

ALTO SERRAMONTE

3,263 SF AVAILABLE

**PRIME RETAIL SPACE AVAILABLE
FACING GELLERT BLVD.**



314-362 GELLERT BLVD. | DALY CITY

CBRE

PROPERTY HIGHLIGHTS

ACROSS THE STREET FROM SERRAMONTE MALL
INCLUDING:



SIGNALIZED ACCESS IN/OUT OF CENTER

FAVORABLE SIGNAGE INCLUDING A PYLON

MARKETPLACE INCLUDES:



TRAFFIC COUNTS:

- » 23,806 ADT – GELLERT BLVD @ SERRAMONTE BLVD N
- » 28,191 ADT – SERRAMONTE BLVD @ GELLERT BLVD W
- » 22,779 ADT – SERRAMONTE BLVD @ I-280 E
- » 187,860 ADT – I-280 @ HICKEY BLVD S

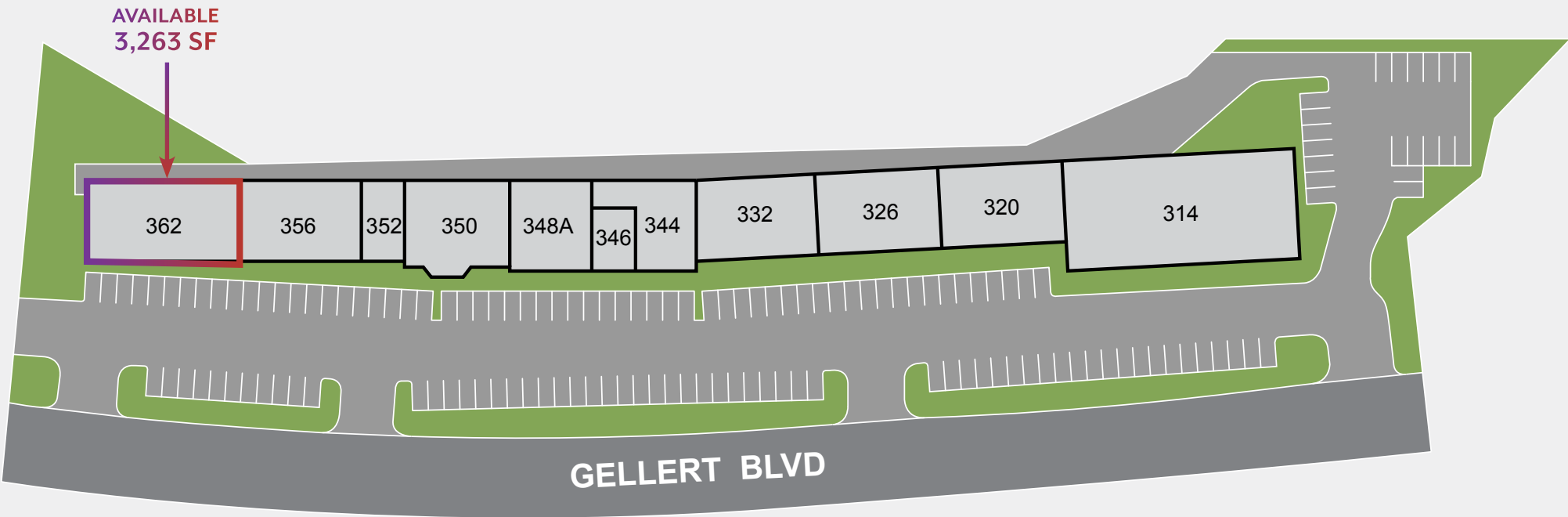
CO-TENANTS INCLUDE:



