

Available Now  $\pm 6,700$  SF Retail / Demisable to  $\pm 3,500$  SF



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101 CALEDONIA

*Sausalito, CA*

Colliers



**±6,700 SF  
Retail Available**

**101 CALEDONIA | SAUSALITO**

# Building Overview

Can be demised to approximately 3,500 SF

Abundant natural light

Wrap-around operable glass storefront

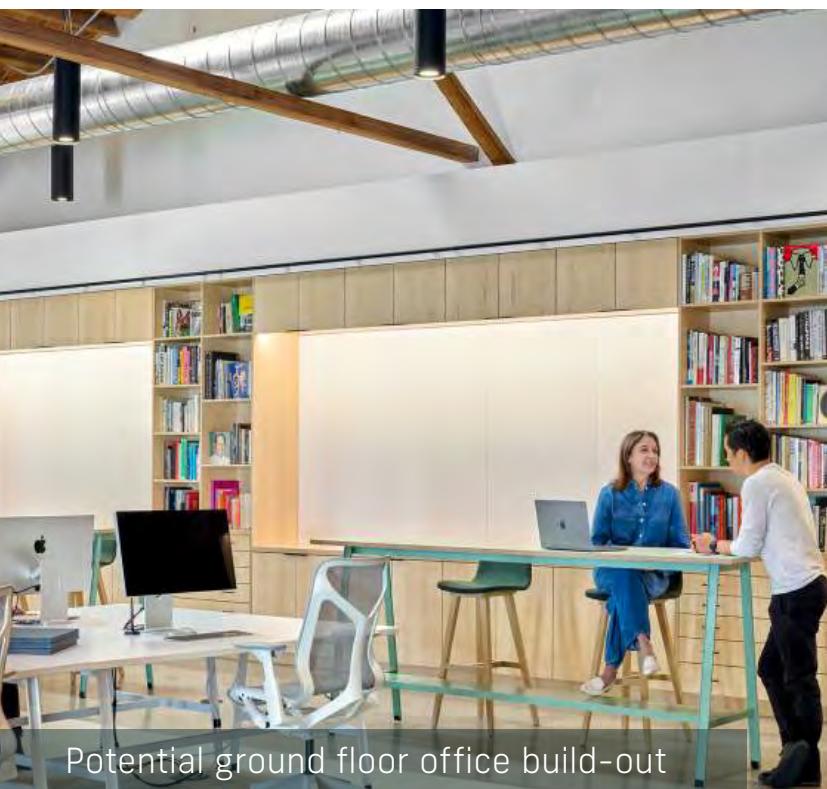
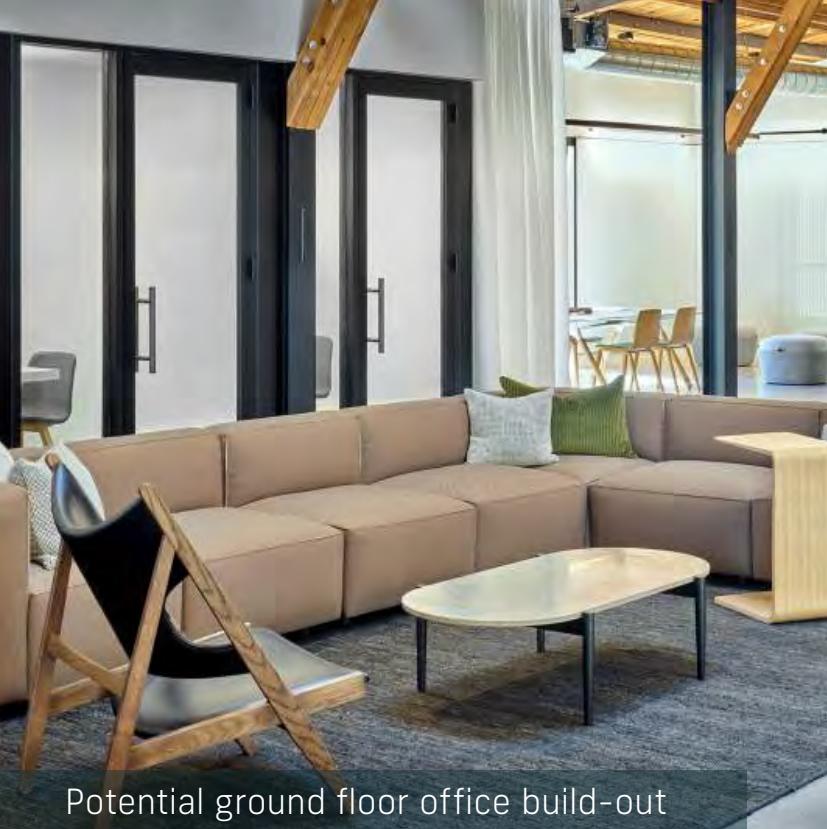
Recently renovated

