

**FOR LEASE**

# 41 TAMAL VISTA BOULEVARD

Corte Madera, CA 94925



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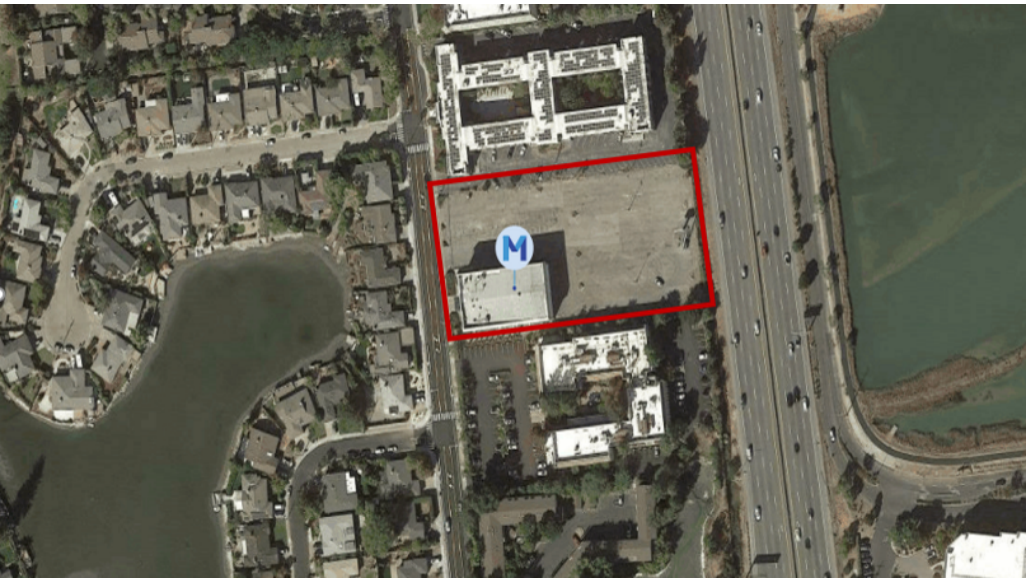
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Property Summary

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## PROPERTY DESCRIPTION

41 Tamal Plaza is offered as freeway fronting parking lot space being made available on a short term basis. Property is well suited for car sales/storage, outdoor furniture sales, or event planning. The Corte Madera movie theater building is still in its similar condition from when the theater moved out.

## PROPERTY HIGHLIGHTS

- Short-term or long-term lease opportunity, Landlord will entertain short-term “as-is” deals or long-term build to suit deals.
- Rental rate to be negotiated pending deal structure
- Lot size 88,427 square feet
- High visibility parking lot right on Highway 101
- 187 parking stalls
- Theater building 11,600 square feet

## LOCATION DESCRIPTION

Located adjacent to one of Marin’s strongest commercial vicinities. Some neighbors include: Corte Madera Town Center, Marketplace, and The Village at Corte Madera. Close freeway access allows for easy Highway 101 ingress and egress. Just minutes from a number of shopping and dining amenities.

## OFFERING SUMMARY

Lease Rate:	Lease rate upon request
Available SF:	±11,621 SF
Building Size:	±11,621 SF
Property Type:	Retail



