Northgate Town Square

5800 Northgate Drive, San Rafael, CA 94903





Demographics

	1-Mile	3-Mile	5-Mile
Population	12,164	73,624	135,576
Households	4,817	30,041	53,794
Avg HH Income	$151,965	$203,259	$212,996

Source: Esri, 2026

Property Highlights

608,145 Gross Leasable Area

41.61 Total Acres

135,576 5 Mile Population

- Northgate Mall is undergoing a transformation into Northgate Town Square - a vibrant, mixed-use center.
- For additional updates and information visit www.FutureNorthgateMall.com.
- Benefits from its proximity and easy access to Highway 101, 14 miles north of San Francisco.
- Draws from an affluent community with average household incomes of $212,000 within a 5-mile radius.
- Enjoys nationally recognized anchor tenants: Macy's, RH Outlet and HomeGoods.

MerloneGeier Partners

For more info visit:
merlonegeier.com/731

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Current Tenants

14	Flying Dutchman Gymnastic...	7,359 SF	88	SUXUS Wireless	2,350 SF
16	Deep Serenity Massage	812 SF	90	Coliseum Soccer	4,211 SF
41	Roadside BBQ	1,760 SF	95	Northgate Beauty Shop & S...	1,163 SF
44	Chipotle Mexican Grill	2,274 SF	97	Fantasy Jewels	737 SF
45	Fingers and Toes, Faces a...	2,262 SF	100	Brow Arc Dry Bar	948 SF
46	Peet's Coffee & Tea	1,700 SF	104	Gloria Jean's Coffees	720 SF
48	Panda Express	2,208 SF	108	HomeGoods	29,538 SF
52	Mi Pueblo	3,241 SF	129	Spirit Halloween	27,065 SF
56	Verizon Wireless	1,149 SF	132	Shirtique	1,491 SF
58	Non-Leasable	1,576 SF	145	County of Marin Vaccine C...	6,000 SF
60	Non-Leasable	1,137 SF	149	Northgate Library	2,939 SF
74	Wellify Teen Center	3,591 SF	155	Good Earth Natural Foods	21,300 SF
76	Haze's Toys & Arcade	4,002 SF	160	RH Outlet	81,340 SF
78	NorCal Ice	6,446 SF	161	Macy's	254,015 SF
80	The Kove	1,998 SF	FC5	Daily Recess	517 SF
82	Gabrian's	3,282 SF			

Available/Coming Soon

1	Available	45,000 SF
1B	Available	
10	Available	11,340 SF
20	Available	1,200 SF
22	Available	1,335 SF
24	Available	1,050 SF
26	Available	4,953 SF
38	Available	1,637 SF
40	Available	3,398 SF
43	Available	8,510 SF
54	Available	1,139 SF
61	Available	1,211 SF
63	Available	825 SF
64	Available	1,159 SF
66	Available	1,083 SF
70	Available	796 SF
71	Available	825 SF
72	Available	1,033 SF
84	Available	2,768 SF
86	Available	3,261 SF
92	Available	2,323 SF
94	Available	2,252 SF
96	Available	4,732 SF
102	Available	739 SF
105	Available	1,425 SF
134	Available	5,316 SF
135	Available	2,823 SF
139	Available	23,306 SF
142	Available	1,126 SF
147	Available	2,067 SF
151	Available	3,530 SF
FC1	Available	844 SF
FC3	Available	697 SF
FC4	Available	560 SF
FC6	Available	675 SF
FC7	Available	567 SF
Pad 1	Available	8,400 SF
Pad 2	Available	3,010 SF

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