Towering ceiling height

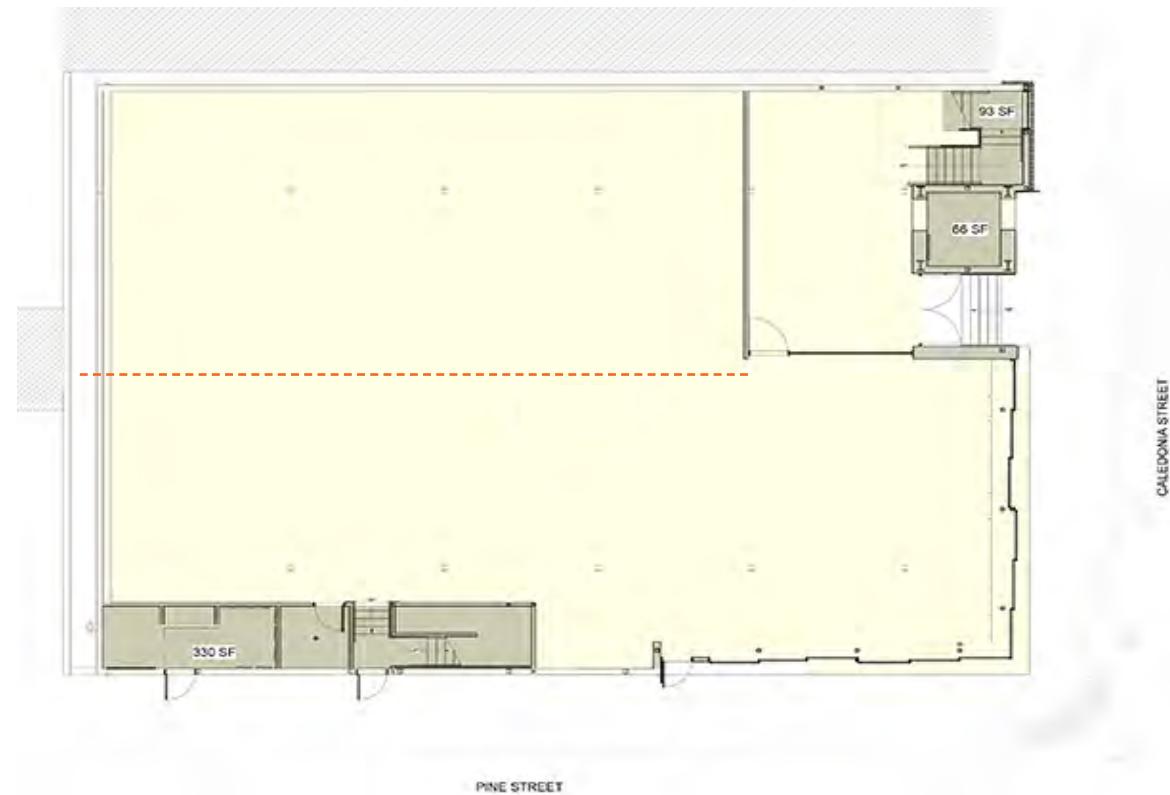
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# Ground Floor

±6,700 SF



- Seeking fitness/health/wellness, retail, food-beverage, and office tenants
- Currently in shell condition
- TI allowance available
- Demisable to approximately 3,500 SF (per below plan)

