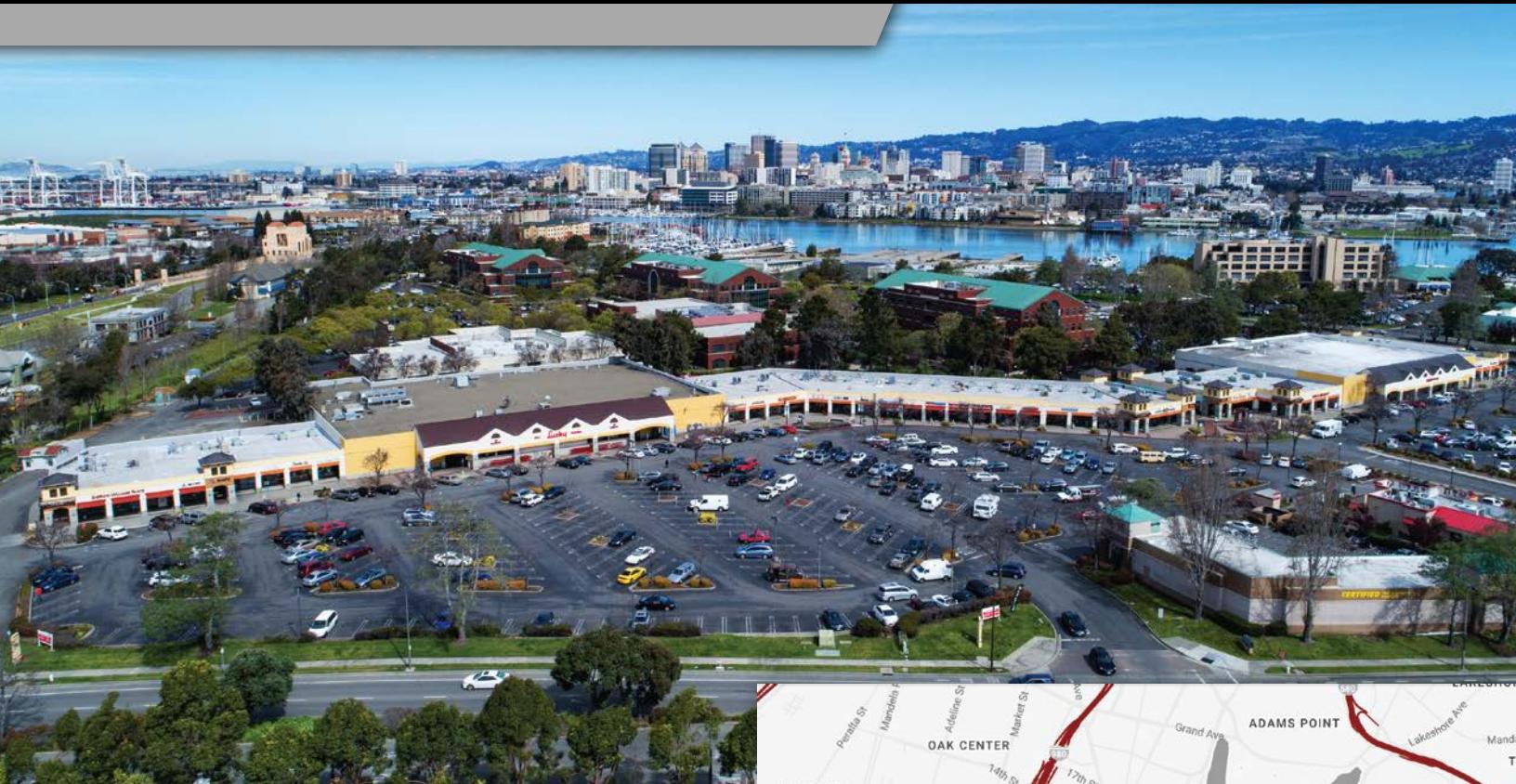


# MARINA VILLAGE SHOPPING CENTER

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801-947 Marina Village Pkwy | Alameda, CA 94501



