

OFFICE & RETAIL FOR LEASE

MARIN SQUARE

25-75 Bellam Boulevard
SAN RAFAEL, CALIFORNIA



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CENTER HIGHLIGHTS

25-75 Bellam Boulevard

- + Centrally located in high - income Marin County
- + Multiple points of ingress and egress
- + Bordered by US 101 and Interstate 580
- + 15 minute drives to both San Francisco and Berkeley/Oakland markets
- + Excellent visibility and access
- + Anchored by Grocery Outlet and Ross



SITE PLAN

Available Space

- + Corner Building - various



- Office/
- Retail Retail



OFFICE & RETAIL OPPORTUNITY

25 Bellam Boulevard

- + 1,486 SF to 24,204 SF available
- + Renovated building ready for tenant finishes
- + Medical and professional office use permitted
- + Elevator
- + Private deck and operable windows on 2nd floor
- + Natural light throughout
- + Freeway visible signage
- + Tall ceilings + large glass line
- + Seeking showroom, home improvement, fitness, medical or office
- + High profile corner location

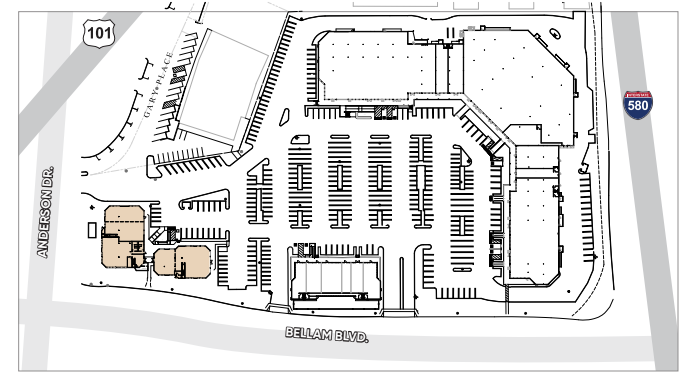


OFFICE/RETAIL - 1ST FLOOR

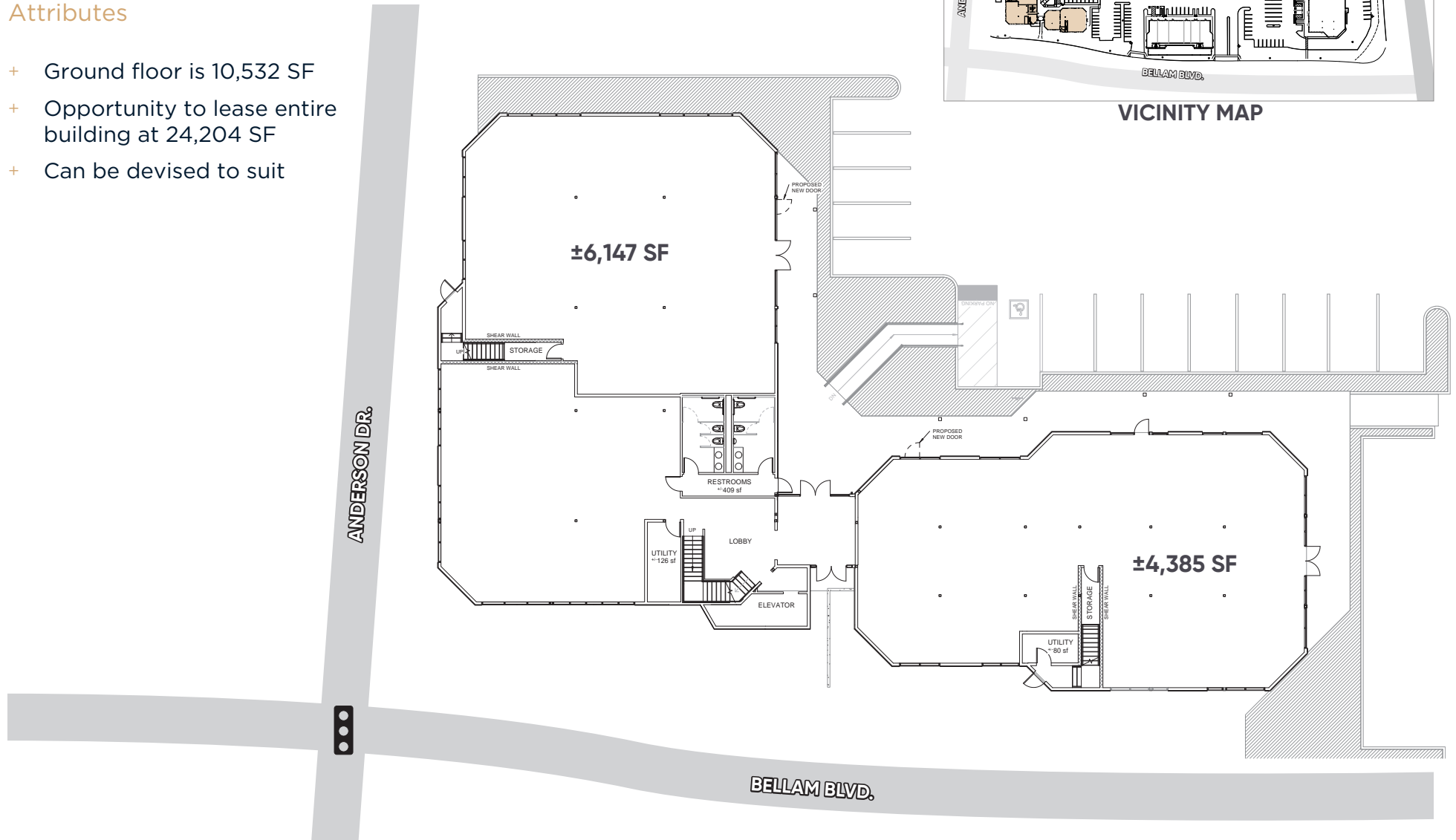
25 Bellam Boulevard

Attributes

- + Ground floor is 10,532 SF
- + Opportunity to lease entire building at 24,204 SF
- + Can be devised to suit