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Additional Photos

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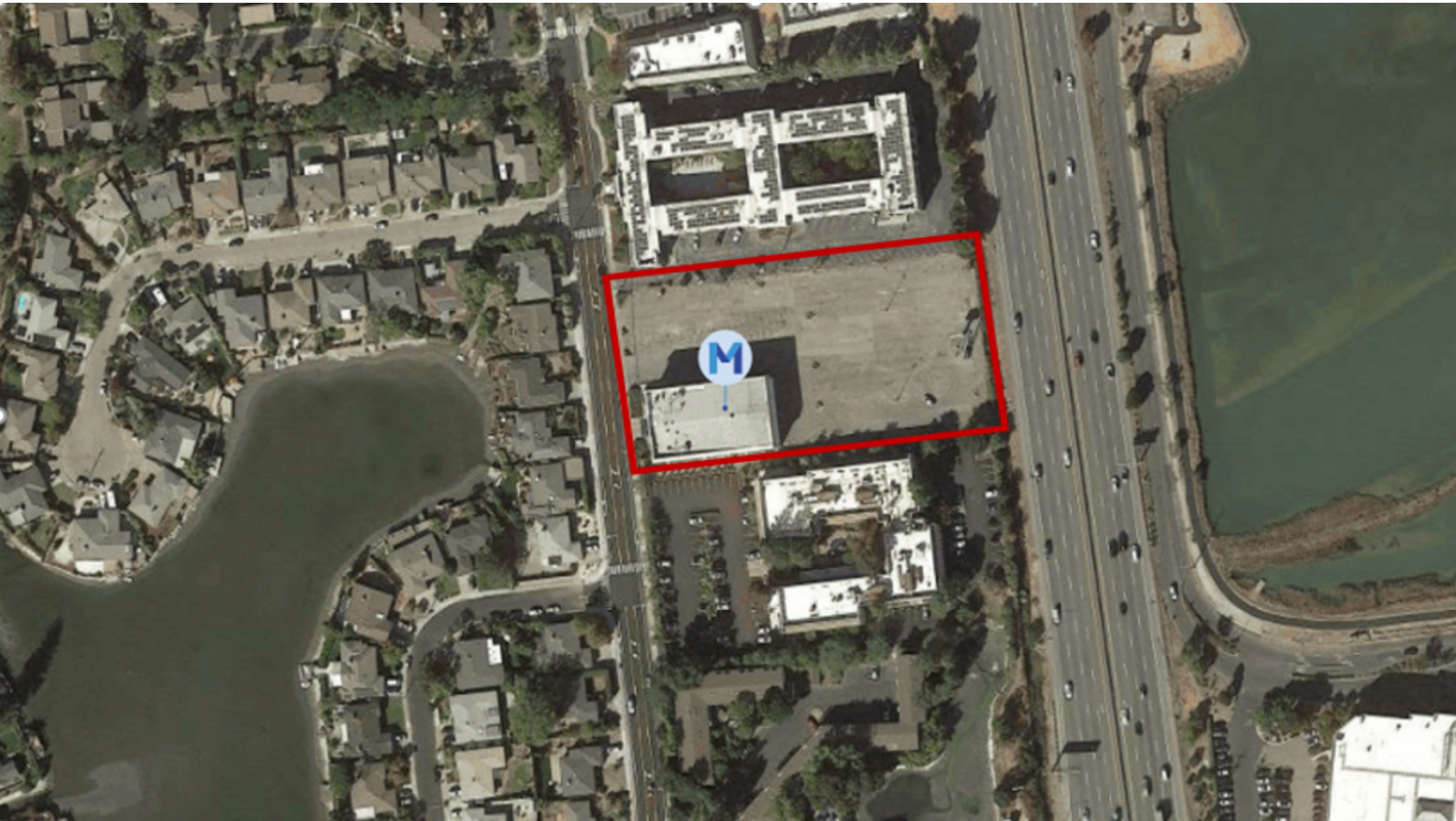


