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<https://www.bizjournals.com/sanfrancisco/news/2022/07/28/show-de-carnes-brazil-steak-churrascaria-marin.html>

# Large Brazilian steakhouse coming to Marin Gateway Shopping Center near Sausalito

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A large Brazilian steakhouse restaurant, Show de Carnes, is on the way to Marin Gateway Shopping Center near Sausalito this year, filling a longtime vacancy in the Target- and Ross-anchored retail strip off of Highway 101.

First time restaurateurs Celso Weller (CEO) and Carla Callao (chief financial officer) recently signed a long-term lease for 6,500 square feet at 196 Donahue St. with a target opening this fall. The independently owned and operated steakhouse will offer Marin its first taste of Brazilian hospitality, said Colby Young, vice president of asset management for the center's owner-operator, Gerrity Group.



GOOGLE STREET VIEW

A new Brazilian steakhouse, Show de Carnes, plans to open this fall in the 6,500-square-foot space at 196 Donahue St. in the Sausalito-area Marin Gateway Shopping Center. The former Outback Steakhouse property had not been occupied since 2017.

“The greater Marin area doesn’t have a similar restaurant concept with this level of visibility via Highway 101 and this much parking,” Young said.

The closest churrascaria — referring to the barbecue-style Brazilian cooking method — is across the Golden Gate Bridge at San Francisco’s Fogo de Chão on Third Street, featuring an all-day happy hour and next-door market. That chain has another outlet in San Jose’s Santana Row and there are a handful of other Brazilian-style spots citywide and across the East Bay and Peninsula.

At Marin Gateway, it’s been almost five years since the space’s last tenant, Outback Steakhouse, closed in 2017. Young said other chains passed on that Marin Gateway availability over the years because their layout specifications would have required extra work to adapt the second-generation space, originally configured to Outback’s specs.

Compared with 2019, Young said Gerrity Group — which owns and operates retail properties in six Western states — has seen particular resilience from independent mom-and-pop businesses who’ve proved to be “extremely valuable” tenants.

“There’s a lot more confidence from the owner-operator perspective because they’ve proven they can endure and adapt to market conditions,” Young said.

The upcoming menu at Show de Carnes will feature a little tribute to its new location in the form of a specialty sauce, appropriately dubbed “sauce-lito.”

The shopping center, built in 1996 and acquired by Gerrity Group in 2011, spans more than 180,000 square feet across 30 stores. It is located in the small unincorporated community of Marin City bordering Sausalito.

Gerrity Group declined to provide the current leasing occupancy percentage at the mall but noted there are availabilities in the 1,300-square-foot to 3,800-square-foot range. According to a recent LoopNet listing, there’s about 37,000 square feet available for leasing opportunities.

Recently O'Reilly Auto Parts signed a lease for about 6,550 square feet and other recent new tenants include Creative Gardens Preschool and Child Care, Oha Hawaiian BBQ, Paw Palace Pet Grooming and a specialty lease for Spirit Halloween in the space of former anchor CVS. Gerrity is also fielding calls on long-term lease opportunities for the suite currently occupied by the MC Arts Gallery in a specialty lease.

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