VICINITY MAP

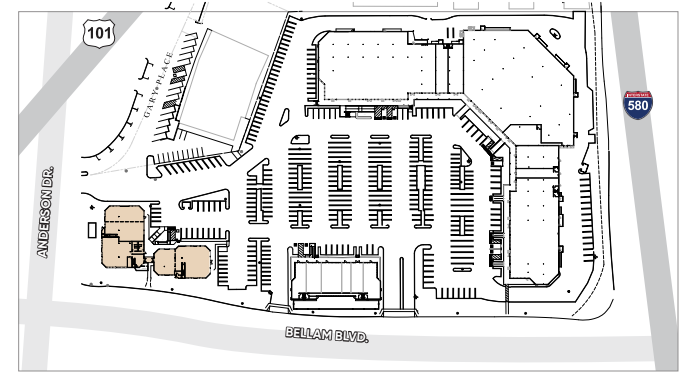


OFFICE/RETAIL - 2ND FLOOR

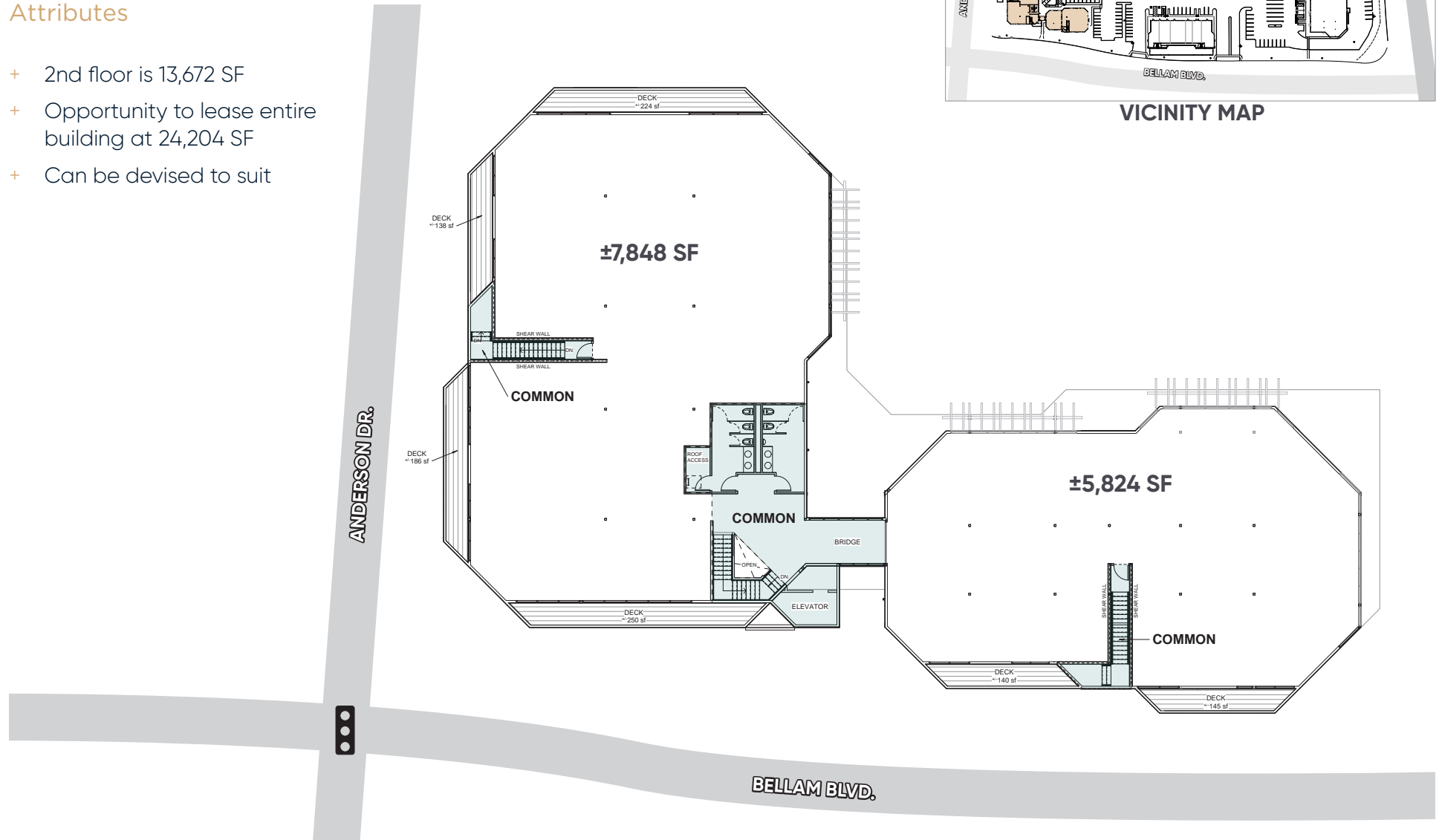
25 Bellam Boulevard

Attributes

- + 2nd floor is 13,672 SF
- + Opportunity to lease entire building at 24,204 SF
- + Can be devised to suit