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Location Map

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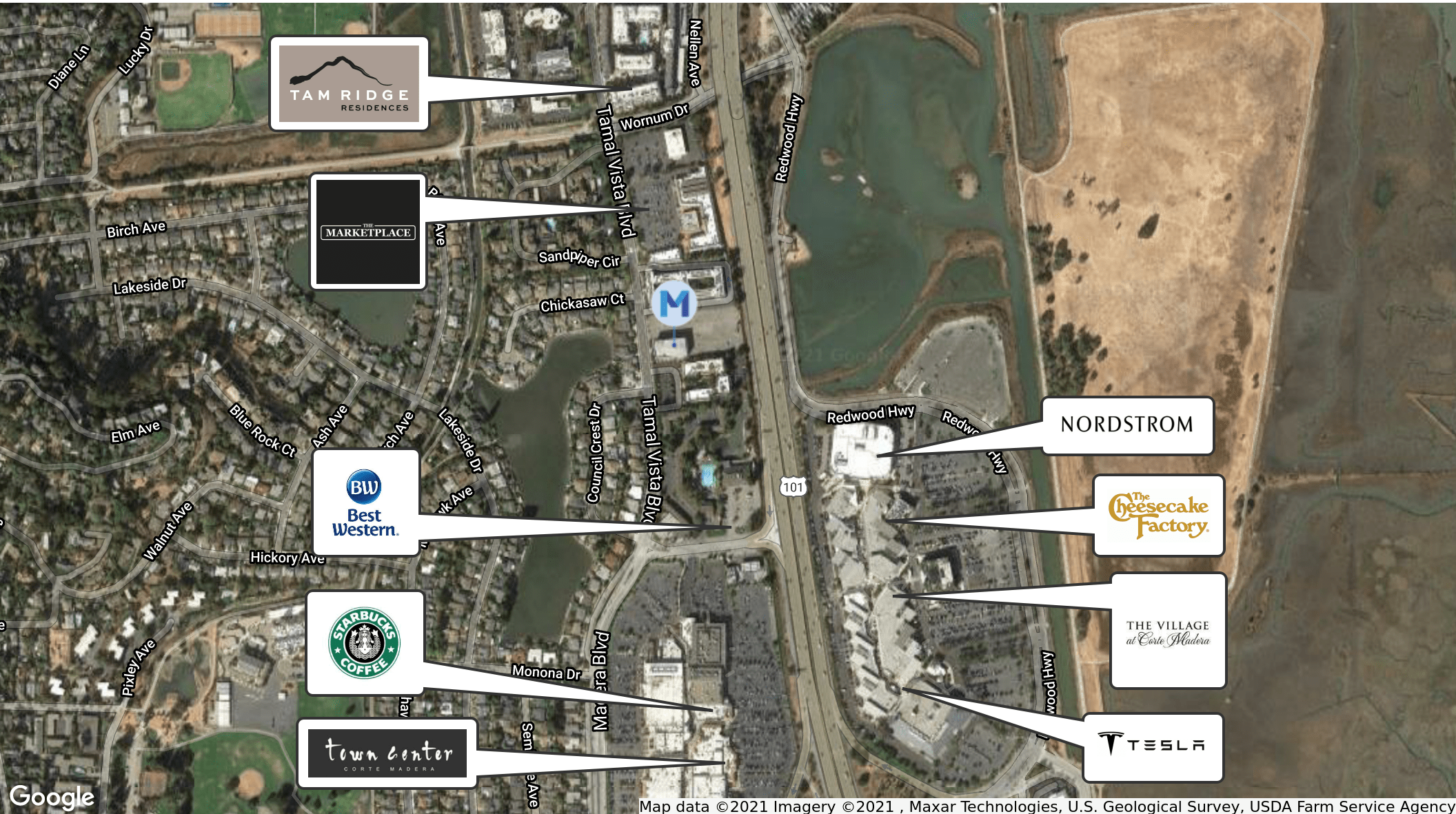


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Retailer Map

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## Demographics Map & Report