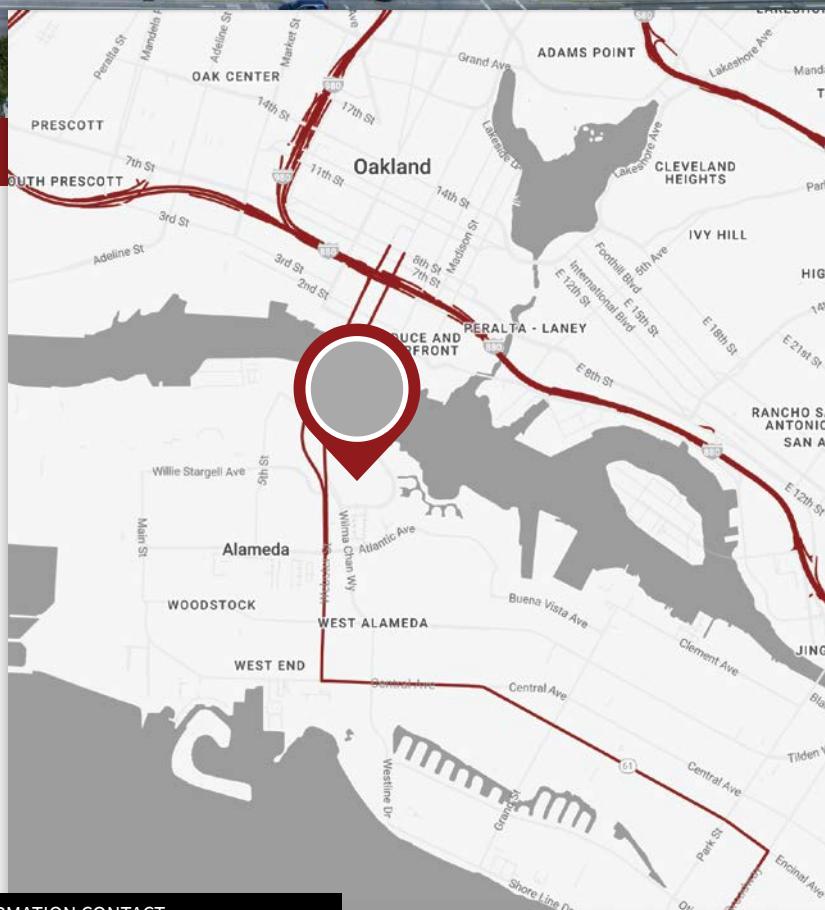
## MARINA VILLAGE SHOPPING CENTER

### PROPERTY DESCRIPTION

The Marina Village Shopping Center is one of Alameda's busiest and largest retail destinations, ranking among the top three in size. It offers an ideal location for a range of business types, including retail, restaurant, office, and medical uses. Tenants benefit from substantial foot traffic generated by nearby condominiums, townhomes, and a major business park. Notably, rental rates remain more competitive than those of other large centers in Alameda.

### PROPERTY HIGHLIGHTS

- High Traffic Area
- Diverse Tenant Mix
- Anchored by Lucky & Savers Thrift
- Close to Webster/Possi Tube Entrance and Exit
- Call For Pricing



FOR MORE INFORMATION CONTACT

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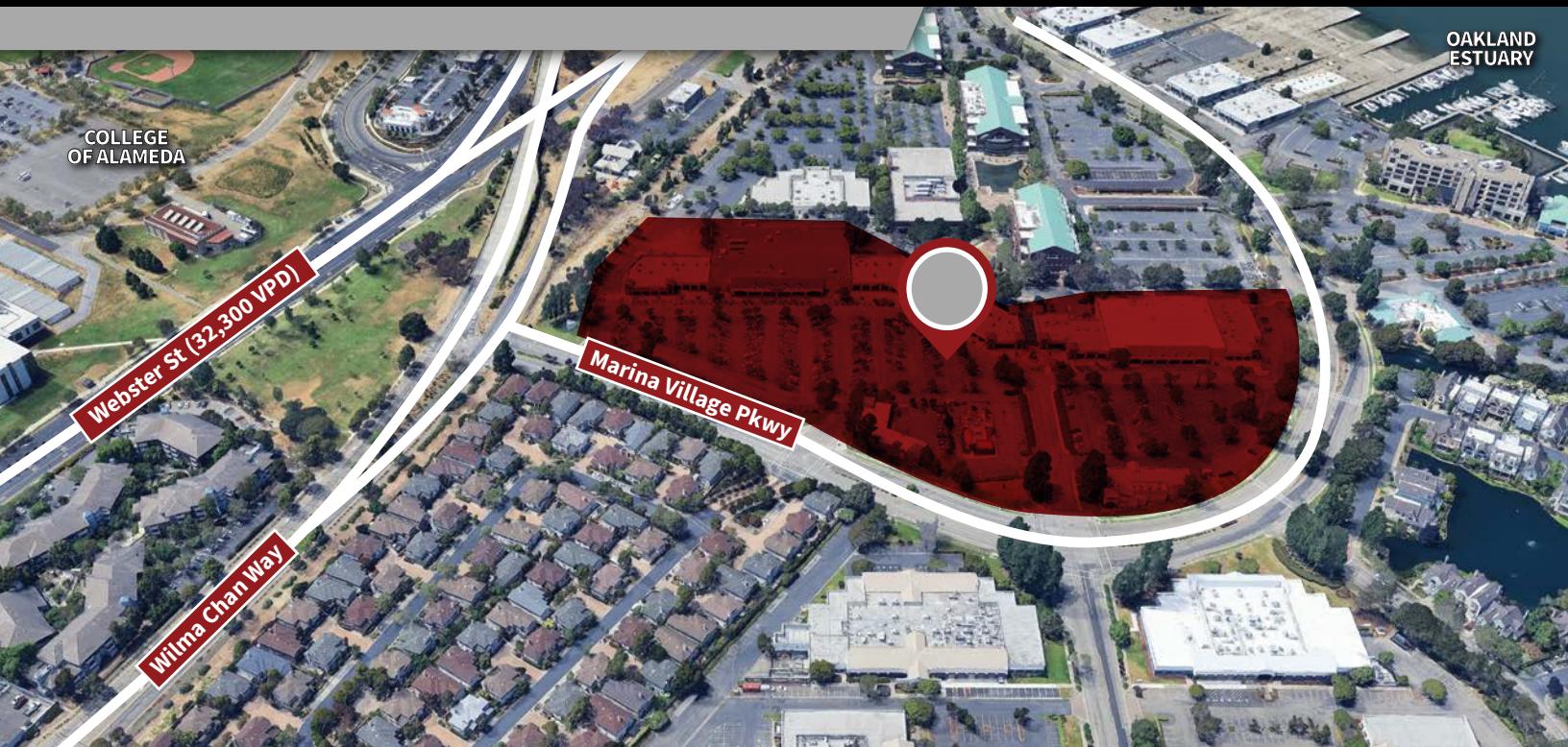
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# MARINA VILLAGE SHOPPING CENTER

