

RARE MID PENINSULA ANCHOR SPACE AVAILABLE



ADT 190,000

Orchard
est. 1931
SUPPLY HARDWARE

SAFEWAY

WESTBOROUGH SQUARE

Pacific Supermarket

Walgreens



TWO LEVEL 65,980 SF DIVISIBLE RETAIL SPACE

GELLERT MARKETPLACE

GELLERT BLVD. & WESTBOROUGH BLVD.
SOUTH SAN FRANCISCO, CALIFORNIA

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CBRE

PROJECT HIGHLIGHTS

PROJECT DESCRIPTION

The property is located in the Westborough District of South San Francisco, a primarily residential neighborhood on the Westside of Hwy 280, on the corner of Westborough Blvd and Gellert Blvd. The property currently consists of a 90,000 SF high volume Safeway and a 65,980 SF Orchard Supply Hardware.

TRADE AREA

The center is located in one of the Bay Area's densest trade areas with 32,773 residents, a median household income of \$120,341, and a day time work population of 2,688 people within one mile and 345,476 residents living within five miles.

AVAILABLE SPACE

The Orchard Supply Hardware is a two level 65,980 SF (divisible) box and will be available in the Spring of 2020. New shop pads are also available.

VISIBILITY

Gellert Marketplace has visibility to Interstate-280 and Westborough with 190,000 cars passing per day (2014).

ACCESS

Direct I-280 access via full interchange at Westborough Blvd, with fully signalized primary access off of Gellert Blvd.

SIGNAGE

Project currently has monument signage off of Gellert Blvd.

PARKING

Shopping Center will be parked a 4:1,000 ratio.

DEMOGRAPHICS

	1-Mile	3-Mike	5-Mile
POPULATION	32,773	168,918	345,476
M HH INCOME	\$101,527	\$84,039	\$82,333
DAYTIME POPULATION	2,688	58,386	87,936

