



THE VILLAGE AT CORTE MADERA



OVERVIEW

The Village at Corte Madera offers an extraordinary shopping experience, meeting the needs of upscale shoppers in Marin County, one of the wealthiest and most scenic counties in the country.

Boasting a retail and restaurant mix perfect for even the most discerning consumer, the Center offers an unparalleled shopping environment surrounded by lush landscaping much like a European Village.

The charming town of Corte Madera is just seven miles north of the Golden Gate Bridge, where affluent residents as well as tourists enjoy an active, outdoor and cultural lifestyle.



AT A GLANCE

4.7M

Population in the total
trade area

\$190K

Average household
income in the total
trade area

62%

Households with an
income of \$100K + in the
total trade area

\$2.8M

Average net worth in the
primary trade area

\$620M IMPACT

Visitors generated over
\$620M for Marin County

\$1.55M+

Median housing price is
among the highest in CA

CORTE MADERA, CA



THE VILLAGE AT CORTE MADERA



Primary Trade Area

Secondary Trade Area



Competitive Centers



Other Centers



DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	San Francisco-Oakland-Fremont, CA MSA
2024 Population	191,665	1,017,307	4,746,767
2029 Population (Projection)	190,797	1,020,947	4,823,117
Five-Year Population Growth	-0.5%	0.4%	1.6%
Households	77,754	408,101	1,741,672
Average Household Income	\$214,474	\$172,029	\$189,425
Median Age	46	41	40
White Collar	78%	70%	73%
	1 MILE	3 MILE	5 MILE
Daytime Population	12,270	85,188	145,976

Source: ESRI 2024

AFFLUENT SHOPPER

The Village at Corte Madera attracts a refined clientele, drawing visitors not only from Marin County but also from San Francisco and other parts of the Bay Area.

- 44% of visits originate beyond a 7-mile radius.
- 15% of visitors come from San Francisco.
- Our shoppers compared to the San Francisco market are:
 - 4X more likely to spend \$500+ on handbags or purses
 - 2X more likely to spend \$500+ on women's apparel and shoes
 - 84% more likely to spend \$500+ on cosmetics and skincare
 - 26% more likely to spend \$500+ on men's apparel and shoes



MERCHANDISING

With more than 60 shops, eateries, and department stores, The Village at Corte Madera is the dominant retail destination in the North Bay. The center features strategically curated brands that are tailored to our brand-driven, affluent shoppers.





BAY AREA BASED

The Village at Corte Madera is home to several well-established brands founded in the Bay Area.



POTTERY BARN

G A P

BOUDIN



BANANA REPUBLIC

LUCID



WILLIAMS-SONOMA

pottery barn kids

MADISON REED*

RH



REVITALIZATION

The Village at Corte Madera will embark on a common area refresh in spring 2025 designed to enhance the guest experience with refined touches, lush surroundings, and a curated lineup of exciting new stores.

