

Perform
Properties

FORMERLY



COUNTRY CLUB GATE *Center*

±21,708 SF Retail Anchor Opportunity

±550 – 6,898 SF Retail Spaces Available

±332 – 667 SF Office Spaces Available

COUNTRY CLUB GATE CENTER
PACIFIC GROVE, CA

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INCORPORATED
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Perform Properties
FORMERLY SHOPCORE PROPERTIES | ROIC

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COUNTRY CLUB GATE *Center*

150 COUNTRY CLUB GATE CENTER, Pacific Grove, CA

PROPERTY

Highlights



Community Shopping Center (109,331 SF - TOTAL GLA OWNED)

Anchored by **Lucky Supermarket**. Other tenants include Subway, Chase, Club Pilates, and Starbucks Drive-Thru.



Great Location & Highly Visible (BIGGEST RETAIL CENTER WITHIN 3 MILES)

Situated at the gateway between Pacific Grove and Pebble Beach, at the entrance to the world famous 17-Mile Drive.



Strong Demographics

High daytime foot traffic year-round from local residents and visiting tourists.



Ample On-Site Parking Lot

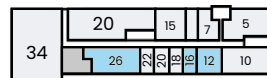
Ample on-site surface parking for customers and employees.



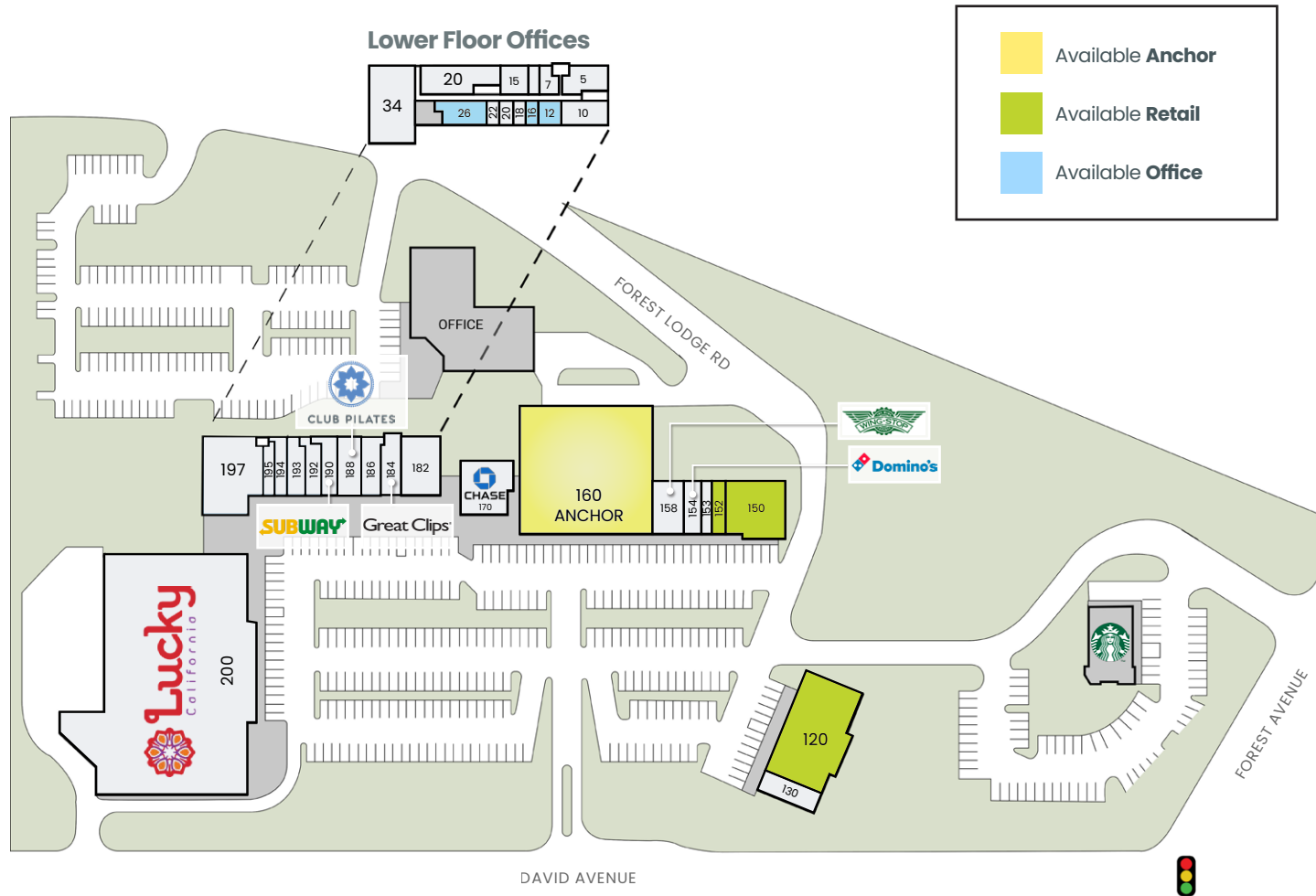
AVAILABILITY

Site Plan

Lower Floor Offices



- Available **Anchor**
- Available **Retail**
- Available **Office**



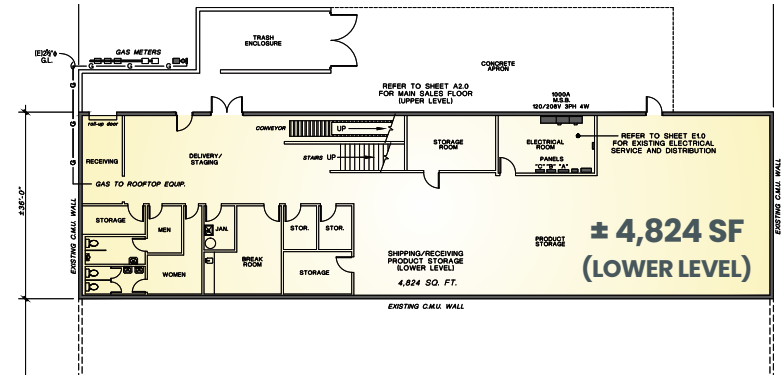
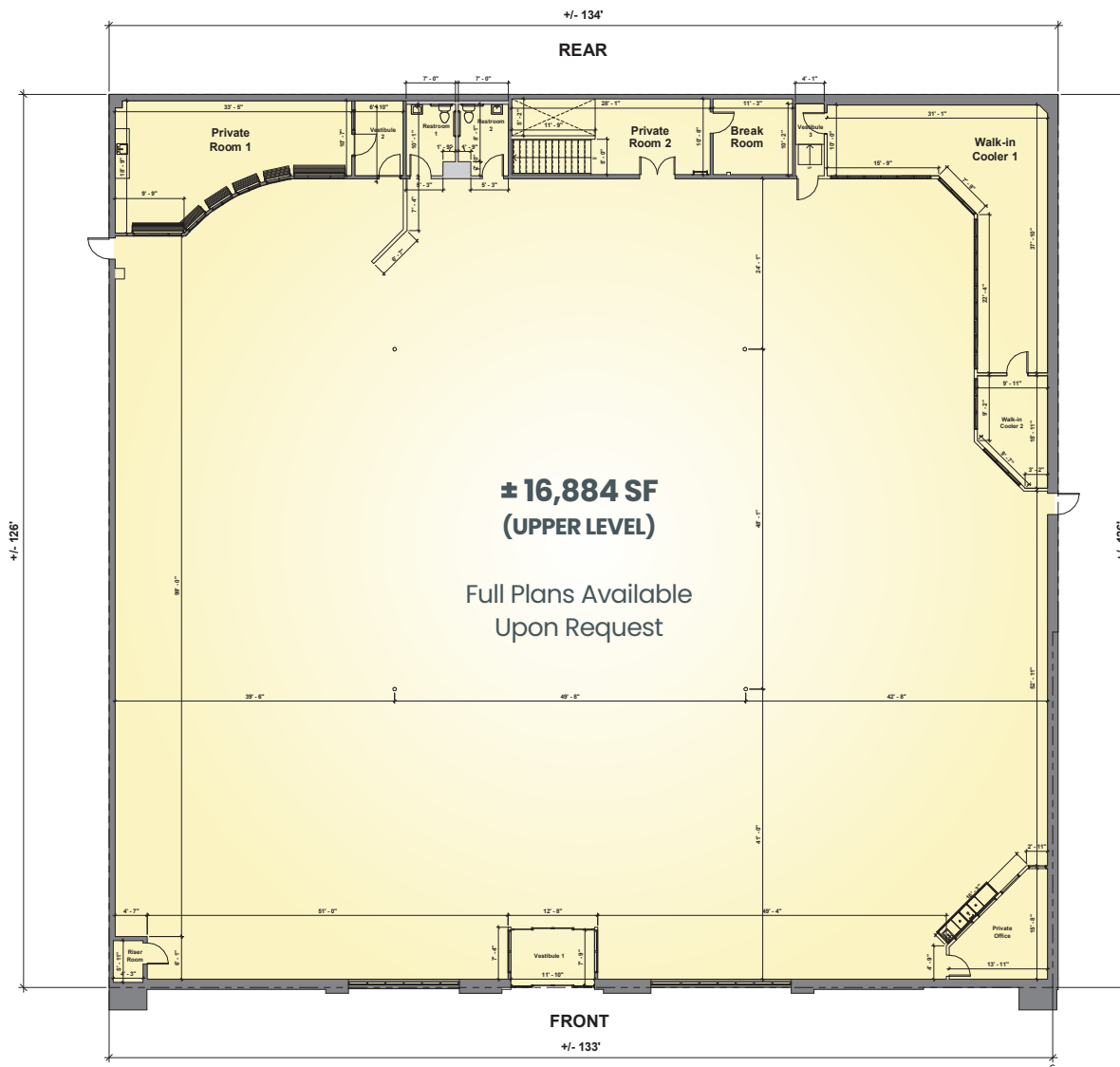
Suite	Tenant	Sq. Ft.
5	Brooks Realty	
7	McConnell Music Therapy	
10	Art Abilities	
11	Janice Gingerich, PsyD, LMFT	
16	OFFICE AVAILABLE	444
14	Jim Loughton Construction	
15	LPL Financial	
16	OFFICE AVAILABLE	332
18	Alyssa Jones Pilates	
20	Pebble Beach Company	
22	Andrea Price Therapeutic Massage	
26	OFFICE AVAILABLE	667
34	Vision Design Center	
120	RETAIL AVAILABLE	6,898
130	The Bagel Bakery	
150	RETAIL AVAILABLE	3,396
152	RETAIL AVAILABLE	550
153	Monterey Gold & Coin Exchange	
154	Domino's	
158	Wingstop	
160	AVAILABLE - Anchor	21,708
170	Chase Bank	
182	American Karate	
184	Great Clips	
186	Smokin Stuff	
188	Club Pilates	
190	Subway	
192	Drinkie's Liquor	
193	Comfoot Spa	
194	Herbalife	
195	Sparkly Nails	
197	American Cancer Society	
200	Lucky Stores	

