

FOR LEASE
Tiburon, CA
1,800± SF Retail Space



1599 TIBURON BOULEVARD, TIBURON, CA



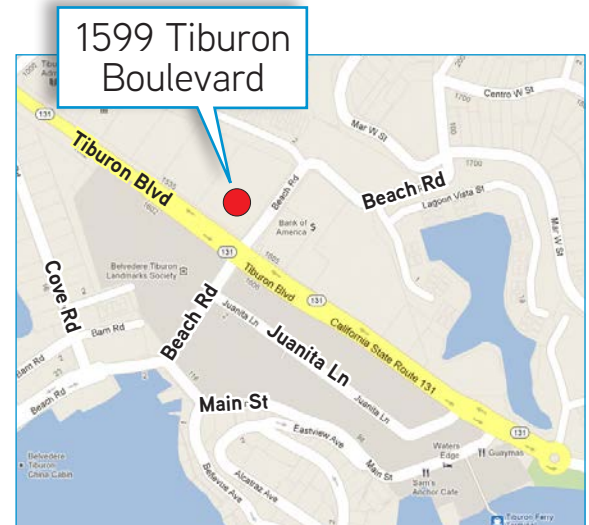
1,800± SF End Cap Space with Potential Outside Seating

Highlights

- > Downtown Tiburon, located across from Woodlands Market
- > High traffic location
- > Excellent visibility
- > 4/1000 parking plus adjacent paid lot parking
- > New vanilla shell build-out

Demographics (2015)

	1 Mile	3 Mile	5 Mile
Daytime Population	2,045	10,031	22,577
Population	6,078	24,352	59,026
Households	2,828	11,865	25,042
Average HH Income	\$206,045	\$168,829	\$160,993



Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

RENÉ BROCHIER
 +1 925 227 6242
 rene.brochier@colliers.com
 CA License No. 00663110

COLLIERS INTERNATIONAL
 3825 Hopyard Road, Suite 195
 Pleasanton, CA 94588
 www.colliers.com

