

**KEYSTONE**  
REAL ESTATE ADVISORS

## MONTECITO PLAZA

209-473 THIRD STREET  
SAN RAFAEL, CA 94901

RETAIL  
SPACE FOR  
LEASE

SAN RAFAEL

**JOHN SCHAEFER**

415-235-8115 Direct

[john@keystonerea.com](mailto:john@keystonerea.com)

CA License #01251740







# PROPERTY HIGHLIGHTS

- **MONTECITO PLAZA** is located in of heart of Marin County on the east side of Downtown San Rafael.
- The property is located right off of HWY 101 and is considered one of San Rafael's premier neighborhood shopping centers as it is home to national, regional and local tenants
- One of the top performing Trader Joe's; Petco and Rite Aid
- Other tenants include: Redwood Credit Union, Massage Envy, Cheap Pete's, H&R Block, Pure Barre, Pier 1 Imports, Chipotle, UPS, Wells Fargo
- The property sits along the San Rafael Canal and is walking distance from San Rafael High School (1,250 students) in addition to Whole Foods, United Market, and CVS

**JOHN SCHAEFER**

415-235-8115 Direct

[john@keystonerealestate.com](mailto:john@keystonerealestate.com)

CA License #01251740







**JOHN SCHAEFER**

415-235-8115 Direct

john@keystonerealestate.com

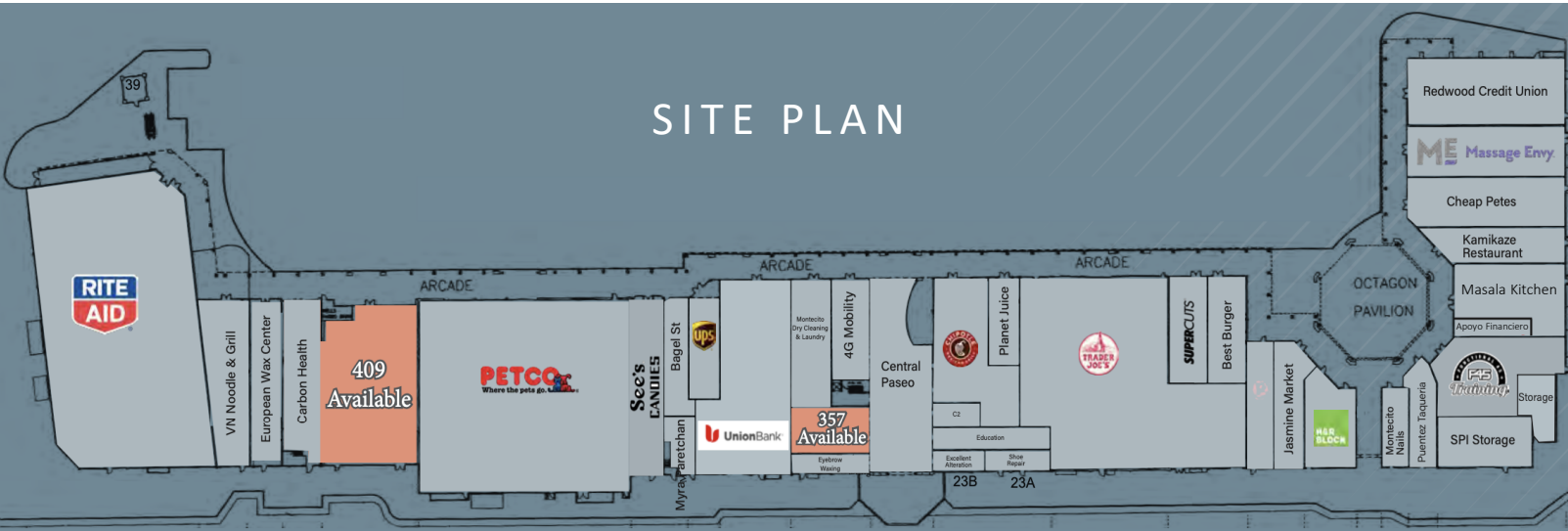
CA License #01251740



**KEYSTONE**  
REAL ESTATE ADVISORS



# SITE PLAN



UNIT	TENANT NAME
209	Redwood Credit Union
219	Massage Envy
221	Cheap Pete's
223	Kamikaze Sushi Bar
227	Masala Kitchen
239	F45 Training
243	Puentez Taqueria
249	Montecito Nails
301	H&R Block
307	Jasmine Market
315	Pure Barre

