



THE VILLAGE *at Corte Madera*

CORTE MADERA, CA

MARKET PROFILE 2023

MAJOR RETAILERS Allbirds, Apple, Anthropologie, Banana Republic, Lucid Motors, Macy's, Nordstrom, Polestar Marin, Pottery Barn, RH Marin, VinFast, Vuori, Williams Sonoma

RESTAURANTS & ENTERTAINMENT Bazille by Nordstrom, Boca Pizzeria, Boudin SF, The Cheesecake Factory, Joe & The Juice, Nordstrom e-bar, Peet's Coffee, RH Rooftop Restaurant

PROPERTY TYPE Open-air Specialty Center | **TOTAL SQUARE FEET** 501,000 | **BUILT / RENOVATED** 1985 / 2005 / 2020

FOR MORE INFORMATION 415-924-8588 | [Macerich.com](https://www.macerich.com)



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		SAN FRANCISCO-OAKLAND-BERKELEY, CA [MSA]	
2022 Total Population	177,822		629,935		4,804,901	
2027 Total Population	177,139		627,463		4,728,257	
2022-2027 Population Growth	-0.4%		-0.4%		-1.6%	
HOUSEHOLDS						
2022 Total Households	71,889		244,281		1,761,113	
2027 Total Households	71,143		242,488		1,739,624	
2022-2027 Household Growth	-1.0%		-0.7%		-1.2%	
INCOME						
Average Household Income	\$205,094		\$154,817		\$179,241	
Median Household Income	\$137,582		\$103,608		\$126,901	
Per Capita Income	\$82,889		\$60,134		\$65,806	
HOUSEHOLD INCOME RANGES						
\$50,000 +	58,474	81.3%	192,236	78.7%	1,423,920	80.9%
\$75,000 +	52,170	72.6%	160,293	65.6%	1,245,234	70.7%
\$100,000 +	44,950	62.5%	126,926	52.0%	1,075,263	61.1%
\$150,000 +	33,833	47.1%	81,783	33.5%	765,340	43.5%
AGE						
Median Age	47.3		42.6		39.8	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	89,241	72.1%	221,124	50.8%	1,859,958	55.7%
White Collar	69,151	75.9%	213,806	65.0%	1,765,611	69.5%
RACE/ETHNICITY						
White	122,759	69.0%	395,783	62.8%	1,847,136	38.4%
Black/African American	3,064	1.7%	11,468	1.8%	334,147	7.0%
American Indian	2,861	1.6%	11,111	1.8%	50,833	1.1%
Asian	11,935	6.7%	38,271	6.1%	1,360,625	28.3%
Pacific Islander	299	0.2%	2,116	0.3%	33,900	0.7%
Other Race	36,904	20.8%	171,186	27.2%	1,178,260	24.5%
Hispanic or Latino	31,801	17.9%	164,785	26.2%	1,094,364	22.8%
Not Hispanic or Latino	146,021	82.1%	465,150	73.8%	3,710,537	77.2%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	796		5,629		10,019	
Total Employees	7,715		47,612		75,217	
Daytime Population	12,120		86,697		148,659	

TRADE AREA MAP



LEGEND

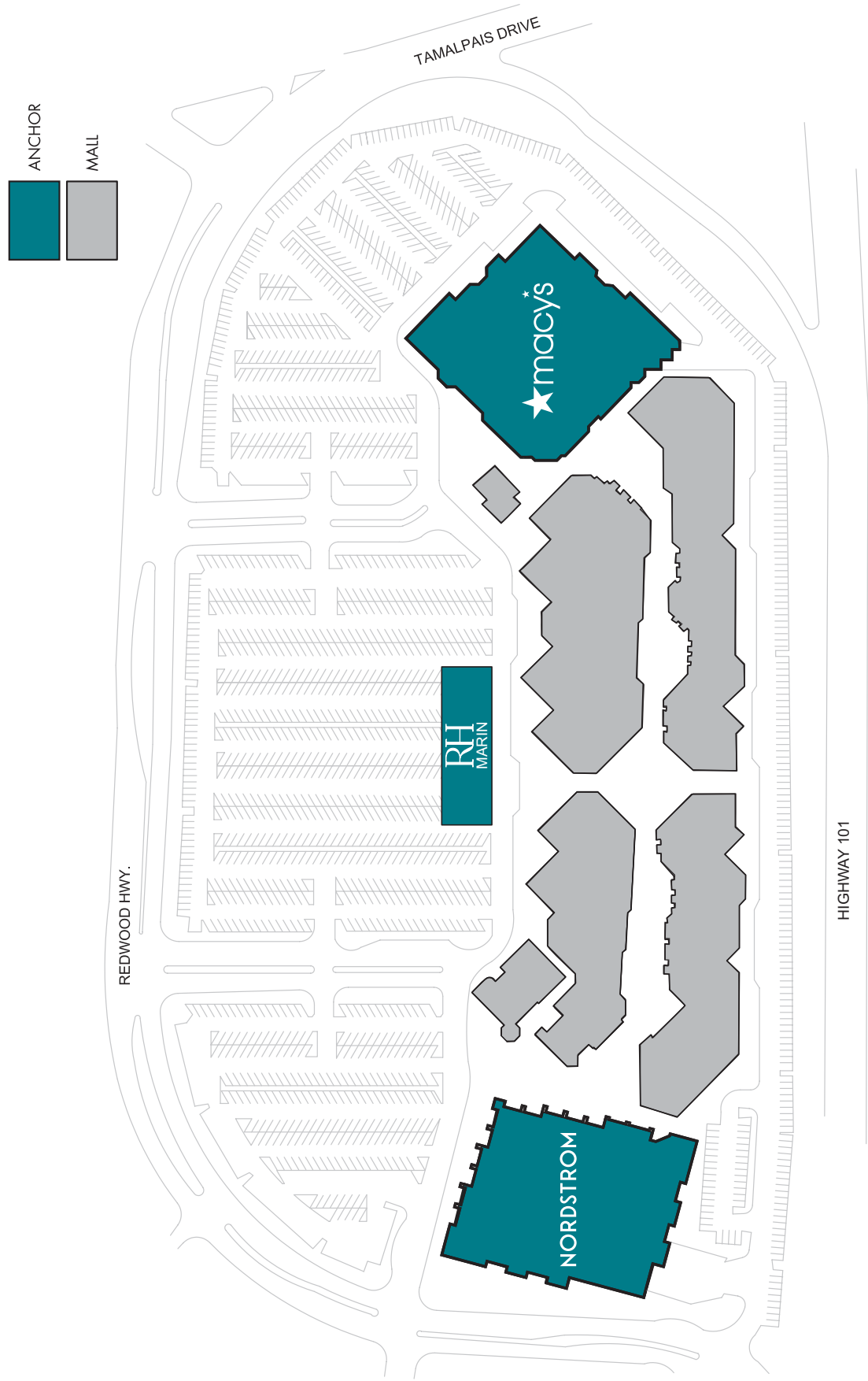
- ★ THE VILLAGE AT CORTE MADERA
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