FOR LEASE
Tiburon, CA
1,800± SF Retail Space



1599 TIBURON BOULEVARD, TIBURON, CA



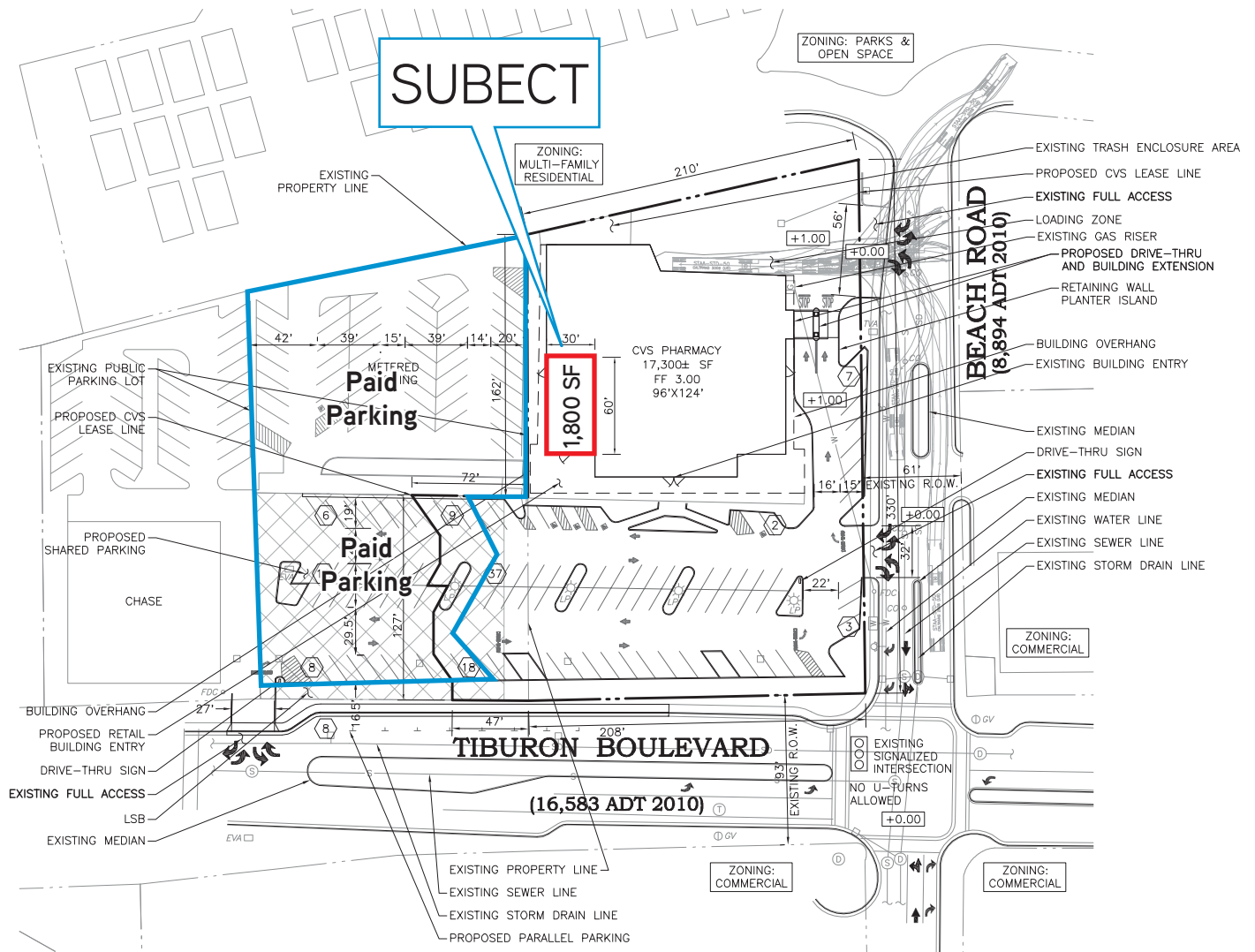
RENÉ BROCHIER
+1 925 227 6242
rene.brochier@colliers.com
CA License No. 00663110

COLLIERS INTERNATIONAL
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
www.colliers.com

FOR LEASE Tiburon, CA 1,800± SF Retail Space

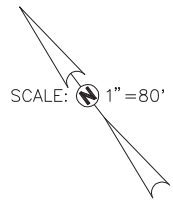


1599 TIBURON BOULEVARD, TIBURON, CA



SITE RISK ASSESSMENT

1. THE LOCAL JURISDICTION RESERVES THE RIGHT TO MAKE ANY CHANGES DEEMED NECESSARY UNTIL THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. STAA-STD-50 (69') TRUCK PATH SHOWN.
3. DIRECT ACCESS TO SITE WILL BE THROUGH TIBURON BOULEVARD AND BEACH LANE. ACCESS AT TIBURON WILL BE FULL ACCESS. ACCESS AT BEACH WILL BE FULL ACCESS.
4. THE SITE HAS BEEN DESIGNED TO CITY OF TIBURON ZONING STANDARDS. LANDSCAPE/BUILDING SETBACKS SHOWN ARE BASED ON CURRENT ZONING STANDARDS. EXACT SETBACKS WILL BE DETERMINED BY CITY UPON SITE PLAN REVIEW.
5. THE EXISTING BUILDING TO BE REMODELED. THE REMODEL WILL CONVERT THE BUILDING INTO A 15,350± SF PHARMACY WITH A DRIVE-THRU AND 3,750± SF OF RETAIL SPACE.
6. PROPERTY LINE INFORMATION BASED ON ASSESSOR'S PARCEL MAPS.
7. THE EXISTING PUBLIC PARKING LOT NORTH OF THE BUILDING HAS ACCESS RIGHTS THROUGH THE SHARED PARKING PARCEL.
8. EXTENSION TO THE BUILDING AT THE DRIVE-THRU IS PROPOSED TO AVOID CONFLICTS WITH EXISTING GAS RISER AT THE CORNER OF THE BUILDING.
9. THE CITY IS REQUESTING REMOVAL OF THE TREES AND LANDSCAPING ALONG TIBURON FOR THE INSTALLATION OF PARALLEL PARKING STALLS.