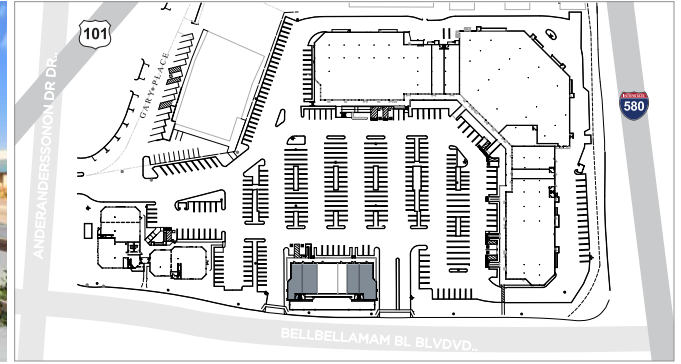


VICINITY MAP

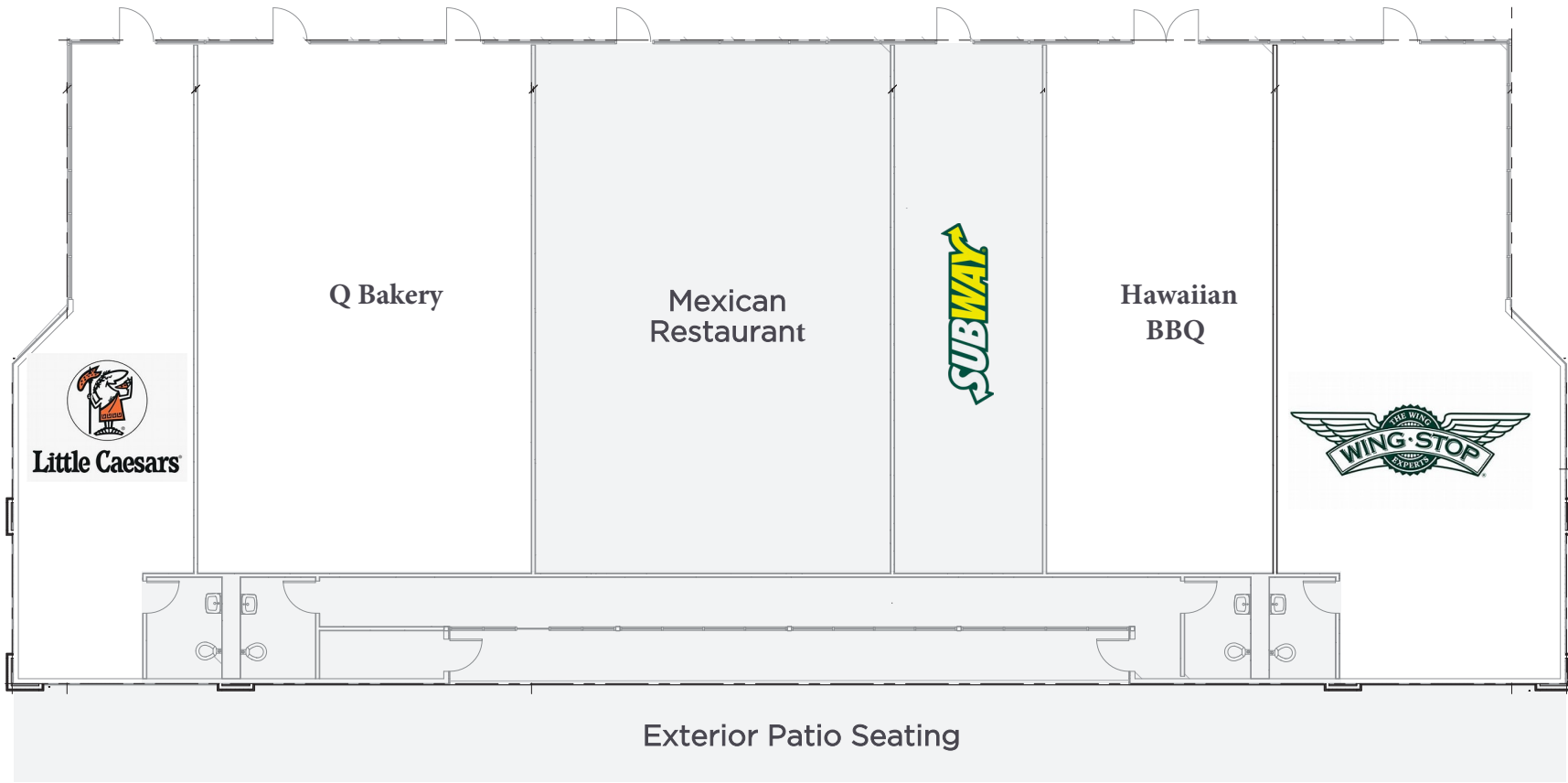


PAD BUILDING

55 Bellam Boulevard



VICINITY MAP

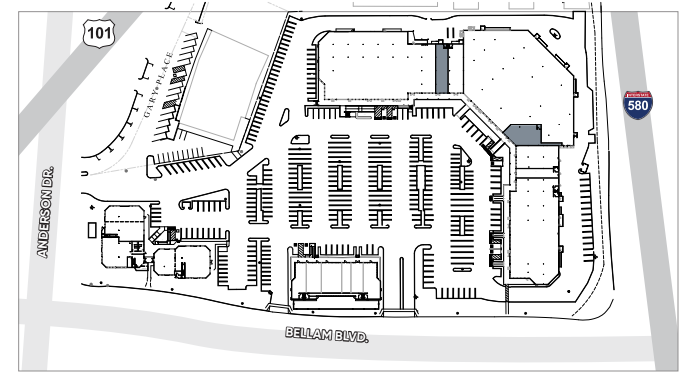


RETAIL

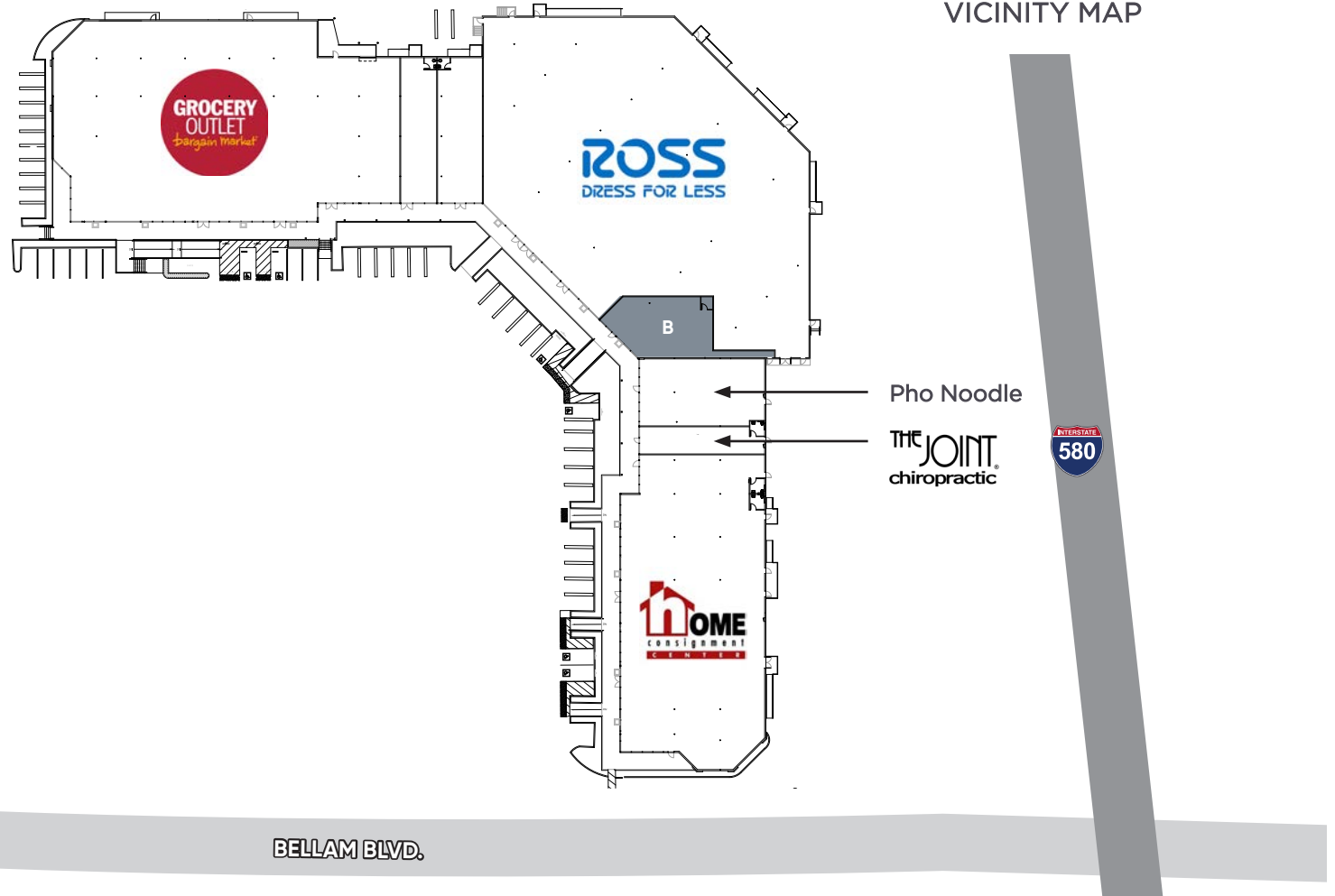
75 Bellam Boulevard

Availabilities

+ B ±2,025 SF



VICINITY MAP



LOCATION

- + Center at the offramp of I-580 / US 101