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## Aerial & Amenities Map



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# MARINA VILLAGE SHOPPING CENTER



## Property Photos



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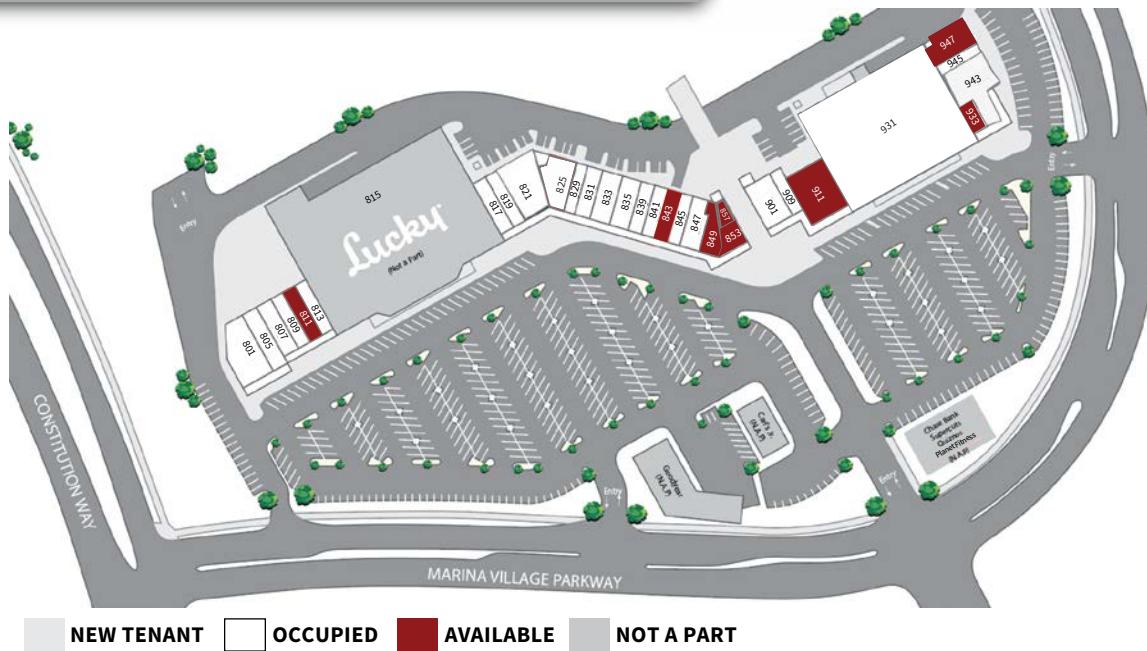
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## Site Plan



TENANT	SUITE	SF	TENANT	SUITE	SF	TENANT	SUITE	SF
Sherwin Williams	801	3,386	Nail & More	829	837	2nd Gen Food AVAILABLE*	857	782
Bank of Marin	805	1,649	Mint Leaf Vietnamese Restaurant	831	1,065	2nd Gen Food AVAILABLE*	853	975
Yo Sushi	807	1,539	Salon Centric	833	1,539	Straw Hat Pizza	901	2,130
Marina Village Dental	809	901	Fast Imaging	835	1,621	UPS Store	909	1,069
AVAILABLE	811	1,239	Magic Work	839	1,083	AVAILABLE	911	3,624
H&R Block	813	1,239	Tobacco Shop	841	1,065	SAVERS THRIFT	931	25,765
Marina Village Dental	817	1,683	2nd Gen Food AVAILABLE*	843	1,065	AVAILABLE	947	2,071
Loi Hair Salon	819	861	Honolulu BBQ	845	1,065	Hair Salon	945	341
WF Bank	821	3,035	Marina Village Optometry	847	1,065	Marina Village Veterinary	943	3,331
Bober Tea	825	2,300	AVAILABLE	849	1,150	AVAILABLE	933	804