RENÉ BROCHIER
+1 925 227 6242
rene.brochier@colliers.com
CA License No. 00663110

COLLIERS INTERNATIONAL
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
www.colliers.com

FOR LEASE
Tiburon, CA
1,800± SF Retail Space



1599 TIBURON BOULEVARD, TIBURON, CA



RENÉ BROCHIER
+1 925 227 6242
rene.brochier@colliers.com
CA License No. 00663110

COLLIERS INTERNATIONAL
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
www.colliers.com

FOR LEASE
Tiburon, CA
1,800± SF Retail Space



1599 TIBURON BOULEVARD, TIBURON, CA



RENÉ BROCHIER
+1 925 227 6242
rene.brochier@colliers.com
CA License No. 00663110

COLLIERS INTERNATIONAL
3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
www.colliers.com

FOR LEASE

Tiburon, CA

1,800± SF Retail Space



1599 TIBURON BOULEVARD, TIBURON, CA

Demographic Detail

POPULATION

2015 DAYTIME BUSINESS	2,045	10,031	22,577
2020 PROJECTION	6,322	25,450	60,599
2015 ESTIMATE	6,078	24,352	59,026
2010 CENSUS	5,862	23,356	58,098
2000 CENSUS	5,890	22,622	58,696
PROJECTED GROWTH 2015 - 2020	4.02%	4.51%	2.66%
ESTIMATED GROWTH 2010 - 2015	3.68%	4.26%	1.60%
GROWTH 2000 - 2010	-0.47%	3.25%	-1.02%

HOUSEHOLDS

2020 PROJECTION	2,968	12,449	26,025
2015 ESTIMATE	2,828	11,865	25,042
2010 CENSUS	2,692	11,313	24,185
2000 CENSUS	2,734	11,130	24,301
GROWTH 2015 - 2020	4.92%	4.92%	3.92%

2015 EST. POPULATION BY RACE/ETHNICITY

6,078	24,352	59,026	
WHITE ALONE	88.06%	84.35%	80.68%
BLACK ALONE	0.99%	3.68%	5.28%
AMER. INDIAN/ALASKAN ALONE	0.18%	0.19%	0.38%
ASIAN ALONE	5.31%	6.66%	6.64%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.18%	0.18%	0.22%
SOME OTHER ALONE	1.30%	1.15%	2.71%
TWO OR MORE RACES	3.98%	3.79%	4.08%
NOT OF HISPANIC ORIGIN	96.07%	95.01%	93.21%
HISPANIC ORIGIN	3.93%	4.99%	6.79%

2015 EST. HOUSEHOLDS BY INCOME

2,828	11,865	25,042	
2015 EST. AVERAGE HH INCOME	\$206,045	\$168,829	\$160,993
2015 EST. MEDIAN HH INCOME	\$135,044	\$113,473	\$107,791

2015 EST. POPULATION BY AGE

6,078	24,352	59,026	
0 TO 4 YEARS	4.16%	4.65%	4.88%
5 TO 9 YEARS	4.67%	5.38%	5.62%
10 TO 14 YEARS	6.43%	5.22%	5.85%
15 TO 17 YEARS	3.65%	2.85%	3.15%
18 TO 20 YEARS	2.91%	2.39%	2.77%
21 TO 24 YEARS	2.90%	2.56%	3.36%
25 TO 34 YEARS	3.72%	6.05%	7.62%
35 TO 44 YEARS	8.36%	12.32%	13.25%
45 TO 54 YEARS	14.38%	15.56%	17.14%
55 TO 64 YEARS	18.05%	18.46%	16.62%
65 TO 74 YEARS	17.79%	15.33%	12.05%
75 TO 84 YEARS	9.00%	6.66%	5.18%
85+ YEARS	3.98%	2.56%	2.50%
MEDIAN AGE	54.2	50.5	47.0