



±6,700 SF Retail / Demisable to ±3,500 SF

# 101 CALEDONIA

*Sausalito, CA*

Available Now ±6,700 SF Retail / Demisable to ±3,500 SF







±6,700 SF  
Retail Available

101 CALEDONIA | SAUSALITO

# Building Overview

Can be demised to approximately 3,500 SF

Abundant natural light

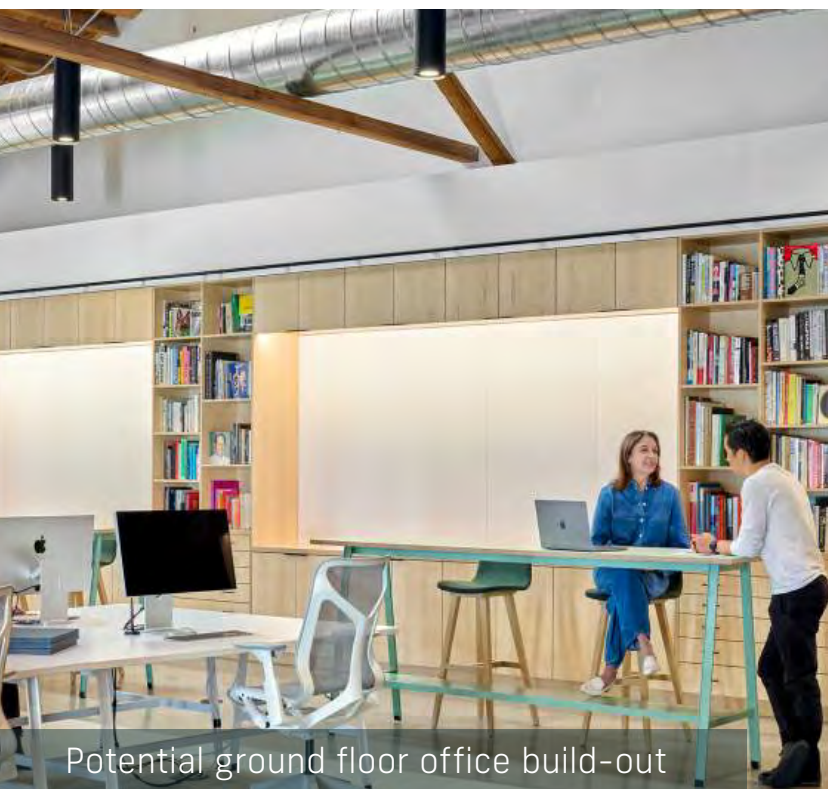
Wrap-around operable glass storefront

Recently renovated

Towering ceiling height



Potential ground floor office build-out



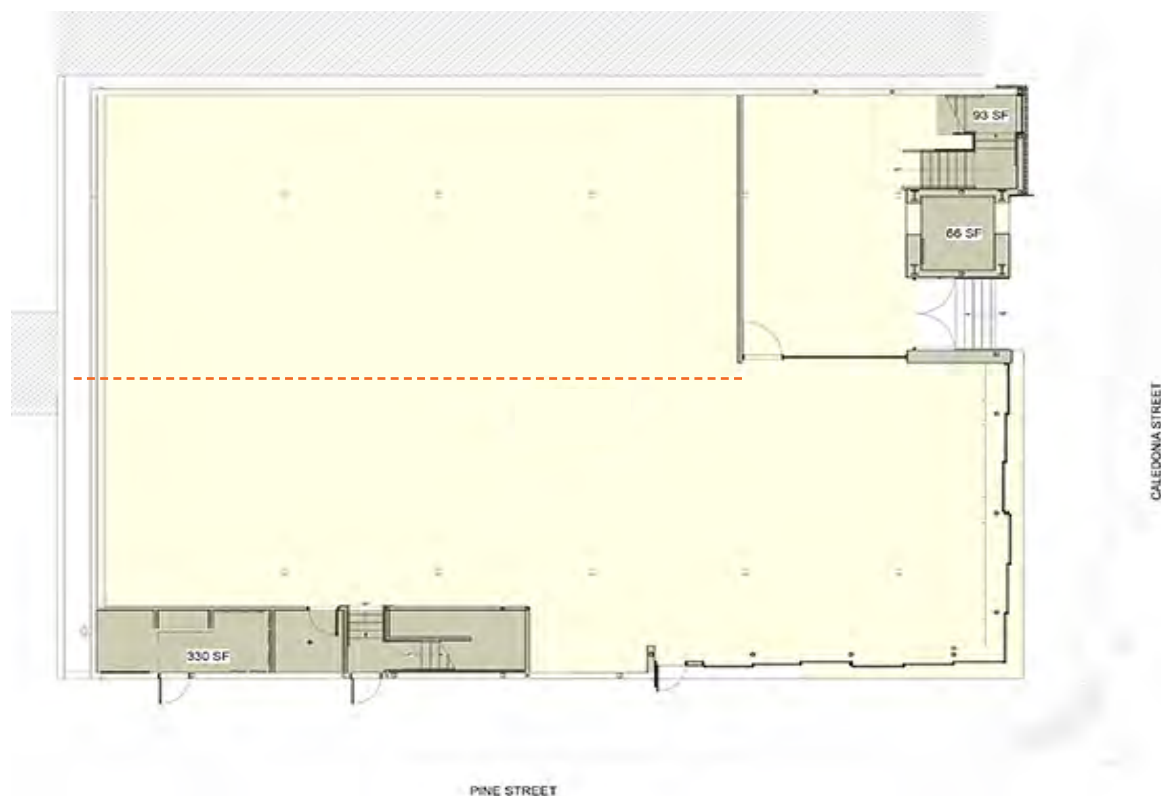
Potential ground floor office build-out

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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)