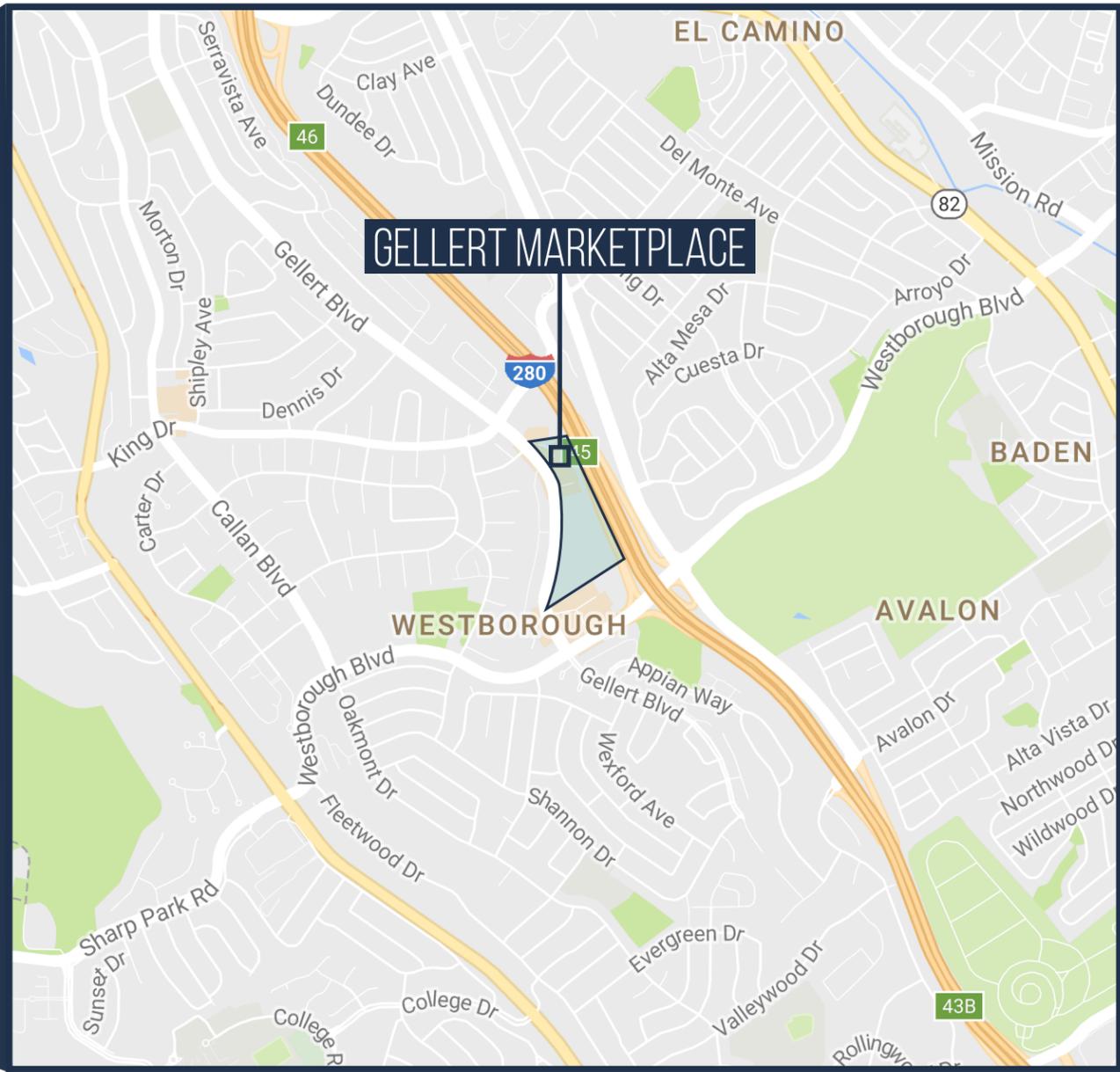