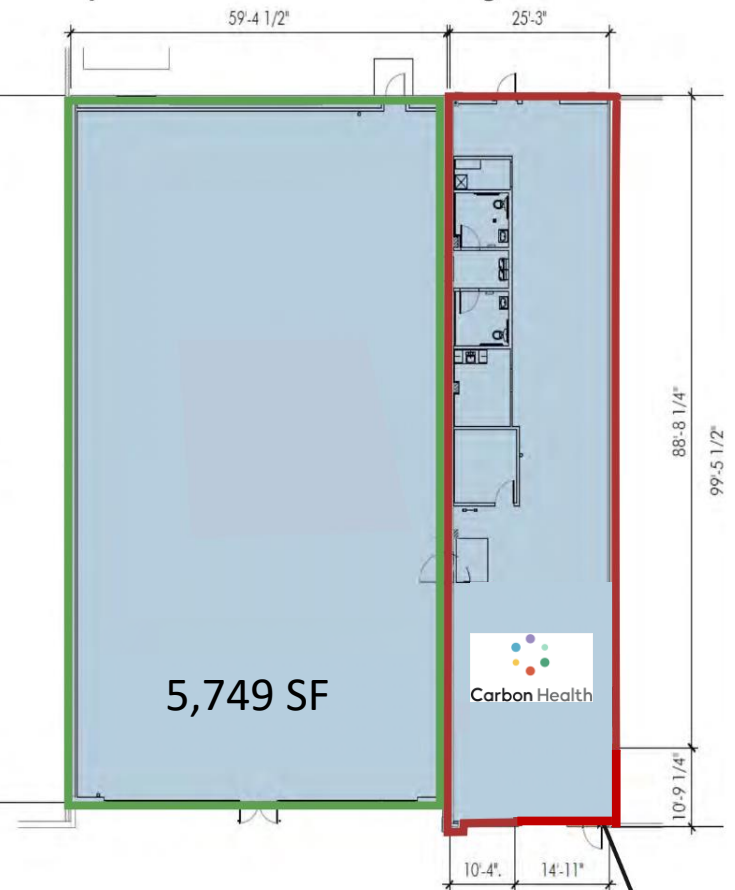
UNIT	TENANT NAME
323A	Best Burgers
323B	Super Cuts
337	Trader Joe's
343	Planet Juice
345	Chipotle
351	Board & Brush
353	Montecito Orthopedic
353B	Montecito Excellent Alterations
357	Eyebrow Threading
357-359	Available (1,560 SF)
361A	Mindful Health Solutions

UNIT	TENANT NAME
361B	Office Tenant
361C	Dr. David Grisham
361D	Montecito Chiropractic Center
361F	The HR Manager, LLC
361G	Huckleberry Youth Programs
361H	EZ Family Dental
361I	ForWords Literacy Lab
361J	Gordon Medical Associates
363	4G Mobility, LLC
365	Montecito Cleaners
369	Union Bank

UNIT	TENANT NAME
369B	The UPS Store
369C	Bagel Street
369D	Smiling Hair Salon
373	See's Candy
375	Petco
409-A	Carbon Health (Coming Soon!)
409	Available (5,749 SF)
409ATM	Wells Fargo
417	European Wax Center
421	VN Noodle Grill
471	Rite Aid