COUNTRY CLUB GATE *Center*

150 COUNTRY CLUB GATE CENTER, Pacific Grove, CA

AVAILABILITY

Suite 160 * ANCHOR OPPORTUNITY



- High identity Retail Anchor Opportunity
- Central location within center
- Acoustic ceiling - 11'-9" height
- Basement loading dock with conveyor belt
- Prominent billing on pylon & monument sign

AVAILABILITY

Suite 120

± 6,898 SF

- Space available in Retail PAD
- Prominent location within center
- Former fitness gym
- High Ceilings
- Mix of carpet and concrete flooring
- Modern bathrooms with ADA showers



AVAILABILITY

Suite 150

± 3,396 SF

- Retail unit, former paint store
- Corner identity
- Electric storefront double doors
- Drop-tile ceilings
- Extensive window-line



Center



MARKET OVERVIEW

Demographics

Source: esri 2025; Placer Technologies; "Community Report," City of Pacific Grove

Trade Area	1 MILE	3 MILES	5 MILES
Total Population	16,486	40,417	73,767
Average Household Income	\$148,152	\$152,525	\$147,974
Daytime Population	14,050	56,883	100,643
Median Age	37.5	44.7	43.7
Traffic Counts			
David Avenue	10,367 ADT		
Forest Avenue	18,500 ADT		
Monthly Visitors (June 2025)			
Total Visits	92.1K		
Unique Visitors	41K		
Visit Frequency	2.25		

MONTEREY COUNTY
Visitors Per Year
4.6
MILLION

(2019 County Tourism)

MONTEREY COUNTY
Visitor Spending
\$3.2
BILLION

(2019 County Tourism)

NEARBY RETAILERS

Market Aerial



The Largest Retail Shopping Center within a 3 Mile Radius,

County Club Gate Center is positioned at the gateway between Pacific Grove, Pebble Beach, and Monterey.

