



**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)**



## OVERVIEW

# 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



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## SITE MAP

# SITE MAP & TENANT ROSTER

TENANT	SUITE(S)	SQUARE FEET
Panda Express	100	1,989
Starbucks with Drive Thru	110	2,889
FOR LEASE - PAD	120	8,458 Divisible
Matress Firm	130A	4,500
FOR LEASE	130B	2,059
Anytime Fitness	140A-C	5,677
CVS Drugs	150	19,800
FOR LEASE	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
FOR LEASE	160H	1,400
Massage Envy	160 I & J	2,850
FOR LEASE	170	3,850
Target	180	48,615
FOR LEASE	190A-C	7,130 Divisible
Outback Steakhouse	192	6,500
Ross Dress for Less	194	27,619
West Marine	196	25,416
Gateway Center Library	LIBRY	4,000



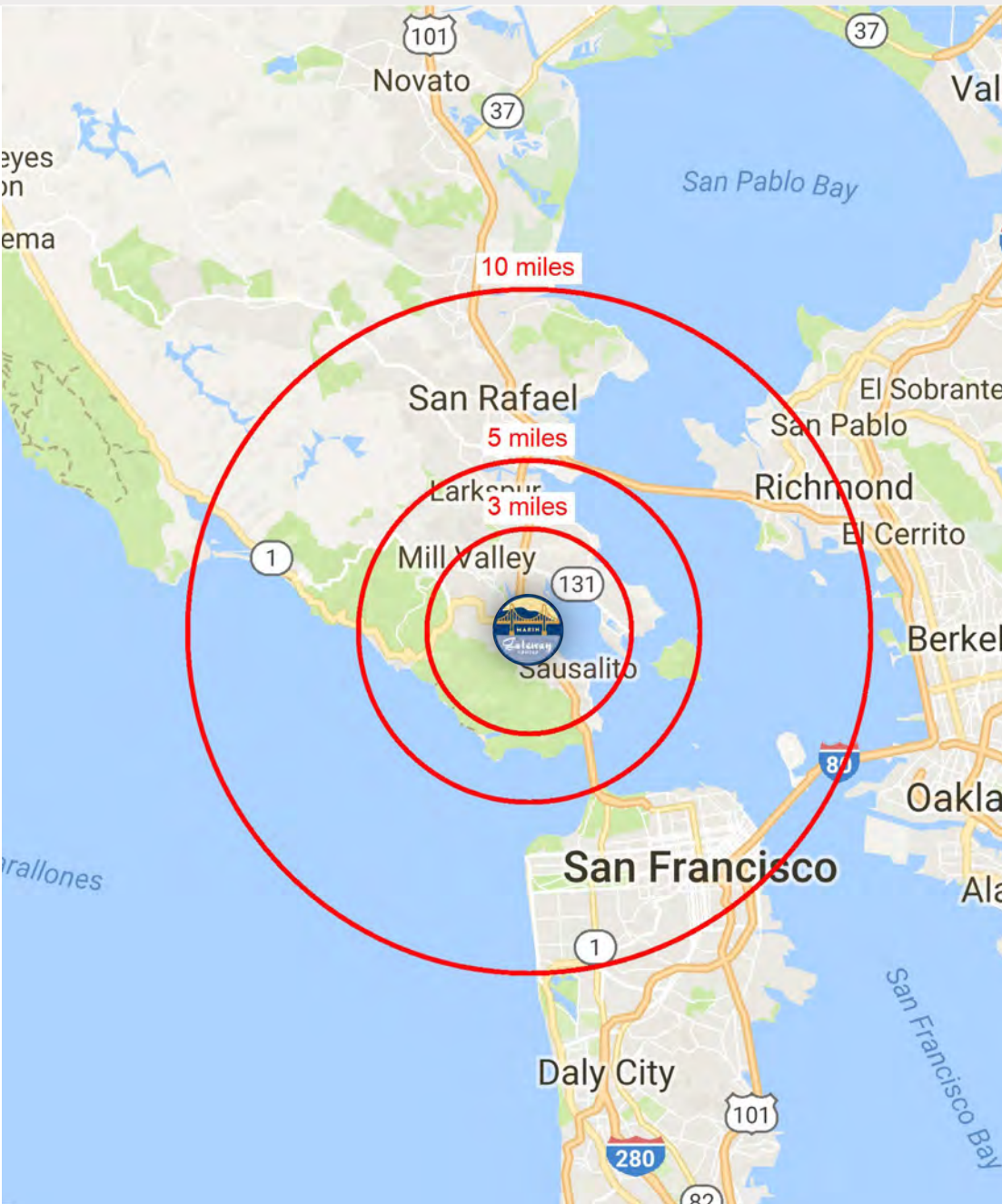
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## DEMOGRAPHICS

# SITE DEMOGRAPHICS



## POPULATION

	3 MILES	5 MILES	10 MILES
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

<b>2016 Housing Units</b>	<b>23,633</b>	<b>34,501</b>	<b>400,386</b>
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

<b>2016 Population 25 and Over</b>	<b>35,689</b>	<b>56,848</b>	<b>634,286</b>
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





PHOTOS





PHOTOS





PHOTOS





PHOTOS



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

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CONTACT

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