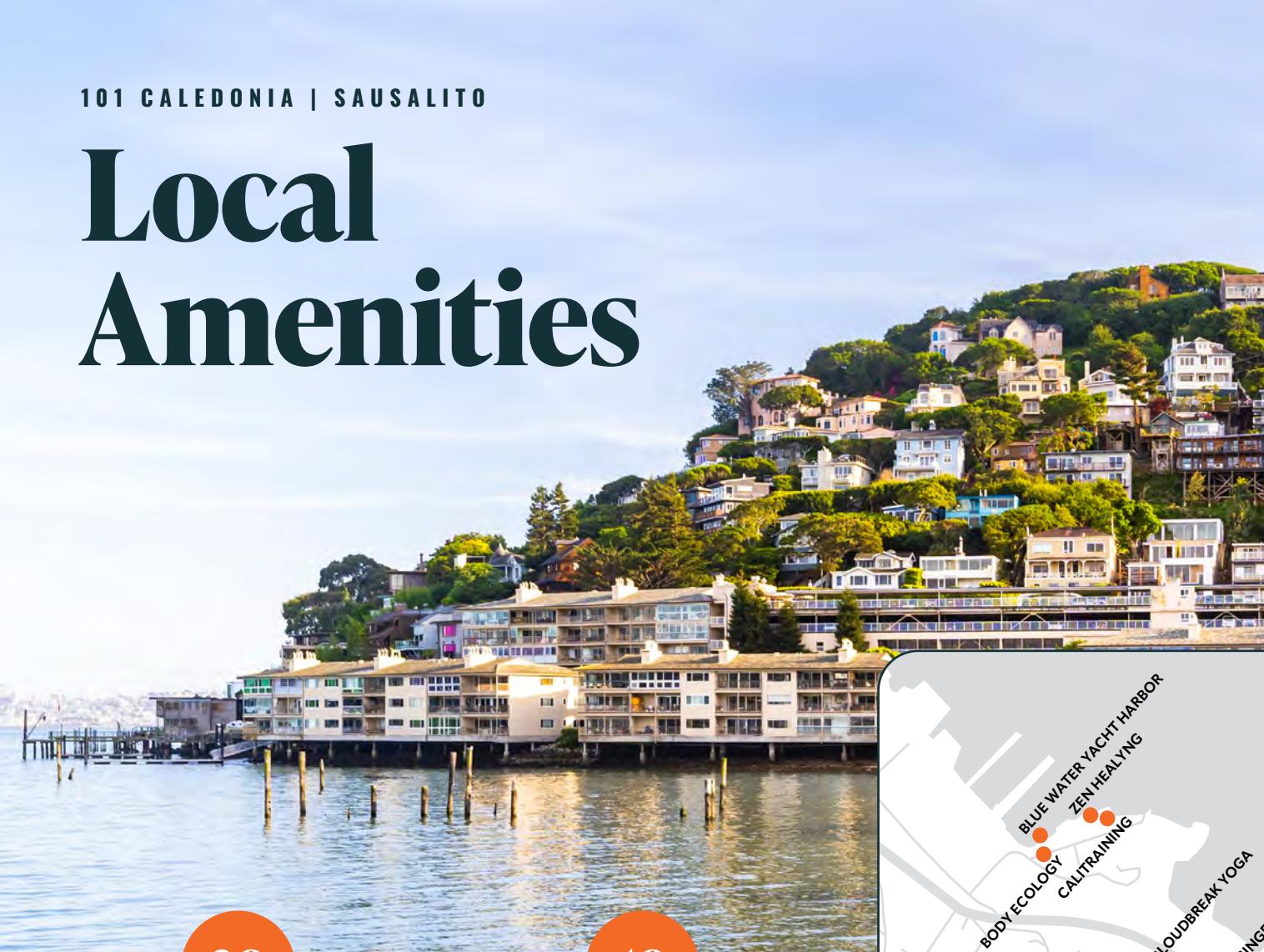


Potential ground floor office build-out

# Co-Tenancy



# Local Amenities



30

## Minute Drive to SF

10

## Minute Drive to Marin



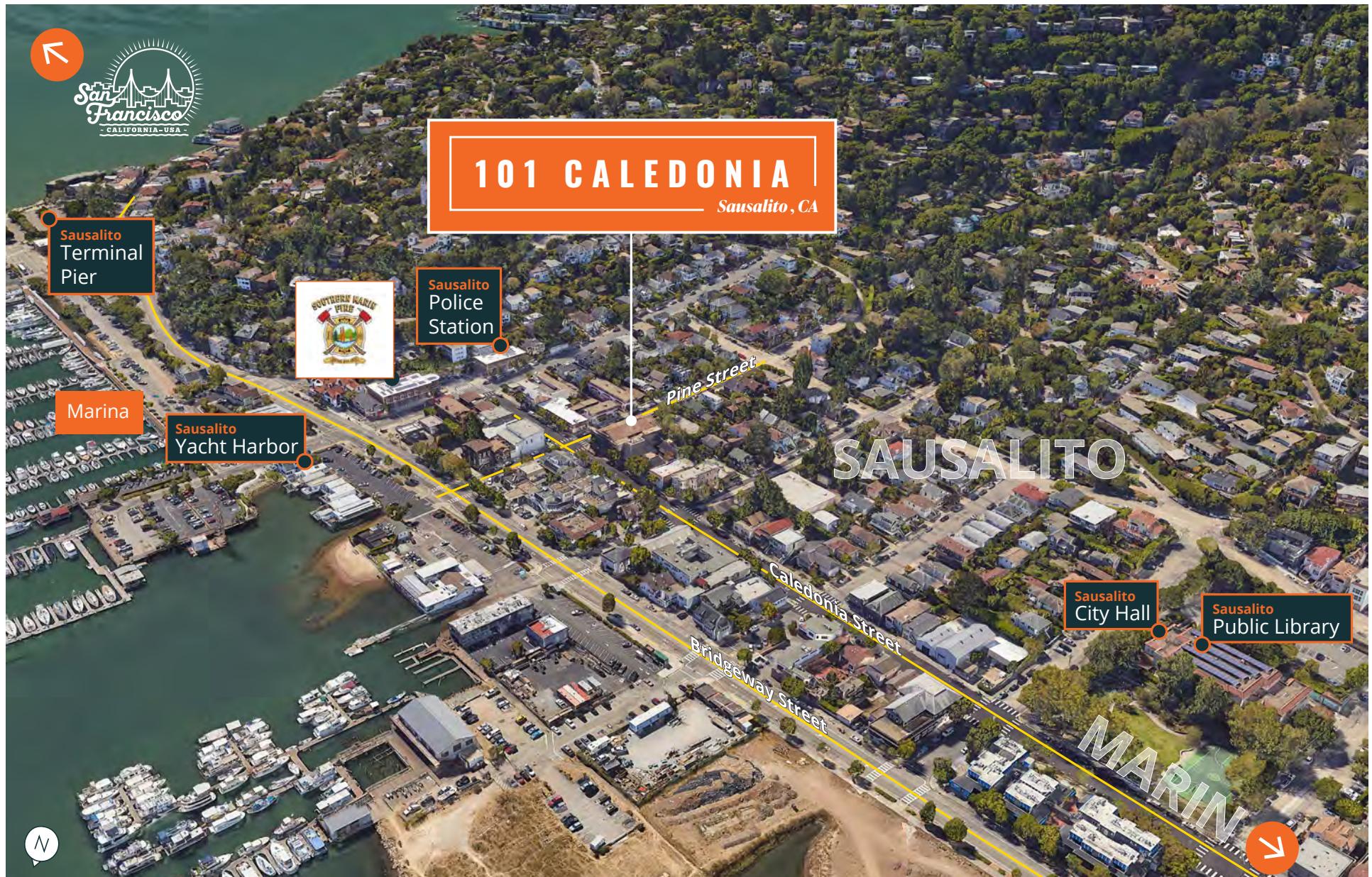
**86** Walk Score



**60** Bike Score



# Local Amenities





# 101 CALEDONIA

*Sausalito, CA*

## Exclusive Advisors

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