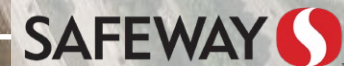


# RARE MID PENINSULA ANCHOR SPACE AVAILABLE

KING DR



ADT 190,000



GELLERT BLVD

WESTBOROUGH SQUARE

Pacific Supermarket



WESTBOROUGH BLVD

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
<b>POPULATION</b>	32,773	168,918	345,476
<b>M HH INCOME</b>	\$101,527	\$84,039	\$82,333
<b>DAYTIME POPULATION</b>	2,688	58,386	87,936

## TRAFFIC COUNTS

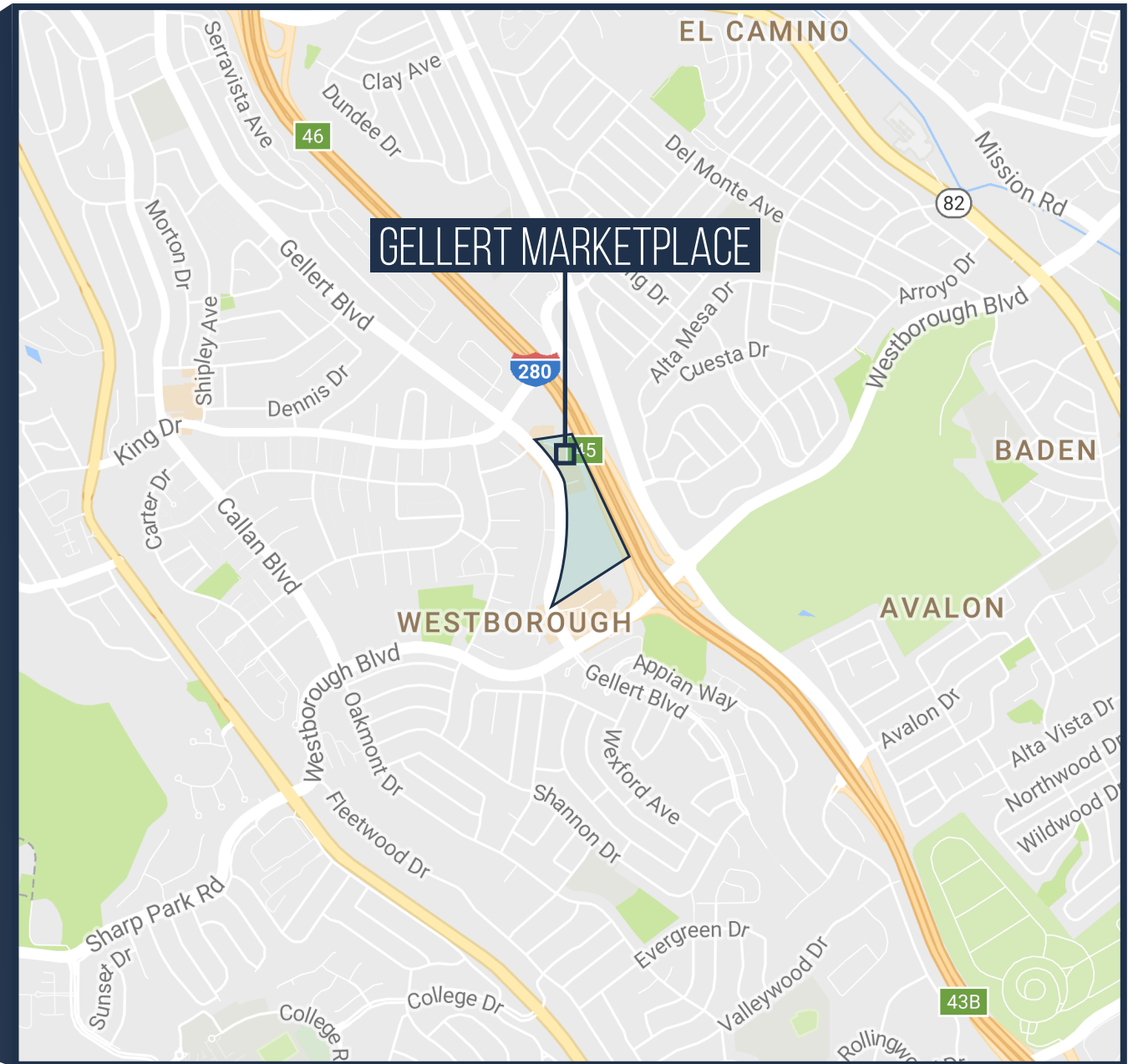
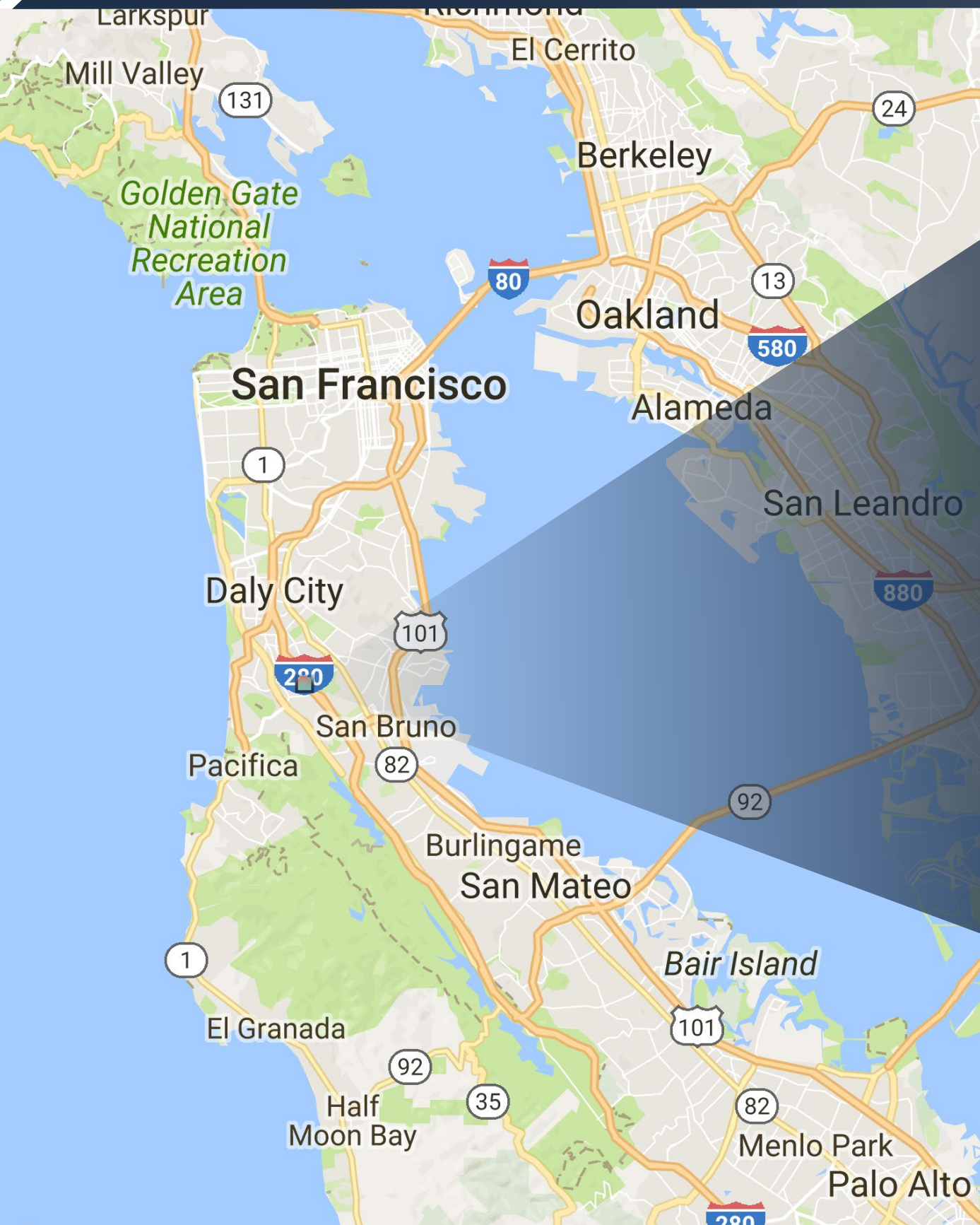
I-280 & Westborough Blvd. 190,000 ADT

