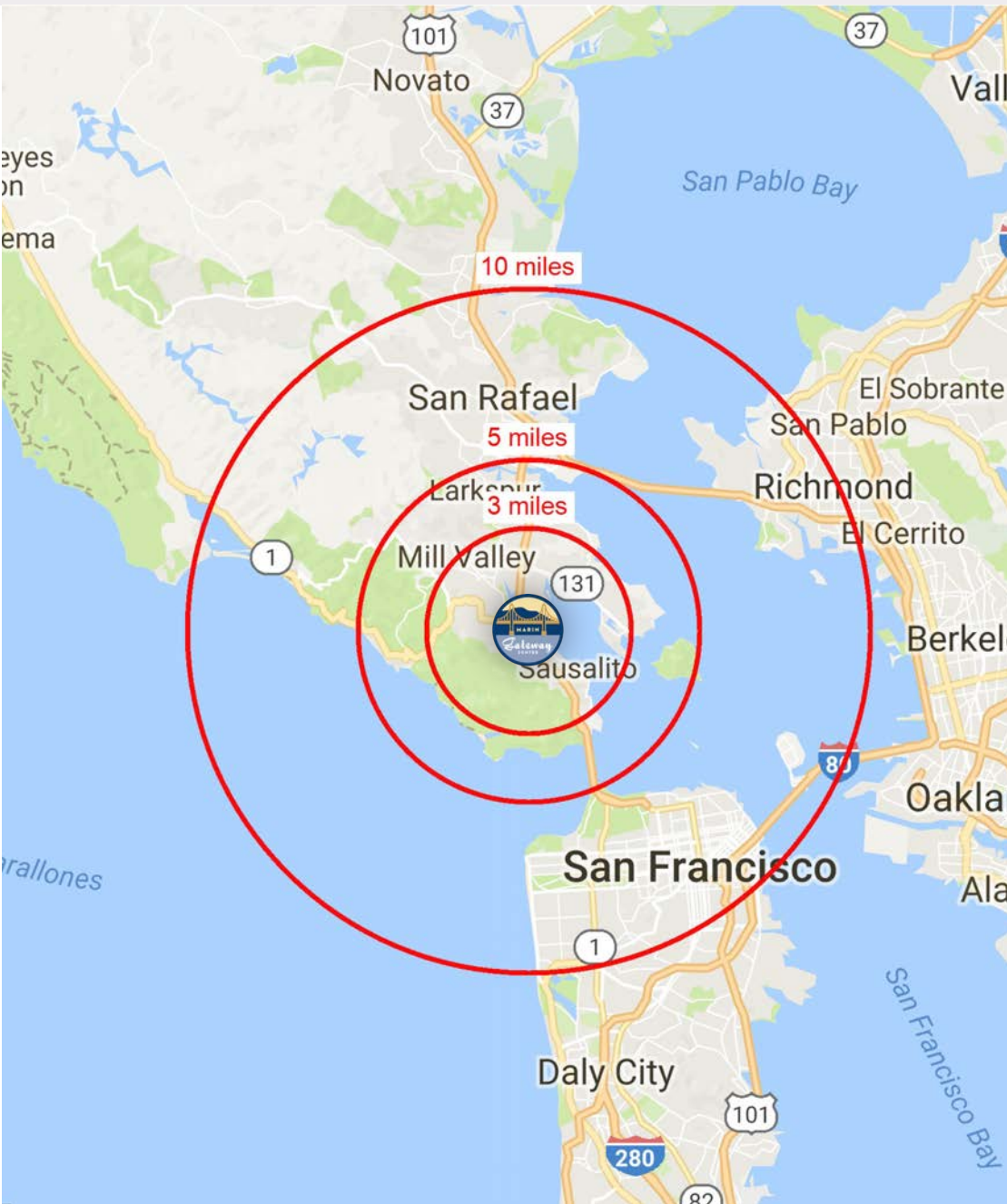
SITE MAP & TENANT ROSTER

TENANT	SUITE(S)	SQUARE FEET
Panda Express	100	1,989
Starbucks with Drive Thru	110	2,889
Creative Gardens by Gymboree	120	8,458
LEASE IN NEGOTIATION	130A	4,500
LEASE IN NEGOTIATION	130B	2,059
CAN BE COMBINED ±6,559		
Anytime Fitness	140A-C	5,677
CVS Drugs	150	19,800
Supercuts	160A	1,300
FOR LEASE	160B	1,597
FOR LEASE	160C	1,300
Nails #1	160D	1,200
Subway	160E	900
FOR LEASE	160F	900
FOR LEASE	160G	1,750
BBQ N Curry	160H	1,400
Massage Envy	160 I & J	2,850
FOR LEASE	170	3,850
Target	180	48,615
FOR LEASE	190A	1,897
FOR LEASE	190B	2,208
FOR LEASE	190C	2,014
FOR LEASE	190D	1,249
CAN BE COMBINED ±7,368		
Ross Dress for Less	194	27,619
West Marine	192	25,416
Gateway Center Library	LBRY	4,000



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DEMOGRAPHICS



SITE DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
2016 Population - Current Year Estimate	48,772	76,890	810,257
2021 Population - Five Year Projection	50,224	79,533	850,735
2010 Population - Census	47,498	74,607	771,818
2000 Population - Census	46,757	75,001	748,819
2010-2016 Annual Population Growth Rate	0.42%	0.48%	0.78%
2016-2021 Annual Population Growth Rate	0.59%	0.68%	0.98%
HOUSEHOLDS			
2016 Households - Current Year Estimate	21,939	32,045	368,691
2021 Households - Five Year Projection	22,456	33,004	387,103
2010 Households - Census	21,682	31,341	351,799
2000 Households - Census	21,692	31,541	338,484
2010-2016 Annual Household Growth Rate	0.19%	0.36%	0.75%
2016-2021 Annual Household Growth Rate	0.47%	0.59%	0.98%
2016 Average Household Size	2.20	2.24	2.12
HOUSEHOLD INCOME			
2016 Average Household Income	\$164,728	\$165,004	\$123,719
2021 Average Household Income	\$179,637	\$179,808	\$135,034
2016 Median Household Income	\$112,161	\$112,422	\$82,004
2021 Median Household Income	\$124,972	\$124,464	\$94,765
2016 Per Capita Income	\$74,391	\$69,275	\$57,310
2021 Per Capita Income	\$80,595	\$75,111	\$62,410
HOUSING UNITS			
2016 Housing Units	23,633	34,501	400,386
2016 Vacant Housing Units	1,694 7.2%	2,456 7.1%	31,695 7.9%
2016 Occupied Housing Units	21,938 92.8%	32,045 92.9%	368,691 92.1%
2016 Owner Occupied Housing Units	12,720 53.8%	19,271 55.9%	128,990 32.2%
2016 Renter Occupied Housing Units	9,218 39.0%	12,774 37.0%	239,701 59.9%
EDUCATION			
2016 Population 25 and Over	35,689	56,848	634,286
HS and Associates Degrees	8,995 25.2%	16,150 28.4%	195,046 30.8%
Bachelor's Degree or Higher	25,743 72.1%	38,073 67.0%	371,268 58.5%
PLACE OF WORK			
2016 Businesses	3,857	5,614	58,210
2016 Employees	21,977	38,896	699,486

PHOTOS

±3,850 SF OPPORTUNITY FOR FULL-SERVICE RESTAURANT / BREWERY WITH EXCLUSIVE PATIO

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RESTAURANT / BREWERY WITH EXCLUSIVE PATIO**

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