\*843 - Former Subway space, with type 2 hood

\*857 - Former dessert place with no hood

\*853 - Former Taqueria with a type 1 hood

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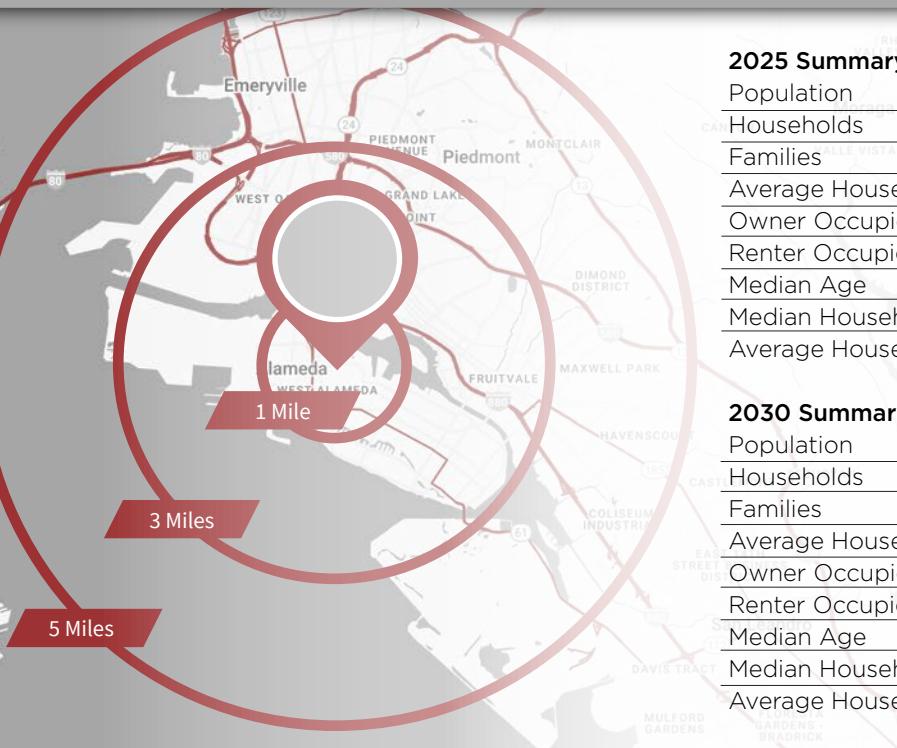
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# MARINA VILLAGE SHOPPING CENTER

## Location Overview



### 2025 Summary

	1 MILE	3 MILES	5 MILES
Population	26,812	242,507	456,380
Households	11,100	102,446	185,869
Families	6,071	47,798	94,543
Average Household Size	2.32	2.25	2.36
Owner Occupied Housing Units	3,850	27,909	68,340
Renter Occupied Housing Units	7,250	74,537	117,529
Median Age	39.2	38.8	38.9
Median Household Income	\$130,447	\$99,821	\$109,120
Average Household Income	\$176,662	\$142,562	\$159,703

### 2030 Summary

	1 MILE	3 MILES	5 MILES
Population	27,943	250,213	464,581
Households	11,688	106,261	189,994
Families	6,398	49,615	96,718
Average Household Size	2.30	2.24	2.35
Owner Occupied Housing Units	3,951	28,524	69,050
Renter Occupied Housing Units	7,736	77,737	120,944
Median Age	40.1	39.9	40.0
Median Household Income	\$151,032	\$113,504	\$126,193
Average Household Income	\$195,266	\$158,394	\$176,635



**Alameda**, located on the scenic San Francisco Bay, is a well-established island community known for its historic charm, walkable neighborhoods, and vibrant local economy. With a population of over 78,000, Alameda offers a unique blend of small-town atmosphere and urban convenience. The city enjoys excellent connectivity via major highways, BART, and ferry service, providing easy access to San Francisco, Oakland, and the greater Bay Area. Alameda features a diverse mix of retail districts, waterfront dining, and cultural attractions, along with strong public schools and ample green space. Its proximity to major employment centers, combined with ongoing investment in mixed-use development and infrastructure, makes Alameda a highly desirable destination for both residents and businesses.

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## DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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