*Source: CBRE Location Analytics & Mapping*





# LOCATION MAP





# VIEWS OF THE CENTER





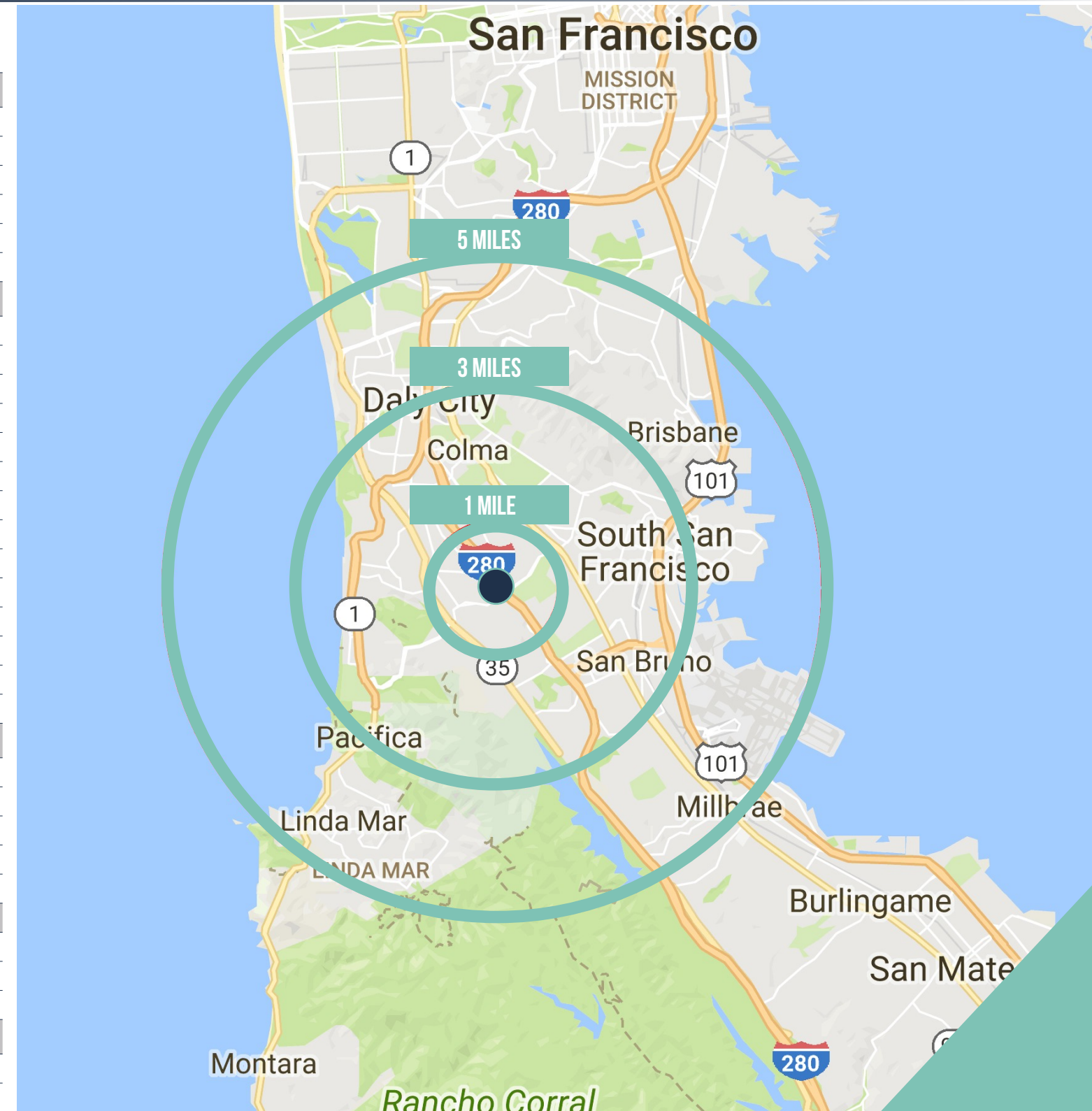
# RETAIL AERIAL





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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
<b>Household Income</b>			
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
<b>HOUSING UNITS</b>			
2017 Housing Units	10,728	58,382	116,874
2017 Vacant Housing Units	356	1,951	4,368
2017 Occupied Housing Units	10,372	56,431	112,506
2017 Owner Occupied Housing Units	7,502	33,416	65,459
2017 Renter Occupied Housing Units	2,870	23,015	47,047
<b>Education</b>			
2017 Population 25 and Over	24,238	122,210	250,199
HS and Associates Degrees	12,635	63,252	127,431
Bachelor's Degree or Higher	9,300	43,598	87,936
<b>PLACE OF WORK</b>			
2017 Businesses	334	4,989	9,034
2017 Employees	2,688	58,386	106,037





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## CONTACT INFORMATION

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**CBRE**

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