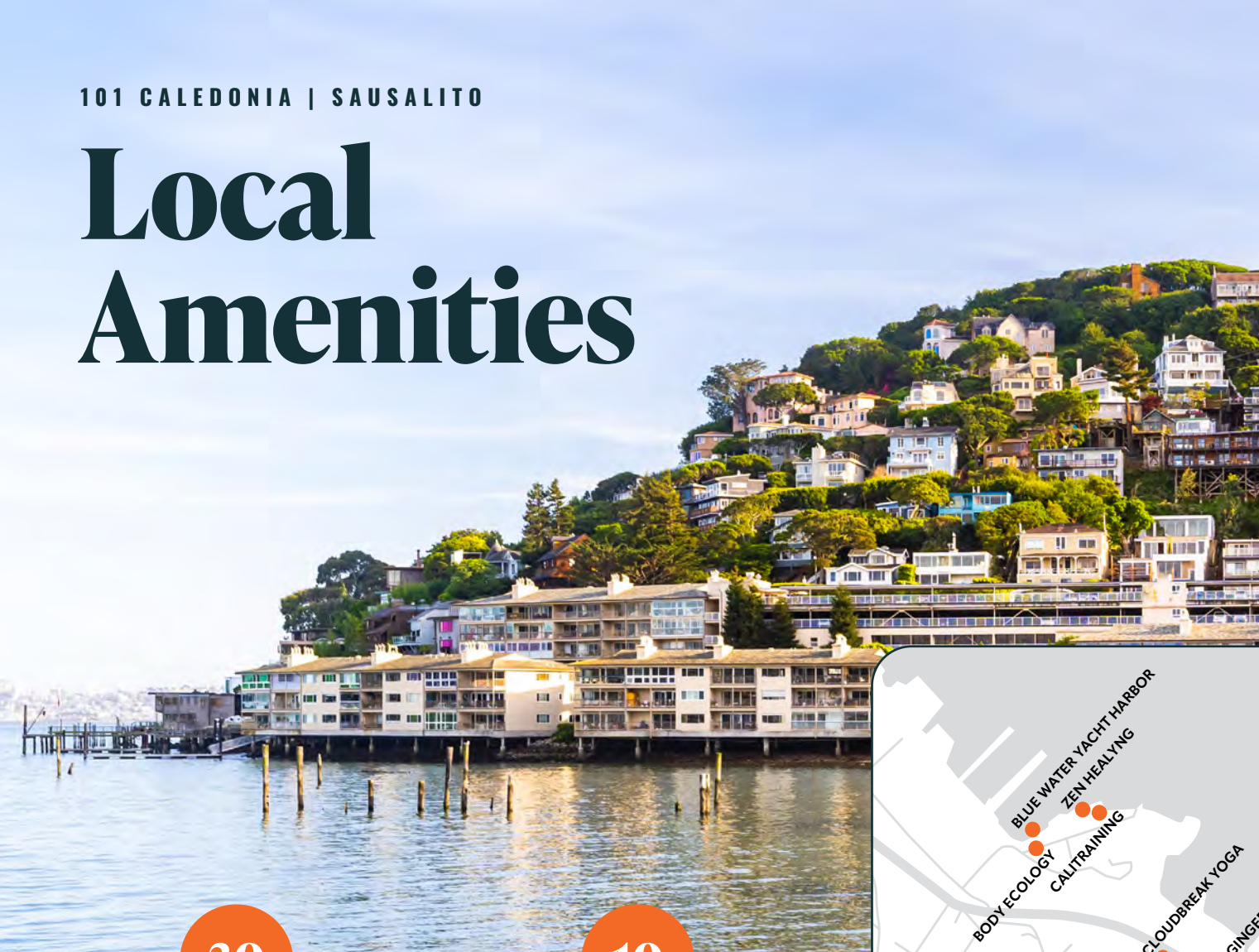
# Co-Tenancy





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# Local Amenities



30

Minute Drive to SF

10

Minute Drive to Marin



86

Walk  
Score



60

Bike  
Score

27  