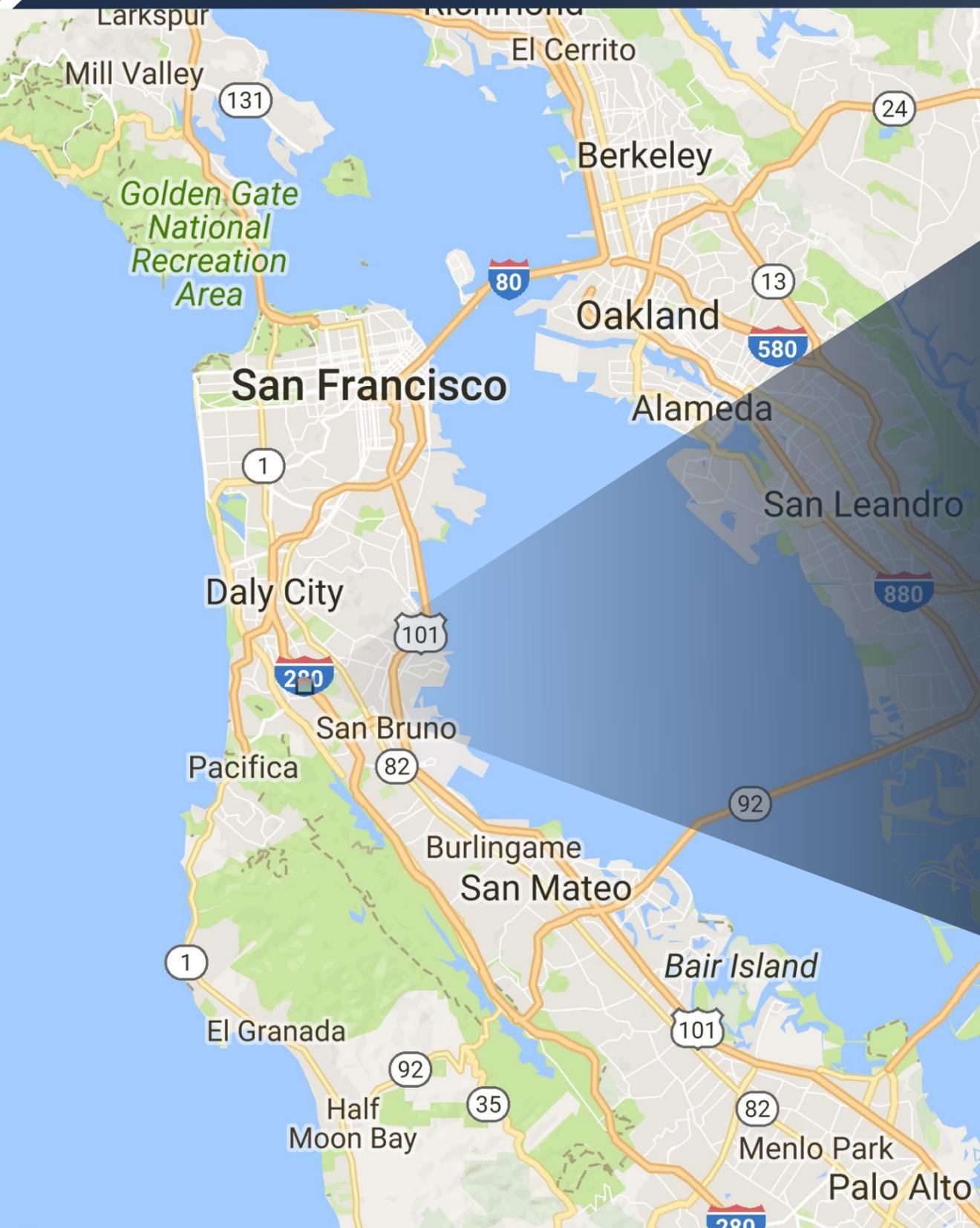
TRAFFIC COUNTS

