



# ALTO CENTER

MILL VALLEY'S CORE SHOPPING DESTINATION



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## PROJECT HIGHLIGHTS

- Rare ±1,747 sq ft former Starbucks café/coffee opportunity in a center with historically low vacancy.
- Located at the intersection of East Blithesdale and Lomita Drive - the major vehicular thoroughfare servicing Mill Valley to the 101 freeway with over 40,000 cars per day.
- Shadow anchors include Whole Foods, Rite Aid, Pet Food Express, Bank of America, CVS and USPS.

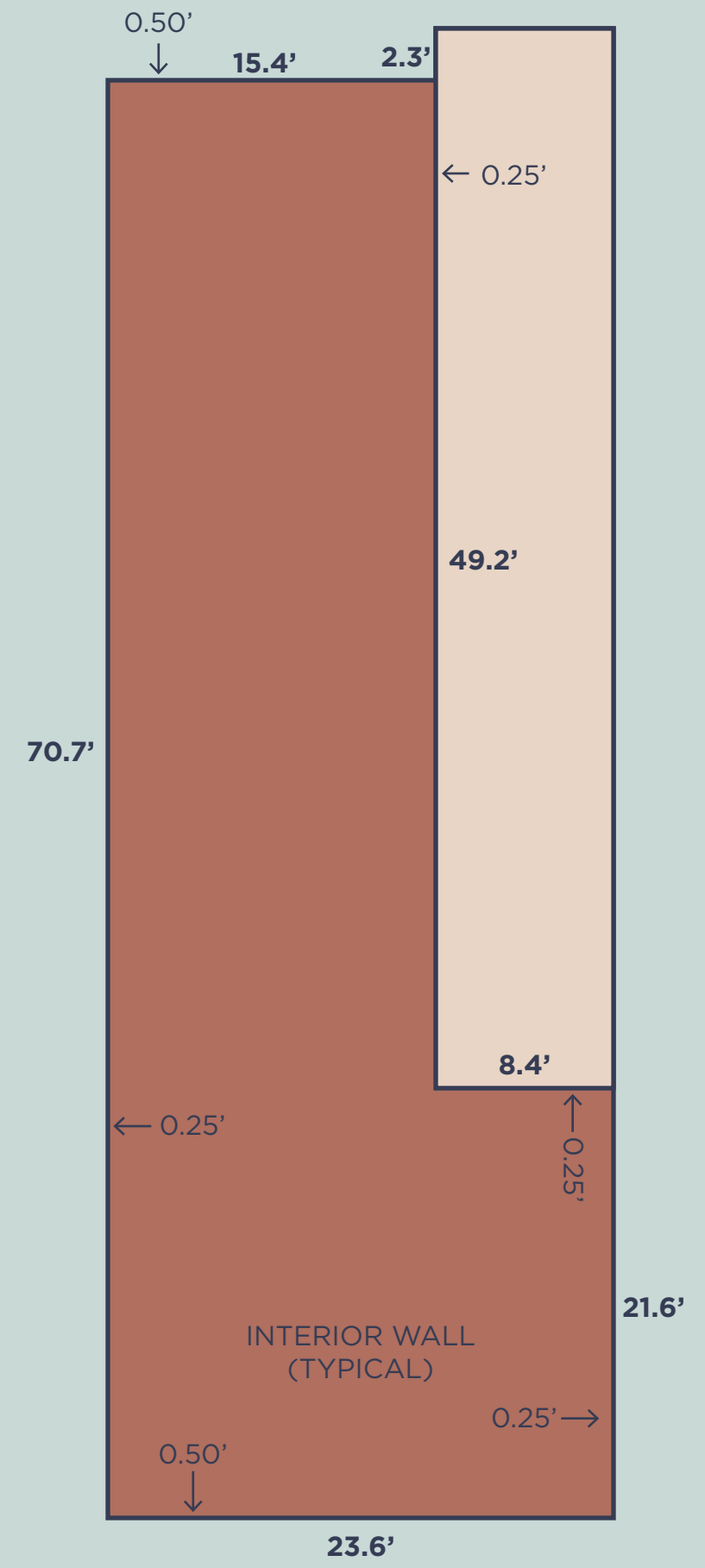
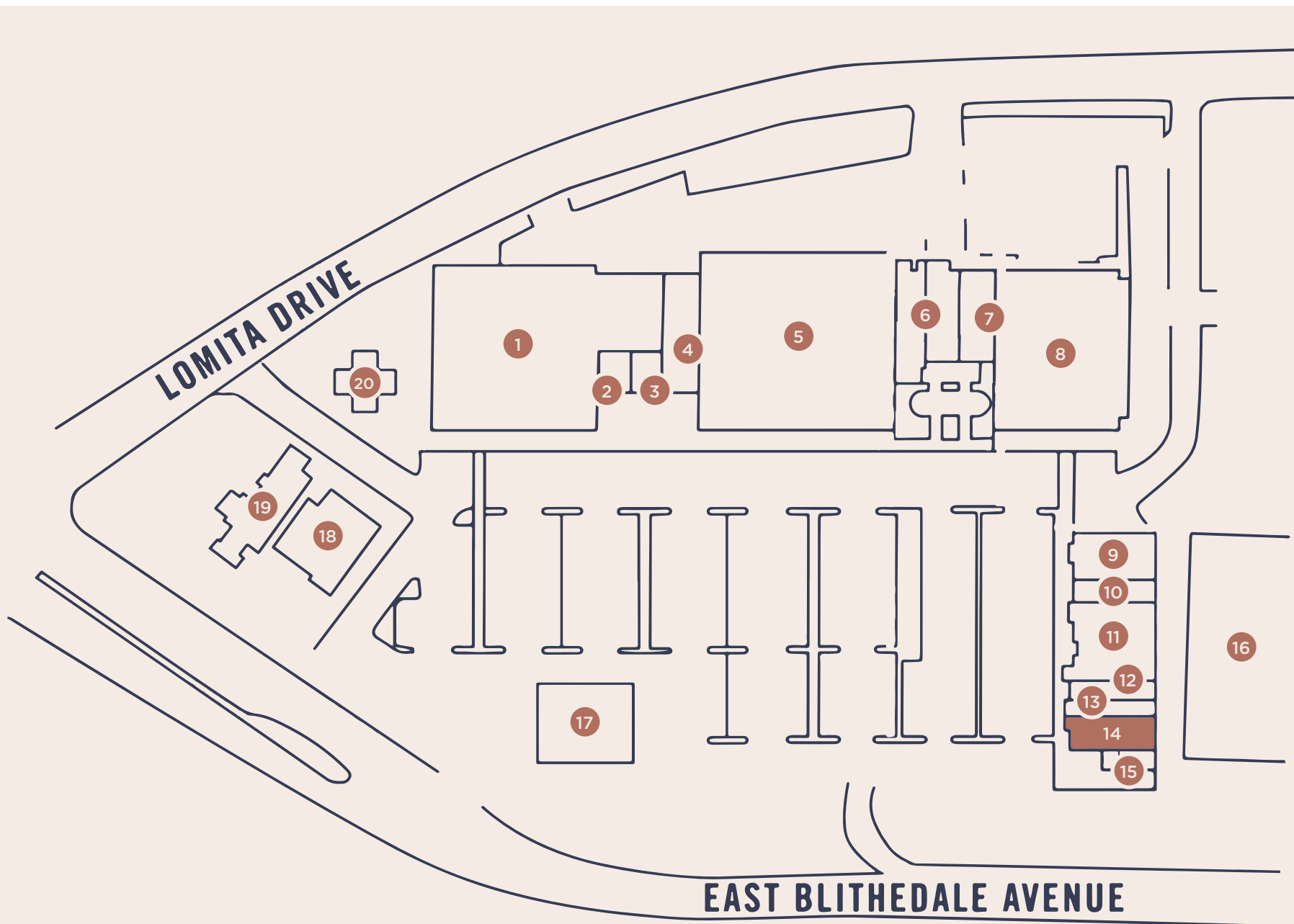