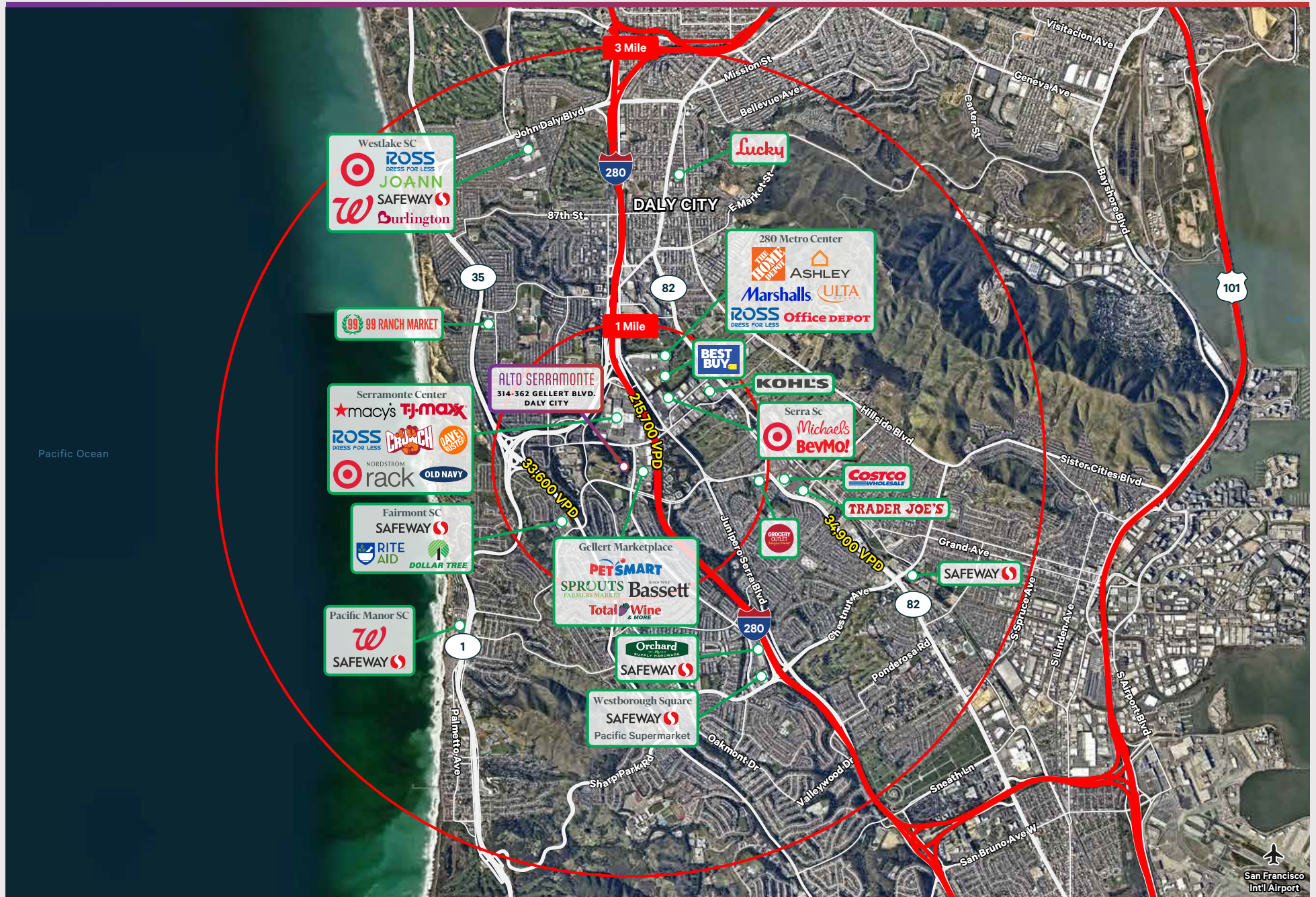
SITE PLAN



SUITE	TENANT	SF
314	BIG 5 SPORTING GOODS	9,625
320	T-MOBILE	3,015
326	CHASE	3,168
332	BOSTON MARKET	3,163
344	CLEAN EXPRESS	1,975
346	THE SIT TEA (BOBAVILLE)	760
348A	THE JOINT CHIROPRACTIC	1,025
348B	CITY'S FINEST JEANS	1,000
350	BDO REMIT (USA), INC	3,000
352	SAIGON NAIL SPA	XXX
356	MATTRESS FIRM	4,095
362	AVAILABLE	3,263