I-280 & Westborough Blvd. 190,000 ADT

Source: CBRE Location Analytics & Mapping



LOCATION MAP

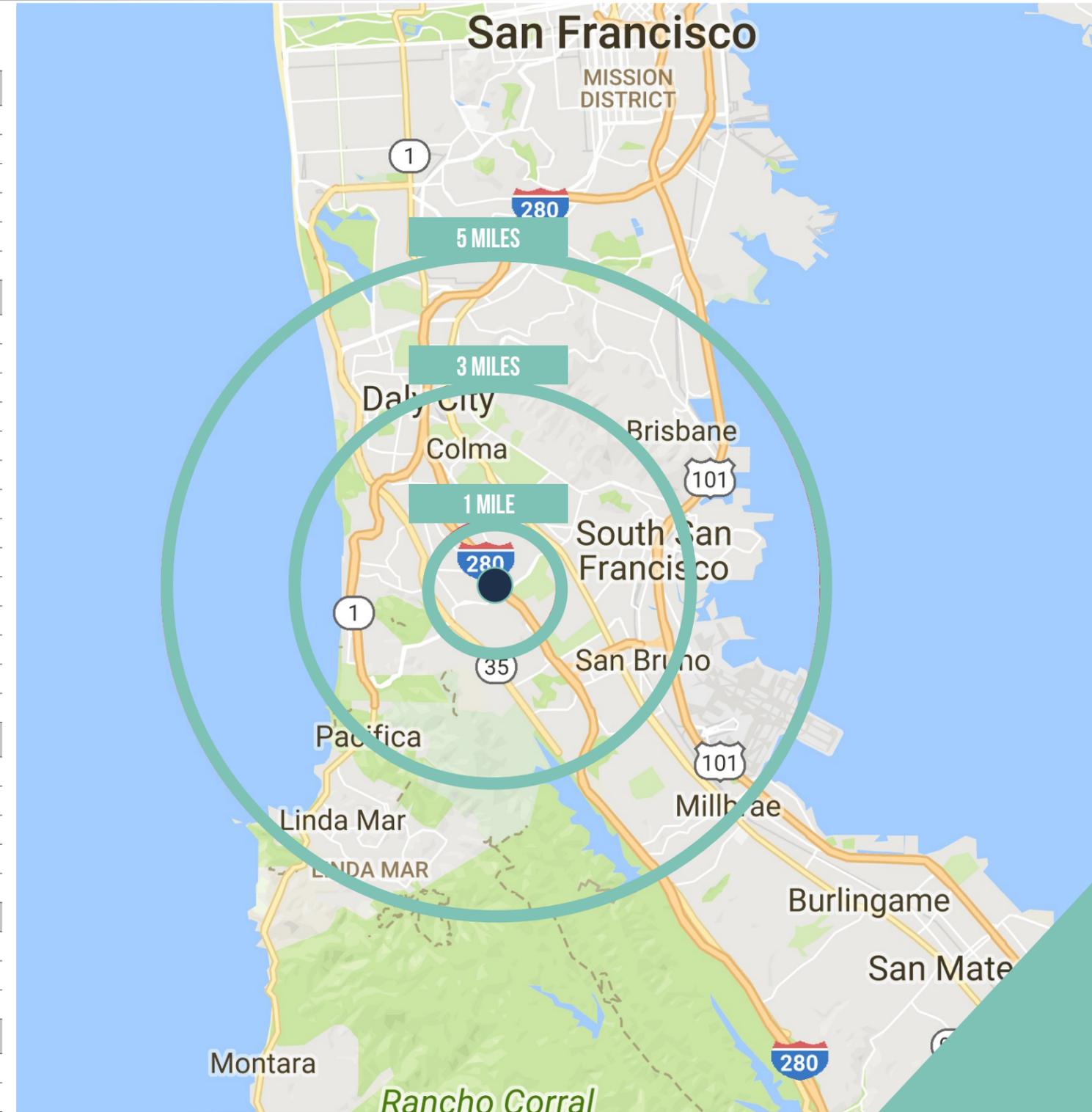


VIEWS OF THE CENTER



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES			
POPULATION						
2017 Population - Current Year Estimate	32,773	168,918	345,476			
2022 Population - Five Year Projection	33,914	175,418	359,271			
2010 Population - Census	30,836	159,596	326,186			
2000 Population - Census	30,616	157,183	319,221			
2010-2017 Annual Population Growth Rate	0.84%	0.79%	0.80%			
2017-2022 Annual Population Growth Rate	0.69%	0.76%	0.79%			
HOUSEHOLDS						
2017 Households - Current Year Estimate	10,372	56,431	112,506			
2022 Households - Five Year Projection	10,696	58,473	116,703			
2010 Households - Census	9,830	53,577	106,752			
2000 Households - Census	9,411	52,188	103,277			
2010-2017 Annual Household Growth Rate	0.74%	0.72%	0.73%			
2017-2022 Annual Household Growth Rate	0.62%	0.71%	0.74%			
2017 Average Household Size	3.12	2.97	3.05			
Household Income						
2017 Average Household Income	\$120,341	\$106,169	\$106,150			
2022 Average Household Income	\$136,161	\$121,099	\$120,785			
2017 Median Household Income	\$101,527	\$84,039	\$82,333			
2022 Median Household Income	\$107,814	\$93,144	\$91,078			
2017 Per Capita Income	\$38,990	\$35,947	\$34,904			
2022 Per Capita Income	\$43,874	\$40,841	\$39,559			
HOUSING UNITS						
2017 Housing Units	10,728	58,382	116,874			
2017 Vacant Housing Units	356	3.3%	1,951	3.3%	4,368	3.7%
2017 Occupied Housing Units	10,372	96.7%	56,431	96.7%	112,506	96.3%
2017 Owner Occupied Housing Units	7,502	69.9%	33,416	57.2%	65,459	56.0%
2017 Renter Occupied Housing Units	2,870	26.8%	23,015	39.4%	47,047	40.3%
Education						
2017 Population 25 and Over	24,238	122,210	250,199			
HS and Associates Degrees	12,635	52.1%	63,252	51.8%	127,431	50.9%
Bachelor's Degree or Higher	9,300	38.4%	43,598	35.7%	87,936	35.1%
PLACE OF WORK						
2017 Businesses	334	4,989	9,034			
2017 Employees	2,688	58,386	106,037			



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