# SITE PLAN

## CURRENT RETAILERS

- |                        |                            |
|------------------------|----------------------------|
| 1. Rite Aid            | 11. US Bank                |
| 2. Rocco's Pizza       | 12. Clean Look Cleaners    |
| 3. C2 Education        | 13. UPS Store              |
| 4. Thailand Restaurant | 14. <b>AVAILABLE</b>       |
| 5. Whole Foods         | 15. Holly Nails            |
| 6. Pet Food Express    | 16. CVS                    |
| 7. Tam Tam Ramen       | 17. Bank of America        |
| 8. USPS                | 18. Tamalpais Pet Hospital |
| 9. Bank of the West    | 19. Mill Valley Car Wash   |
| 10. Vitality Bowls     | 20. Redwood Credit Union   |





# RETAIL MAP

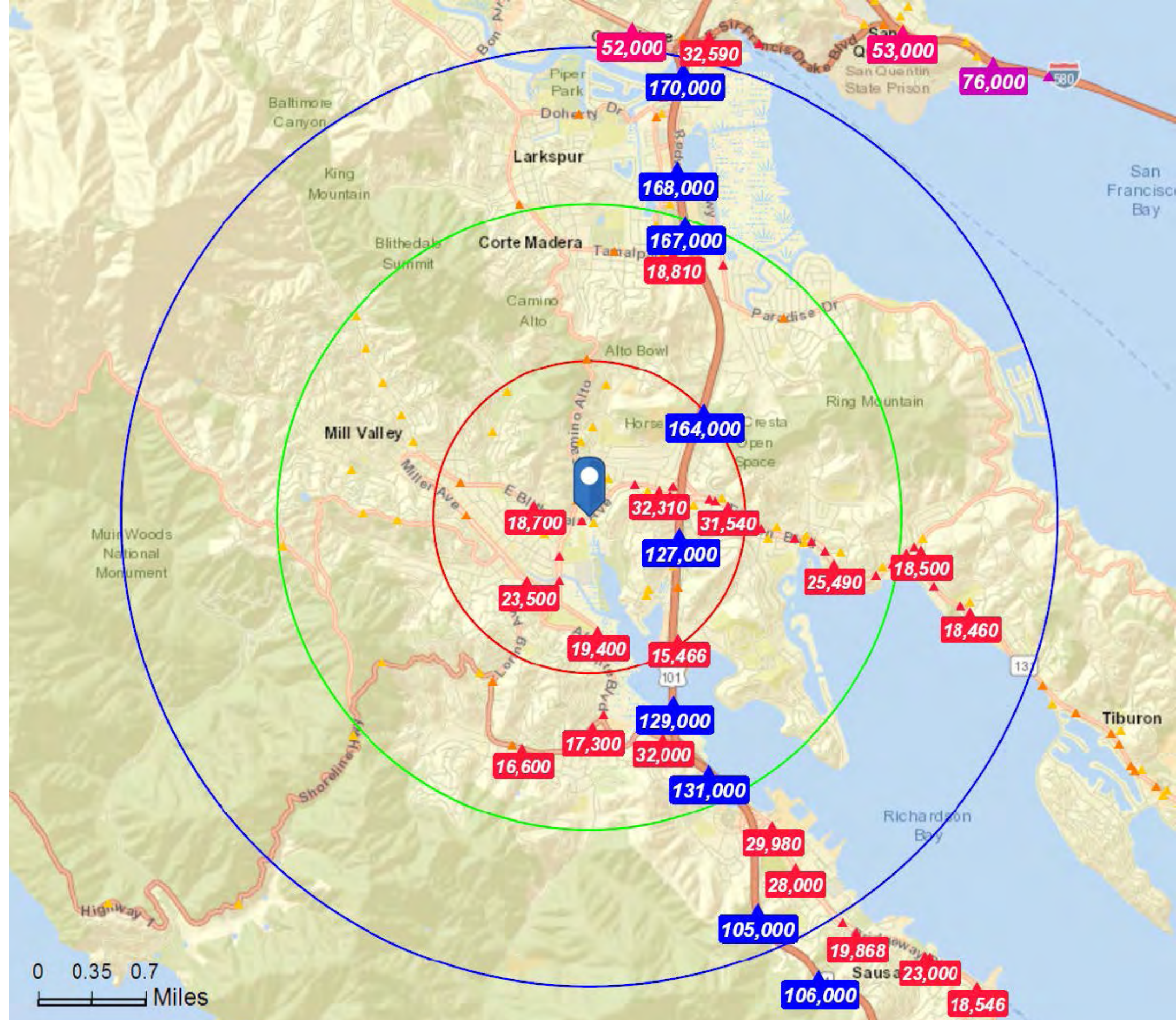




# THE DEMOGRAPHICS

|                         | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| Total Population        | 12,214    | 39,346    | 59,869    |
| Daytime Population      | 12,856    | 39,802    | 61,788    |
| Median Household Income | \$117,776 | \$130,040 | \$126,169 |

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day





AERIAL  
VIEW





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