MARIN COUNTY'S MEDIAN
HOUSEHOLD INCOME
REMAINS THE
HIGHEST IN CALIFORNIA
BY OVER \$36,900
AT APPROXIMATELY
\$118,472 PER PERSON
(U.S. CENSUS)

SAN FRANCISCO INTERNATIONAL AIRPORT
IS JUST 45 MINUTES AWAY, SERVING NEARLY

**42 MILLION
ANNUAL PASSENGERS**

NEARBY OAKLAND IS THE BAY AREA'S 2ND
LARGEST AIRPORT, WITH MORE THAN

**11 MILLION
ANNUAL PASSENGERS**

DIRECTLY OFF HIGHWAY 101
WHICH IS TRAVELED BY
AN AVERAGE **250,000
VEHICLES PER DAY**

MARIN COUNTY NAMED AMONG
THE **BEST COUNTIES TO LIVE IN** –
THE ONLY CALIFORNIA COUNTY
NAMED IN THE TOP 10

(NICHE, 2022)

MARIN IS HOME TO
3 OF THE MOST VISITED
NATIONAL PARKS:
MUIR WOODS NATIONAL
MONUMENT, GOLDEN
GATE RECREATION
AREA AND POINT REYES
NATIONAL SEASHORE

MEDIAN HOUSING PRICE IS OVER

\$1.5 MILLION
AMONG THE HIGHEST IN
CALIFORNIA

LESS THAN 15 MINUTES FROM
GOLDEN GATE BRIDGE

CITED AS THE HEALTHIEST
COUNTY IN CALIFORNIA

(ROBERT WOOD JOHNSON FOUNDATION, 2022)



VISITORS GENERATED OVER
**\$300 MILLION FOR
MARIN COUNTY**

2.5% UNEMPLOYMENT
RATE IN MARIN COUNTY
VS. STATE AVERAGE OF 4.1%

6 SCHOOLS HAVE THE CALIFORNIA
GOLD RIBBON DESIGNATION

24% OF THE SCHOOLS

IN MARIN COUNTY ARE PRIVATE SCHOOLS WITH AVERAGE TUITION OF \$25,981 FOR
ELEMENTARY SCHOOLS AND \$35,606 FOR HIGH SCHOOL

HIGHLY EDUCATED: 72% OF THE PRIMARY TRADE AREA HAS
A BACHELOR'S DEGREE OR HIGHER

THE VILLAGE
at Corte Madera

MAJOR RETAILERS INCLUDE:

NORDSTROM	POLESTAR MARIN	ARC'TERYX	LUCID MOTORS	VINFAST
MACY'S	RH MARIN	AVOCADO	POTTERY BARN	VUORI
APPLE	ALLBIRDS	BANANA REPUBLIC	THE CHEESECAKE FACTORY	WARBY PARKER
LULULEMON	ANTHROPOLOGIE	JOHNNY WAS	VERIZON	WILLIAMS SONOMA



COURTYARD BY MARIOTT

MARIN COUNTRY MART

HIGHWAY 101

MARIN SUITES HOTEL

BEST WESTERN INN

BAY CLUB MARIN

CONTAINER STORE

REI ATHLETA

EDDIE BAUER

URBAN OUTFITTERS

SEPHORA

CRATE & BARREL

ARHUAS

FLORES

TOWN CENTER CORTE MADERA

IL FORNAIO

SAFeway

BLUE BARN

PENDELTON

RITE AID

ETHAN ALLEN

NORDSTROM

Polestar

Apple

RH

macy's

TESLA

MARIN LUXURY CARS