

EST.  1959

MONTECITO PLAZA

RETAIL SPACES AVAILABLE:

SPACE 219 : 2,492 RSF
AVAILABLE W/ 90 DAYS NOTICE

SPACE 323B : 1,596 RSF
SECOND GENERATION SALON

SPACE 351 : 1,474 RSF

**209-471 3RD ST, SAN
RAFAEL, CA 94901**



John Schaefer

415.235.8115
john@keystonerea.com
Lic. 01251740

Grey Bradshaw

415.728.7036
grey@keystonerea.com
Lic. 02200913



1129 Industrial Ave, #205, Petaluma, CA 94952

Keystone Real Estate Advisors, Inc.

www.keystonerea.com
info@keystonerea.com
Lic. 022117431



PROPERTY HIGHLIGHTS

Montecito Plaza is one of Marin's premier grocery anchored centers situated in the heart of San Rafael.

Positioned directly off Hwy 101.

Nestled between the San Rafael Creek and Third Street.

Anchored by Trader Joe's, Petco and Rite Aid.

Healthy mix of daily services and iconic regional and national tenants.

Home to the first Trader Joe's outside of Southern CA. Opened in 1989, has since remained one of their top performing stores nationwide.

Nearby tenants include Whole Foods, United Markets and Dollar Tree.

Strong Marin County Demographics.

Third Street: 22,234 VPD

Hwy 101 VPD: 156,292 VPD

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SECOND GENERATION
SALON

SPACE 351:

1,474 RSF

ADJACENT TO TRADER
JOE'S

Tenant mix:



TRADER JOE'S

petco



BAGEL STREET CAFÉ



SITE PLAN

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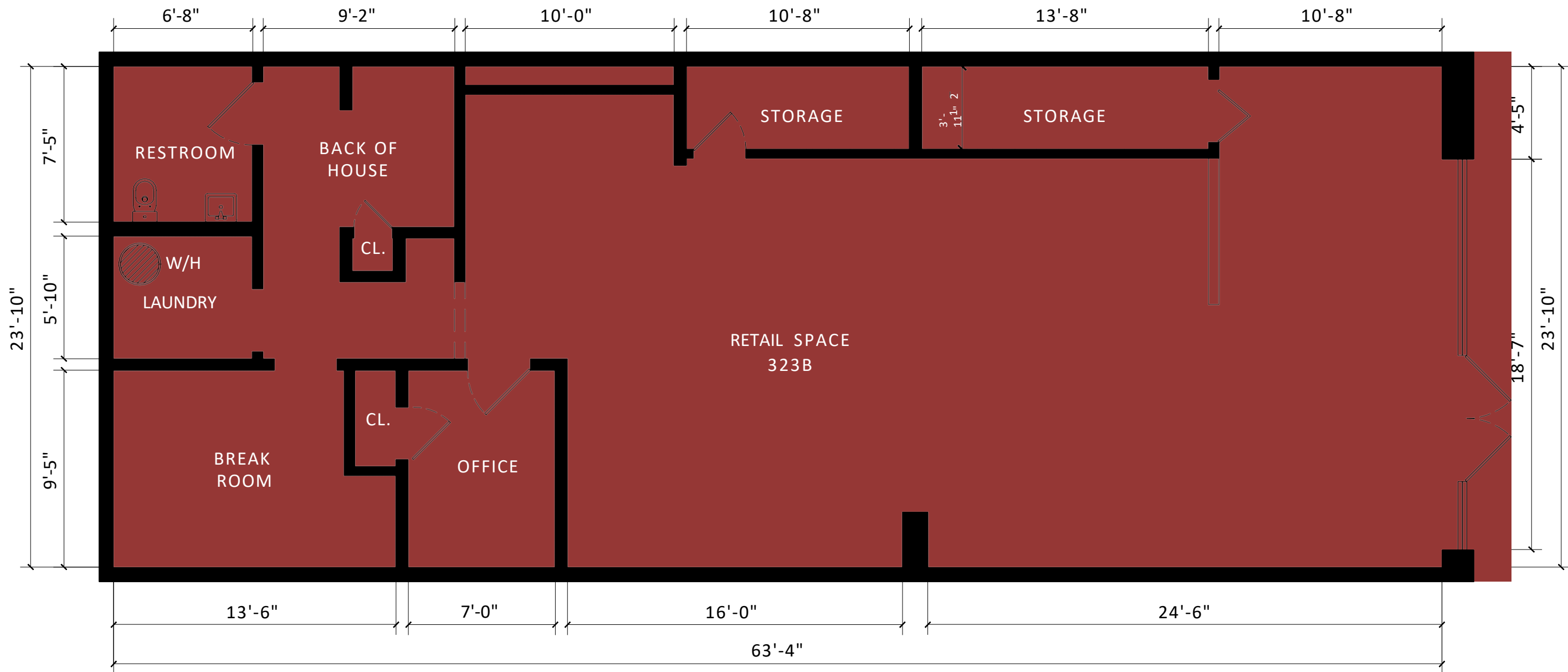
■ AVAILABLE
 ■ AVAILABLE SOON
 ■ LEASED