- + Consistent traffic 7 days a week



Traffic Patterns in a 5 Mile Radius of 25 Bellam Boulevard

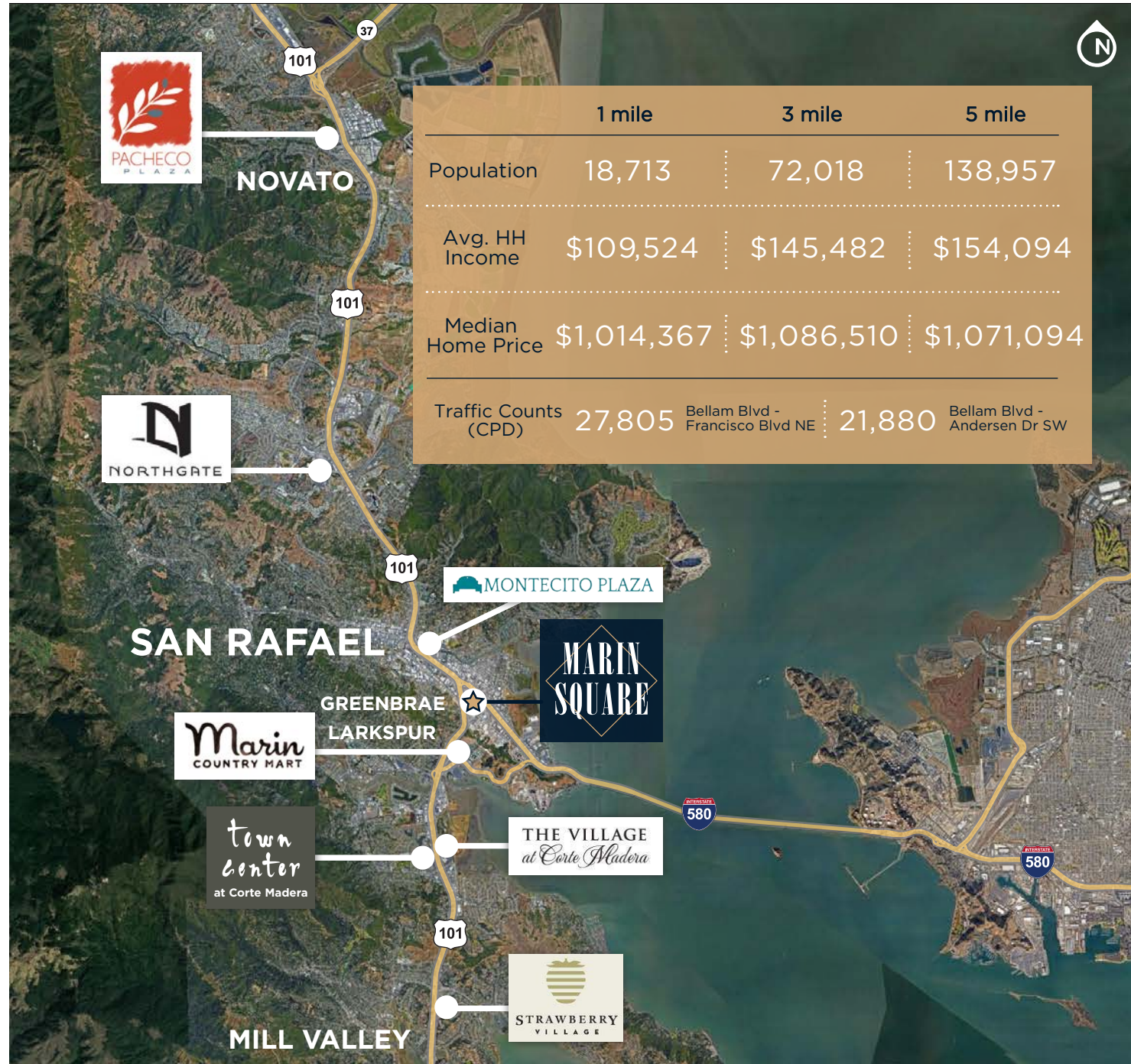
43,182
Total Volume

453
Pedestrains

113
Bicyclists

3,053
AM Average

3,165
PM Average



An aerial photograph of a large retail center, identified as Marin Square. The center features a prominent 'ROSS DRESS FOR LESS' store at the top center, a 'GROCERY OUTLET' on the left, and a 'CVS PHARMACY' on the right. The building is surrounded by a large parking lot filled with cars. The text 'MARIN SQUARE' is overlaid in a large, white, serif font within a dark blue diamond shape in the center of the image.

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