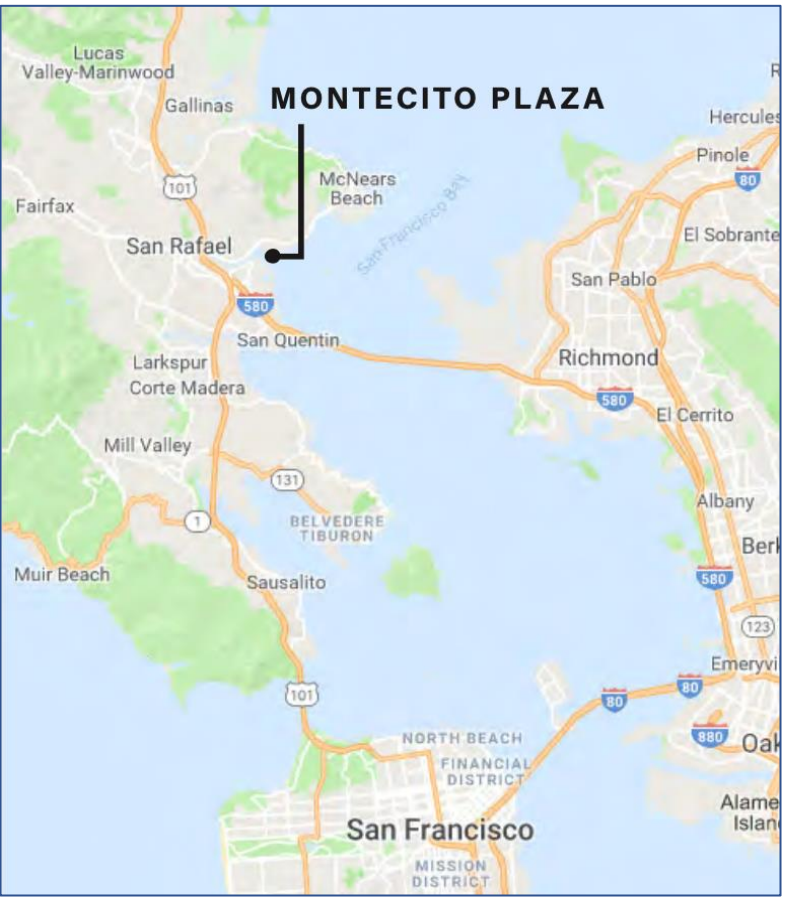


## Proposed Floor Plan For Single Tenant





CENSUS 2010 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,745	55,769	106,769
Households	4,919	24,238	43,183
Families	2,699	14,611	25,377
Average Household Size	2.13	2.29	2.34
Owner Occupied Housing Units	2,577	15,488	24,857
Renter Occupied Housing Units	2,342	8,750	18,326
Median Age	45.3	45.5	43.6
2018 SUMMARY			
Population	11,027	58,238	110,662
Households	4,972	24,930	44,386
Families	2,733	15,038	26,113
Average Household Size	2.17	2.32	2.38
Owner Occupied Housing Units	2,498	15,389	24,657
Renter Occupied Housing Units	2,474	9,540	19,729
Median Age	48.0	48.1	45.6
Average Household Income	\$171,660	\$183,282	\$174,178
2023 SUMMARY			
Population	11,198	59,638	113,135
Households	5,022	25,401	45,199
Families	2,763	15,326	26,603
Average Household Size	2.18	2.33	2.39
Owner Occupied Housing Units	2,701	16,347	26,319
Renter Occupied Housing Units	2,321	9,054	18,800
Median Age	48.9	49	46
Average Household Income	\$202,214	\$212,007	\$202,215
DATA FOR ALL BUSINESSES IN AREA	1 MILE	3 MILES	5 MILES
Total Businesses:	719	3,888	7,032
Total Employees:	5,554	28,112	58,353
Total Residential Population:	11,410	58,784	108,617
Employee/Residential Ratio	49	48	54



© 2021 Keystone Real Estate Advisors, Inc. (KREA) The information contained in this document has been obtained from sources believed reliable. While KREA does not doubt its accuracy, KREA has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. KREA and the KREA logo are service marks of Keystone Real Estate Advisors, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**JOHN SCHAEFER**  
415-235-8115 Direct  
john@keystonerea.com  
CA License #01251740