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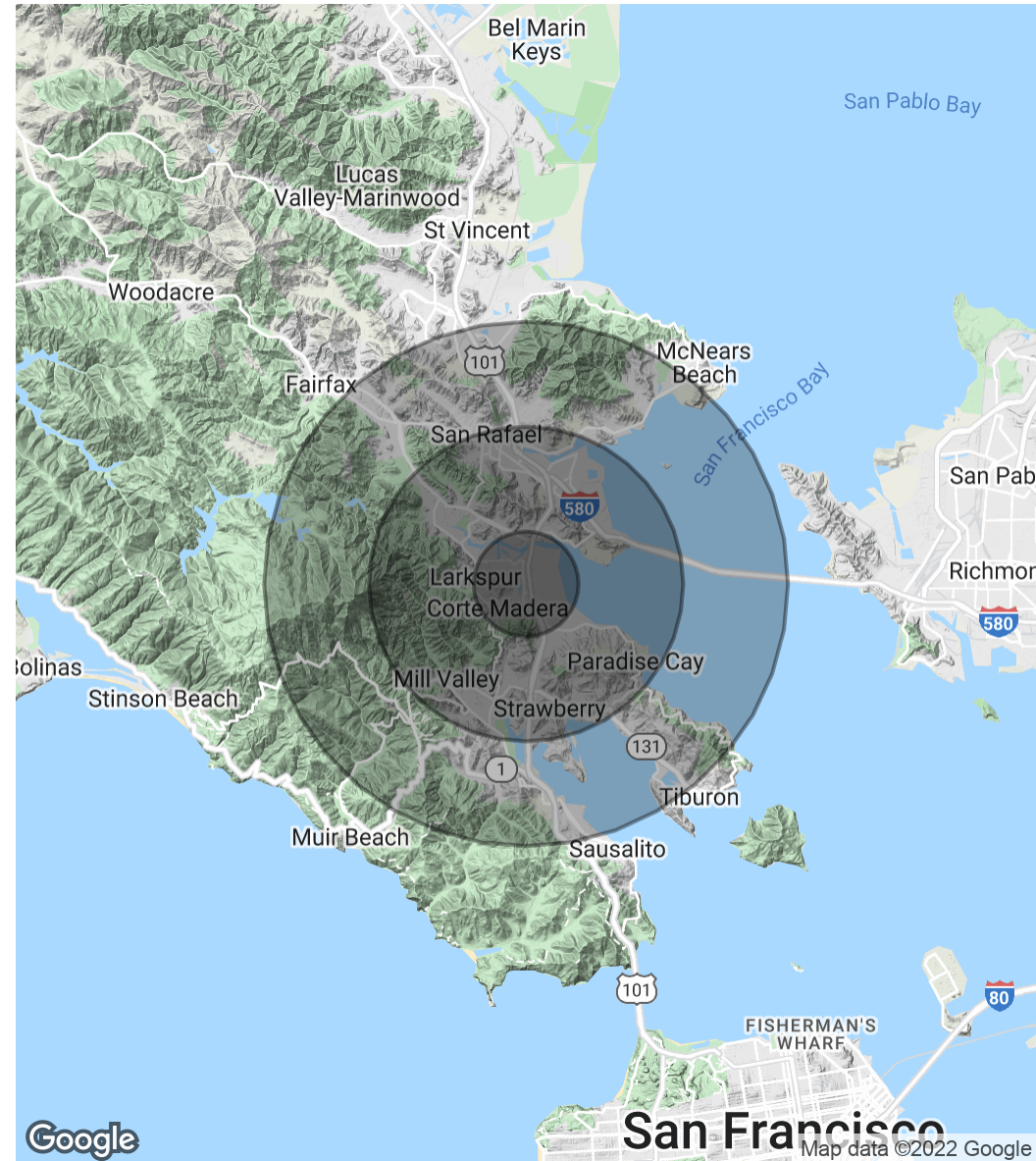
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,333	76,518	143,357
Average age	45.2	42.2	43.1
Average age (Male)	43.2	41.0	42.2
Average age (Female)	47.1	43.3	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,217	31,957	61,232
# of persons per HH	2.2	2.4	2.3
Average HH income	\$133,106	\$135,371	\$137,272
Average house value	\$844,971	\$953,221	\$950,628

\* Demographic data derived from 2010 US Census



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