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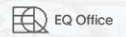


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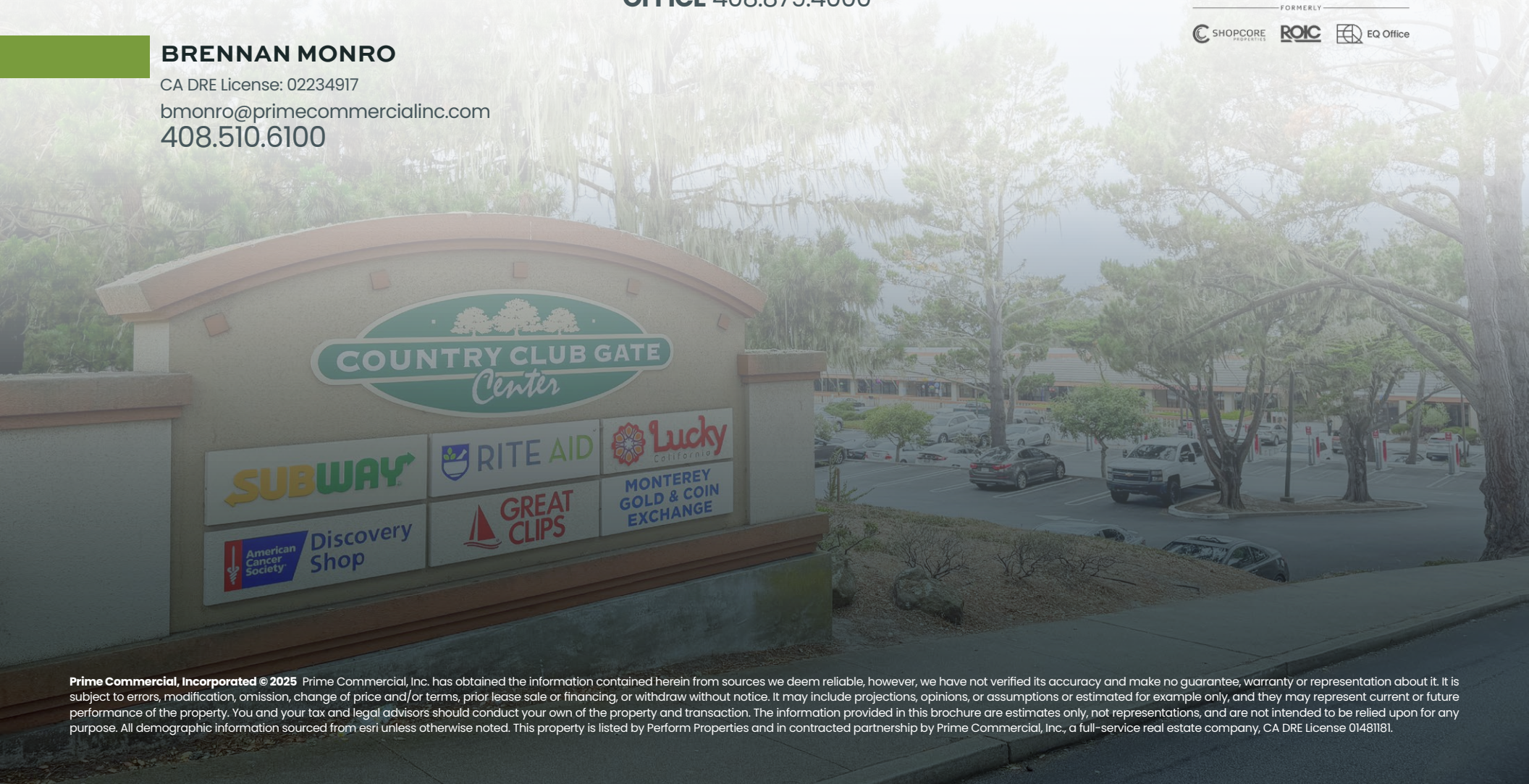


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