South Shore Center

2201 S Shore Center, Alameda, CA 94501

Demographics

	1-Mile	3-Mile	5-Mile
Population	26,867	169,506	448,160
Households	11,073	61,794	170,562
Avg HH Income	$166,655	$145,231	$145,082

Source: Esri, 2026

Property Highlights

597,892 Gross Leasable Area

46.59 Total Acres

448,160 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, Petco, Party City, ULTA, and Walgreens.

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Current Tenants

1	Wells Fargo	5,000 SF	320	Five Below	10,752 SF
5	JPMorgan Chase	4,500 SF	330	Marugame Udon	4,116 SF
10	Walgreens	16,139 SF	350	Neptune Beach Pearl Batti...	4,635 SF
15	Big 5 Sporting Goods	8,150 SF	370	Ulta Beauty	10,584 SF
20	Sushi House	5,000 SF	435	Crunch Fitness	3,580 SF
25	Shoreline Car Wash	4,613 SF	440	Jamba Juice	1,258 SF
30	Mancini's Sleepworld	7,514 SF	445	MOD Pizza	2,004 SF
40	Pagano's	8,322 SF	450	Chipotle Mexican Grill	2,440 SF
45	Ross Dress for Less	29,800 SF	460	Petco	12,415 SF
50	Bright Now Dental	3,805 SF	510	HomeGoods	28,000 SF
60	California Skin Institute	722 SF	520	The Gold Spot	318 SF
62	Michael Gorin, MD	970 SF	525	Five Guys	1,781 SF
63	James Kong, MD	722 SF	620	Janene's Bridal	7,907 SF
65	Olivia Butt, MD	722 SF	630	Friends of Alameda Animal...	1,974 SF
66	Alameda Podiatry Group	1,200 SF	665	See's Candies	1,149 SF
70	Merlone Geier Management	3,300 SF	670	Rita's Italian Ice	919 SF
72	South Shore Cafe	1,527 SF	680	Nails@SouthShore	768 SF
75	Launderland	2,274 SF	690	Poke House	1,183 SF
80	Non-Leasable	4,913 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
110A	FAAS Admin Office	3,006 SF	730	Fidelity National Title C...	1,943 SF
110B	PEL Learning Center	2,680 SF	750	Old Navy	15,700 SF
110E	Housing Authority of Alam...	2,266 SF	760	Sola Salon	6,429 SF
120	GNC	925 SF	810	LensCrafters	2,435 SF
130	Sips Global Teas	837 SF	815	T.J. Maxx	30,000 SF
135	Alameda Chamber of Commer...	1,500 SF	825	The Busy Bee Activity Cen...	1,815 SF
140	Trabocco	5,282 SF	830	Daiso	4,069 SF
150	Eyebrow Station	676 SF	840	Sophistry	800 SF
170	Ohgane BBQ	8,084 SF	845	Pinot's Palette	1,719 SF
185	Color Me Mine of Alameda	1,455 SF	850	Check Into Cash	1,300 SF
190	The Soccer Post	2,461 SF	860	New Monkey Thai	3,000 SF
200	Safeway	59,609 SF	865	Starbucks Coffee	1,602 SF
220	Great Clips	703 SF	870	Martinizing Dry Cleaning	2,191 SF
225	Modern Mouse	1,309 SF	875	Provident Bank	3,603 SF
240	European Wax Center	1,223 SF	890	Bank of Marin	3,000 SF
250	Cold Stone Creamery	1,225 SF	910	Kohl's	77,661 SF
260	W Body	2,608 SF	911	Applebee's	6,000 SF
270	Antidote Salon	1,223 SF	912	Loard's	1,500 SF
280	Whales & Friends	3,111 SF	914	Tangjip	3,906 SF
310	Crunch Fitness	13,014 SF			

Available/Coming Soon

35	Available	3,778 SF
55	Available	4,823 SF
57	Available	4,105 SF
73	Available	1,025 SF
77	Available	2,000 SF
110C	Available	2,980 SF
110F	Available	3,267 SF
215	Available	2,472 SF
230	Available	1,609 SF
610	Available	13,000 SF
645A	Available	4,075 SF
650	Available	3,000 SF
675	Available	639 SF
735	Available	1,506 SF
740	Available	1,575 SF
780	Available	2,059 SF
790	Available	1,667 SF
795	Available	1,800 SF
805	Available	5,236 SF
820	Available	3,921 SF
880	Available	3,734 SF
915	Available	783 SF
916	Available	906 SF

MerloneGeier Partners

For more info visit:
merlonegeier.com/824

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