UNIT	TENANT
209	REDWOOD CREDIT UNION
219	2,492 SF AVAILABLE W/ 90 DAYS NOTICE - MASSAGE ENVY
221	CHEAP PETE'S
223	KAMIKAZE SUSHI BAR
227	HIMALAYAN KITCHEN
235	APOYO FINANCIERO
239	F45 TRAINING
243	PUENTEZ TAQUERIA
249	MONTECITO NAILS
301	H&R BLOCK
307	JASMINE MARKET
315	PURE BARRE
323 B	1,596 SF AVAILABLE
337	TRADER JOE'S
343	PLANET JUICE
345	CHIPOTLE
351	1,474 SF AVAILABLE
353	MONTECITO SHOE REPAIR
353 B	MONTECITO EXCELLENT ALTERATIONS
357	EYEBROW THREADING
359	JACK'S MEDICAL SUPPLIES
361 A - J	MONTECITO OFFICE CENTER
363	T-MOBILE
365	MONTECITO CLEANERS
369	US BANK
369 B	THE UPS STORE
369 C	BAGEL ST. CAFÉ
369 D	SMILING HEARTS HAIR STUDIO
373	SEE'S CANDIES
375	PETCO
409	SONOMA FITNESS
409 A	WELL FARGO ATM
411	MEDICAL CENTER OF MARIN
417	SEV
421	VN NOODLE GRILL
471	RITE AID
473	GADGET PRO