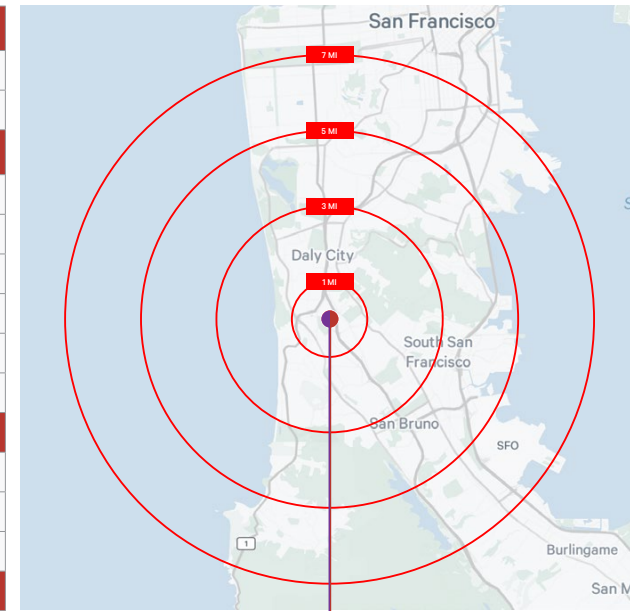


RETAIL AERIAL



DEMOGRAPHICS

PLACE OF WORK	1 MILE	3 MILES	5 MILES	7 MILES
2023 BUSINESSES	775	3,827	11,298	23,077
2023 EMPLOYEES	10,102	45,873	124,116	234,967
POPULATION	1 MILE	3 MILES	5 MILES	7 MILES
2023 POPULATION - CURRENT YEAR ESTIMATE	30,709	193,824	406,653	731,661
2023 POPULATION - FIVE YEAR ESTIMATE	30,512	195,062	409,112	732,940
2020 POPULATION - CENSUS	30,574	191,947	403,998	729,664
2010 POPULATION - CENSUS	30,271	184,376	392,738	703,313
2020-2023 ANNUAL POPULATION GROWTH RATE	0.14%	0.30%	0.20%	0.08%
2023-2028 ANNUAL POPULATION GROWTH RATE	-0.13%	0.13%	0.12%	0.03%
EDUCATION	1 MILE	3 MILES	5 MILES	7 MILES
ASSOCIATE'S DEGREE	2,120	13,210	25,689	41,160
BACHELOR'S DEGREE	7,863	45,104	91,859	181,365
GRADUATE OR PROFESSIONAL DEGREE	2,154	15,995	39,194	100,341
HOUSEHOLDS	1 MILE	3 MILES	5 MILES	7 MILES
2023 HOUSEHOLDS - CURRENT YEAR ESTIMATE	9,476	62,026	131,592	256,590
2028 HOUSEHOLDS - FIVE YEAR PROJECTION	9,388	62,169	131,999	256,284
2010 HOUSEHOLDS - CENSUS	9,519	59,754	126,169	246,590
2020 HOUSEHOLDS - CENSUS	9,460	61,509	130,586	255,361
2020-2023 COMPOUND ANNUAL HOUSEHOLD GROWTH	0.05%	0.26%	0.24%	0.15%
2023-2028 ANNUAL HOUSEHOLD GROWTH RATE	-0.19%	0.05%	0.06%	-0.02%
2023 AVERAGE HOUSEHOLD SIZE	3.20	3.10	3.06	2.82
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	7 MILES
2023 AVERAGE HOUSEHOLD INCOME	\$157,037	\$155,168	\$157,106	\$178,459
2028 AVERAGE HOUSEHOLD INCOME	\$180,350	\$178,415	\$181,182	\$204,242
2023 MEDIAN HOUSEHOLD INCOME	\$117,498	\$113,740	\$112,733	\$124,431
2028 MEDIAN HOUSEHOLD INCOME	\$133,920	\$131,008	\$130,717	\$147,439
2023 PER CAPITA INCOME	\$48,528	\$49,521	\$50,814	\$62,648
2028 PER CAPITA INCOME	\$55,579	\$56,702	\$58,431	\$71,480
HOUSING VALUE	1 MILE	3 MILES	5 MILES	7 MILES
2023 MEDIAN VALUE OF OWNER OCC. HOUSING UNITS	\$1,102,789	\$1,136,302	\$1,169,475	\$1,268,801
2023 AVERAGE VALUE OF OWNER OCC. HOUSING UNITS	\$1,092,006	\$1,144,528	\$1,199,853	\$1,321,840



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