# South Shore Center

2201 S Shore Center, Alameda, CA 94501

## Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Population | 27,892 | 167,833 | 442,659 |
| Households | 11,538 | 60,853 | 167,731 |
| Avg HH Income | $158,165 | $138,453 | $135,940 |

*Source: Esri, 2024*

## Property Highlights

**596,578** Gross Leasable Area

**46.59** Total Acres

**442,659** 5 Mile Population

- An open-air community center serving the Bay Area's affluent and growing East Bay communities.
- With over 80 retailers and restaurants, South Shore Center has become the premiere family-friendly destination for shopping, dining, and entertainment in Alameda.
- Nationally recognized anchor tenants include Safeway, Trader Joe's, Kohl's, TJ Maxx, HomeGoods, Old Navy, Ross, OfficeMax, West Marine, Petco, Party City, ULTA, and Walgreens.

MerloneGeier Partners

For more info visit:
**merlonegeier.com/824**

Leasing: Heather Beal
415-362-9216 - hbeal@merlonegeier.com

# South Shore Center

2201 S Shore Center, Alameda, CA 94501

Leasing: Heather Beal
415-362-9216 - hbeal@merlonegeier.com

# South Shore Center

2201 S Shore Center, Alameda, CA 94501

## Current Tenants

| | | | | | |
|---|---|---|---|---|---|
| 1 | Wells Fargo | 5,000 SF | 370 | Ulta Beauty | 10,584 SF |
| 5 | JPMorgan Chase | 4,500 SF | 435 | National Fitness | 3,580 SF |
| 10 | Walgreens | 16,139 SF | 440 | Jamba Juice | 1,258 SF |
| 15 | Big 5 Sporting Goods | 8,150 SF | 445 | MOD Pizza | 2,004 SF |
| 20 | Sushi House | 5,000 SF | 450 | Chipotle Mexican Grill | 2,440 SF |
| 25 | Shoreline Car Wash | 4,613 SF | 460 | Petco | 12,415 SF |
| 30 | Mancini's Sleepworld | 7,514 SF | 510 | HomeGoods | 28,000 SF |
| 35 | Cheap Pete's Photos and F... | 3,778 SF | 520 | The Gold Spot | 318 SF |
| 40 | Pagano's | 8,322 SF | 525 | Five Guys | 1,781 SF |
| 45 | Ross Dress for Less | 29,800 SF | 610 | West Marine | 13,000 SF |
| 50 | Bright Now Dental | 3,805 SF | 620 | Janene's Bridal | 7,907 SF |
| 60 | California Skin Institute | 722 SF | 630 | Friends of Alameda Animal... | 1,700 SF |
| 62 | Michael Gorin, MD | 970 SF | 650 | Alameda Art Association | 3,000 SF |
| 63 | James Kong, MD | 722 SF | 665 | See's Candies | 1,149 SF |
| 65 | Olivia Butt, MD | 722 SF | 670 | Rita's Italian Ice | 919 SF |
| 66 | Alameda Podiatry Group | 1,200 SF | 675 | Instant Shoe Care | 639 SF |
| 70 | Merlone Geier Management | 3,300 SF | 680 | Nails@SouthShore | 768 SF |
| 72 | South Shore Cafe | 1,527 SF | 690 | Poke House | 1,183 SF |
| 75 | Launderland | 2,274 SF | 691 | Yi Fang Fruit Tea | 1,762 SF |
| 85 | OfficeMax | 23,500 SF | 710 | Bagel Street Cafe | 2,323 SF |
| 110 | Trader Joe's | 12,210 SF | 720 | Subway | 1,291 SF |
| 110E | Housing Authority of Alam... | 2,266 SF | 730 | Fidelity National Title C... | 1,943 SF |
| 120 | GNC | 925 SF | 735 | Windermere Real Estate | 1,506 SF |
| 135 | Alameda Chamber of Commer... | 1,500 SF | 750 | Old Navy | 15,700 SF |
| 140 | Trabocco | 5,282 SF | 760 | Sola Salon | 6,429 SF |
| 150 | Eyebrow Station | 676 SF | 810 | LensCrafters | 2,435 SF |
| 170 | Ohgane BBQ | 8,084 SF | 815 | T.J. Maxx | 30,000 SF |
| 185 | Color Me Mine of Alameda | 1,455 SF | 825 | The Busy Bee Activity Cen... | 1,815 SF |
| 190 | The Soccer Post | 2,461 SF | 830 | Daiso | 4,069 SF |
| 200 | Safeway | 59,609 SF | 840 | Sophistry | 800 SF |
| 220 | Great Clips | 703 SF | 850 | Check Into Cash | 1,300 SF |
| 225 | Modern Mouse | 1,309 SF | 860 | Monkey Thai | 3,000 SF |
| 240 | European Wax Center | 1,223 SF | 865 | Starbucks Coffee | 1,602 SF |
| 260 | Massage Envy | 2,608 SF | 870 | Martinizing Dry Cleaning | 2,191 SF |
| 270 | Antidote Salon | 1,223 SF | 875 | Provident Bank | 3,603 SF |
| 280 | Whales & Friends | 3,111 SF | 890 | Bank of Marin | 3,000 SF |
| 310 | Crunch Fitness | 13,014 SF | 910 | Kohl's | 77,661 SF |
| 320 | Five Below | 10,752 SF | 911 | Applebee's | 6,000 SF |
| 330 | Marugame Udon | 4,116 SF | 912 | Loard's | 1,500 SF |
| 350 | Neptune Beach Pearl Batti... | 4,635 SF | 914 | Bowl'd Korean BBQ | 3,906 SF |

## Available/Coming Soon

| | | |
|---|---|---|
| 55 | Available | 4,823 SF |
| 57 | Available | 4,105 SF |
| 73 | Available | 1,025 SF |
| 77 | Available | 2,000 SF |
| 80 | Available | 4,913 SF |
| 110A | Available | 3,006 SF |
| 110B | Available | 2,680 SF |
| 110C | Available | 2,980 SF |
| 110F | Available | 3,267 SF |
| 130 | Available | 837 SF |
| 215 | Available | 2,459 SF |
| 230 | Available | 1,609 SF |
| 250 | Available | 1,225 SF |
| 645A | Available | 4,075 SF |
| 740 | Available | 1,575 SF |
| 780 | Available | 2,059 SF |
| 790 | Available | 1,667 SF |
| 795 | Available | 1,800 SF |
| 805 | Available | 4,209 SF |
| 820 | Available | 3,921 SF |
| 845 | Available | 1,719 SF |
| 880 | Available | 3,734 SF |
| 915 | Available | 783 SF |
| 916 | Available | 906 SF |



Leasing: Heather Beal
415-362-9216 - hbeal@merlonegeier.com