FLOOR PLAN

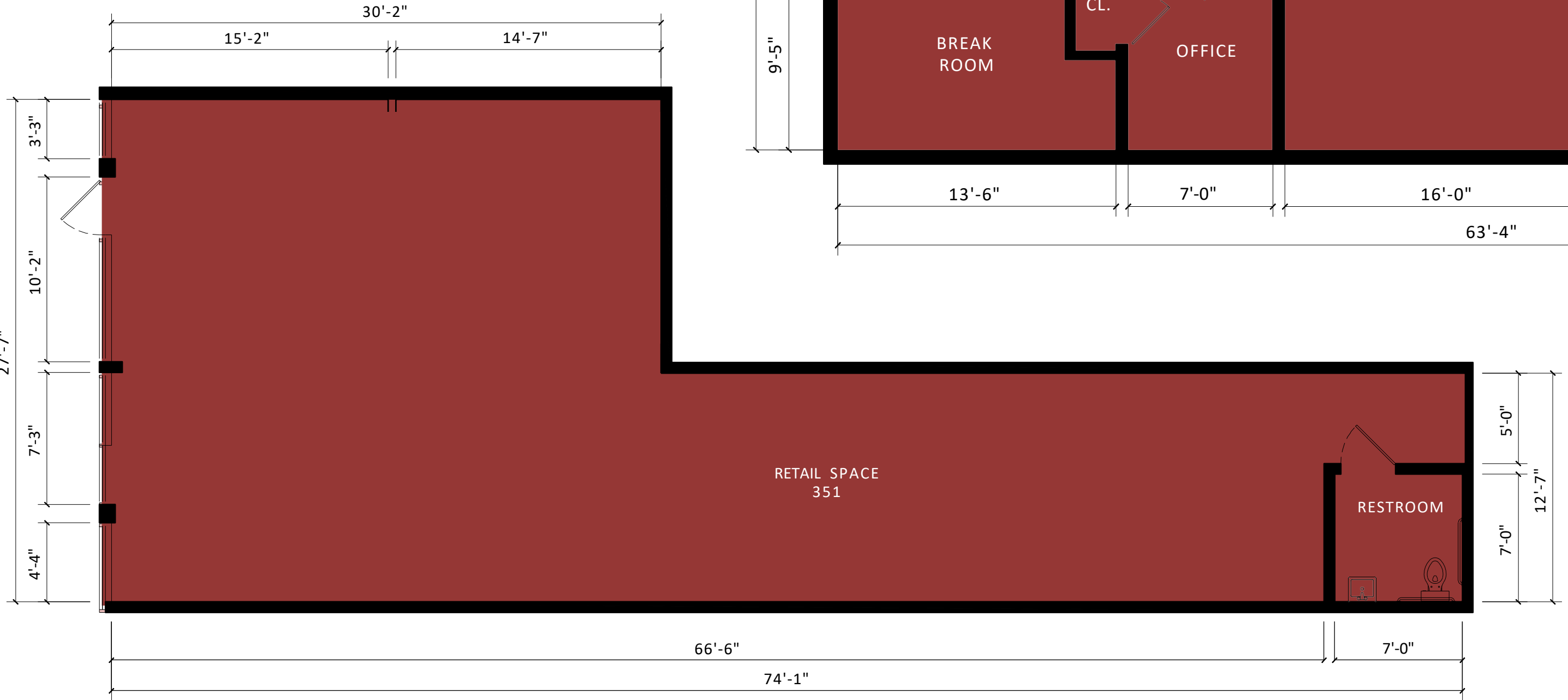
SPACE 323B: 1,596 RSF

SECOND GENERATION SALON ADJACENT TO TRADER JOE'S



SPACE 351: 1,474 RSF

FORMER ART STUDIO LOCATED IN THE "CENTRAL PASEO"







DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES	15 MI. DRIVE
Daytime Population				
2023 Daytime Population	61,397	97,996	155,414	481,354
Daytime Workers	36,756	58,717	85,601	229,192
Daytime Residents	24,641	39,279	69,813	252,162
Place of Work				
2023 Businesses	4,278	6,327	9,591	24,023
2023 Employees	37,018	54,714	77,952	198,452
Population				
2023 Population - Current Year Estimate	51,940	85,551	147,511	519,666
2028 Population - Five Year Projection	51,886	85,340	147,029	518,326
2020 Population - Census	52,358	86,075	148,517	521,963
2010 Population - Census	48,987	82,508	142,239	486,529
2020-2023 Annual Population Growth Rate	-0.25%	-0.19%	-0.21%	-0.14%
2023-2028 Annual Population Growth Rate	-0.02%	-0.05%	-0.07%	-0.05%
Education				
Some College - No Degree	14.1%	14.1%	13.2%	14.0%
Associate's Degree	6.3%	6.4%	6.3%	6.7%
Bachelor's Degree	32.1%	33.6%	36.2%	32.2%
Graduate or Professional Degree	23.8%	24.4%	27.5%	23.6%
Some College or Higher Education	76%	79%	83%	77%
Households				
2023 Households - Current Year Estimate	19,976	32,096	57,098	195,973
2028 Households - Five Year Projection	20,019	32,121	57,093	195,629
2010 Households - Census	19,460	31,484	56,497	190,606
2020 Households - Census	19,982	32,152	57,276	196,451
2020-2023 Compound Annual Household Growth Rate	-0.01%	-0.05%	-0.10%	-0.07%
2023-2028 Annual Household Growth Rate	0.04%	0.02%	0.00%	-0.04%
2023 Average Household Size	2.52	2.48	2.47	2.58
Household Income				
2023 Average Household Income	\$173,216	\$182,665	\$196,169	\$171,619
2028 Average Household Income	\$199,328	\$207,888	\$222,491	\$194,942
2023 Median Household Income	\$107,976	\$116,102	\$130,585	\$112,128
2028 Median Household Income	\$127,103	\$136,640	\$153,221	\$129,644
2023 Per Capita Income	\$66,224	\$69,212	\$76,344	\$64,923
2028 Per Capita Income	\$76,389	\$78,940	\$86,809	\$73,783
Housing Value				
2023 Median Value of Owner Occ. Housing Units	\$1,285,441	\$1,323,828	\$1,325,380	\$1,088,609
2023 Average Value of Owner Occ. Housing Units	\$1,354,506	\$1,402,227	\$1,416,181	\$1,227,078
Housing Units				
2017-2021 Housing Units	\$21,250	\$34,295	\$60,618	\$209,139



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