Restaurants

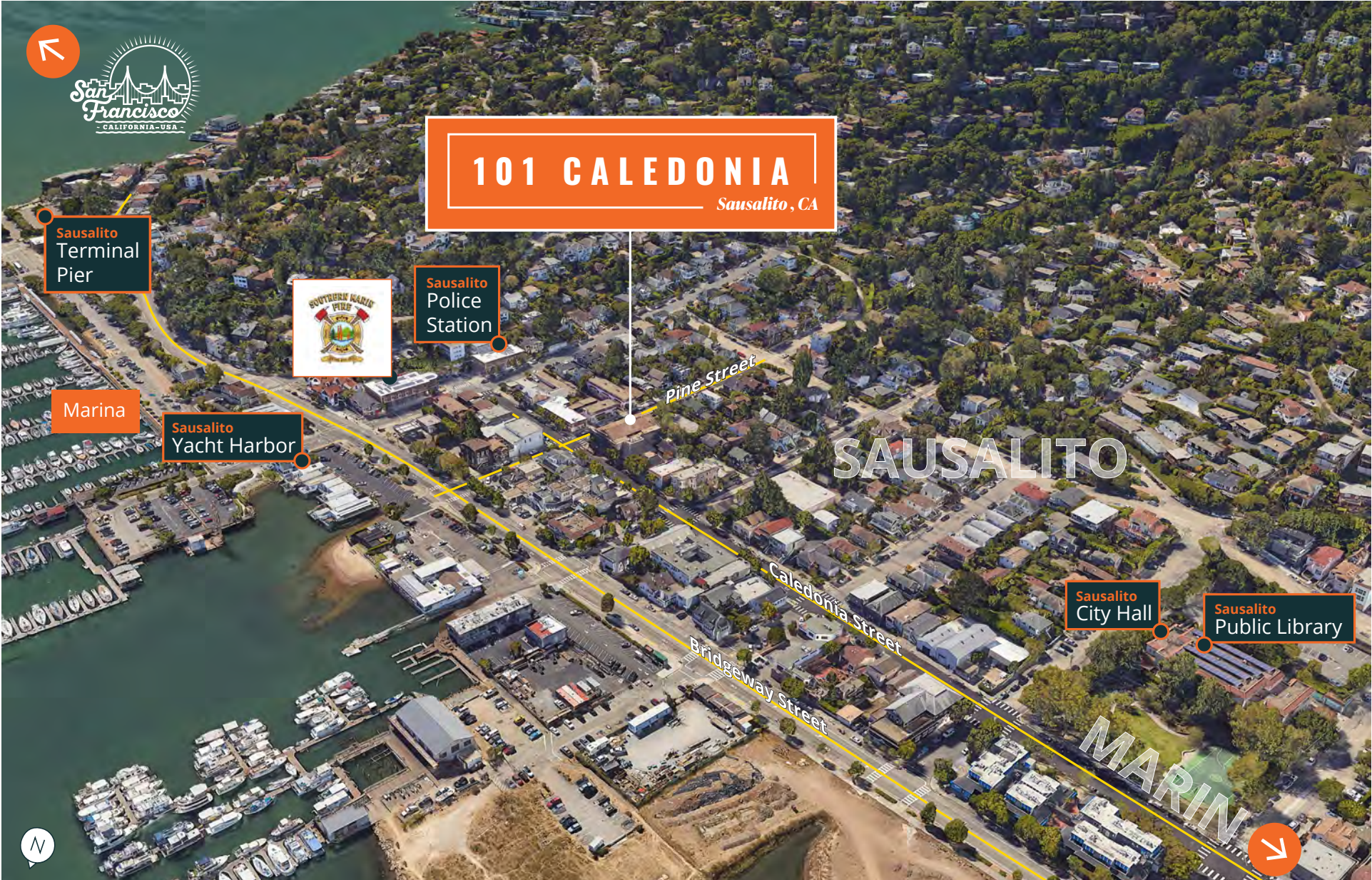
5  
Fitness Centers

30 minute  
Ferry to SF





# Local Amenities







# 101 CALEDONIA

**Sausalito . CA**

## Exclusive Advisors

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