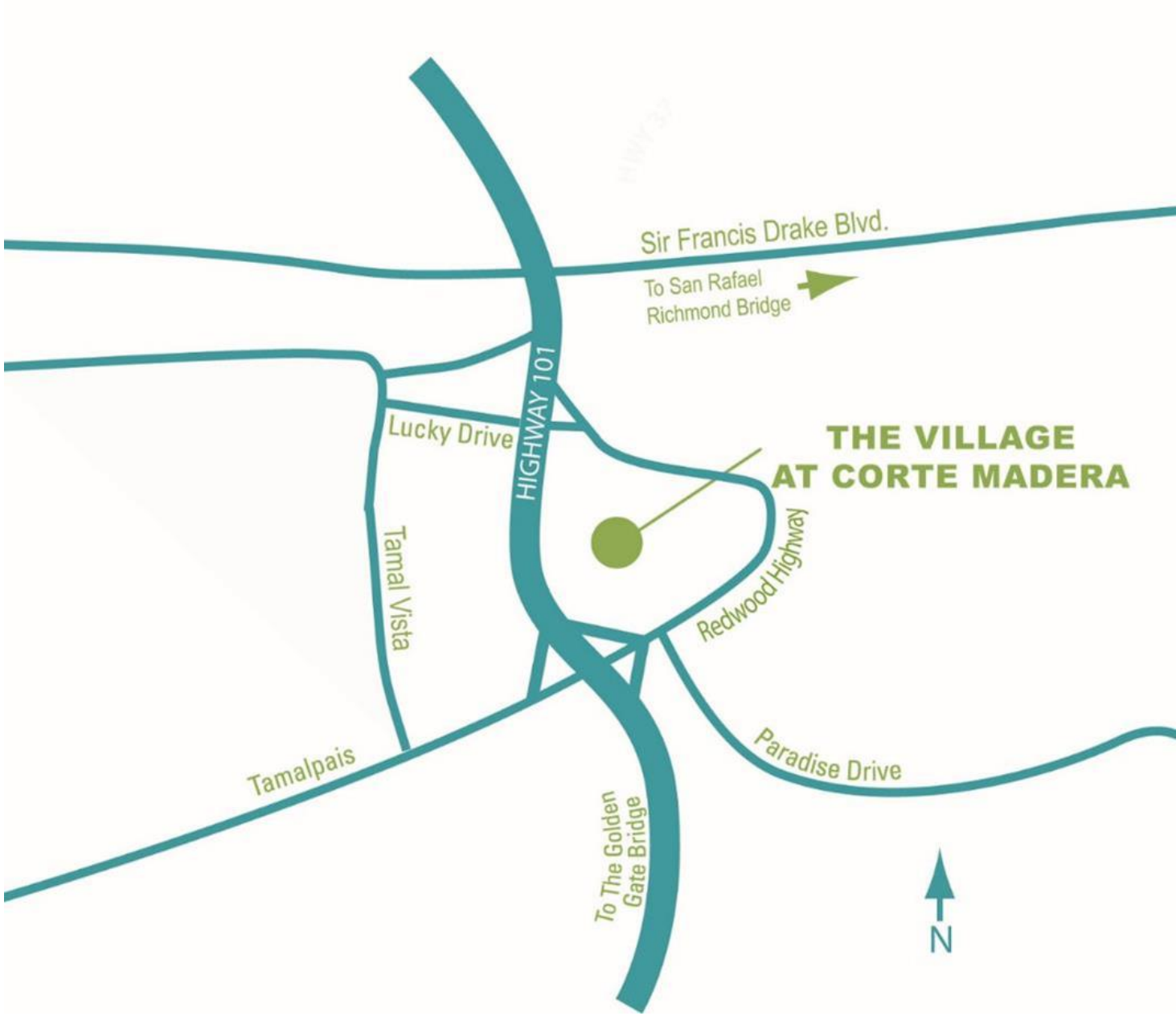
This revitalization marks a new chapter in the center's evolution, combining sophistication with comfort to create a modern, welcoming environment for visitors to shop, dine, and relax.

The newly refreshed common areas will offer the perfect setting for seasonal events, retail activations, community gatherings, and daily visits alike — whether guests are seeking inspiration, indulgence, or a peaceful place to unwind.

VEHICLE TRAFFIC COUNTS

Major Highway Adjacent to the Center

	DAILY AVERAGE	ANNUAL AVERAGE
Highway 101	250,000	91,250,000



SITE PLAN



AERIAL

THE VILLAGE
at Corte Madera

MAJOR RETAILERS INCLUDE:

- | | | | | |
|-----------|----------------|-----------------|------------------------|-----------------|
| NORDSTROM | POLESTAR MARIN | ARITZIA | POTTERY BARN | VERIZON |
| ALO YOGA | RH MARIN | BANANA REPUBLIC | POTTERY BARN KIDS | VUORI |
| APPLE | ANTHROPOLOGIE | JOHNNY WAS | THE CHEESECAKE FACTORY | WARBY PARKER |
| LULULEMON | ARC'TERYX | LUCID | TRAVISMATHEW | WILLIAMS SONOMA |





MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING CALIFORNIA, PHOENIX/SCOTTSDALE, PACIFIC NORTHWEST, GREATER NEW YORK AND WASHINGTON, D.C.