



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

3020 BRIDGEWAY  
SAUSALITO, CA

OFFICE, STUDIO AND FITNESS  
SPACE FOR LEASE



Go beyond broker.

REPRESENTED BY:

**VESA BECAM, PARTNER**  
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# OFFICE/STUDIO/FITNESS SPACE FOR LEASE



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FITNESS SPACE

## PROPERTY INFORMATION

### OFFICE/STUDIO/FITNESS SPACE

#### Building A:

**Suite A:** 722± sq ft

**Suite B:** 867± sq ft

**Suite C:** 1,819± sq ft

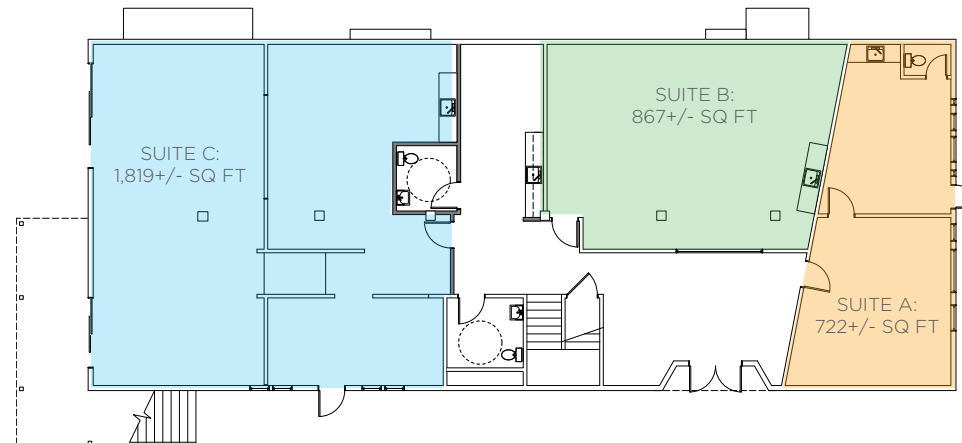
\$3.50 psf

5 year lease on a gross unserviced basis.

Annual increases

Parking unreserved and unassigned

**Description:** Available for the first time in decades, 3020 Bridgeway offers office, art studio, creative, wellness, and fitness tenants a unique opportunity to occupy a light-filled and efficient building just off Sausalito's main thoroughfare. The upper floor features large skylights throughout, windows on three sides, and a private deck, while the lower floor has access to a garden area. Common area break room, and potential monument signage on Bridgeway available.



### HIGHLIGHTS

- Highly sought-after location
- Near downtown Sausalito
- Efficient layout
- Steps from popular restaurants and shops

Keegan & Coppin Co., Inc.  
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(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

Sausalito is a vibrant waterfront community just across the Golden Gate Bridge from San Francisco, and, along with San Francisco and the Napa Valley, it is one of the three major tourist destinations in the Bay Area. It's within close proximity of the ferry, bringing in thousands of tourists to Sausalito. With an eclectic mix of art galleries, boutiques and restaurants, breathtaking views and charming walks along the bay, Sausalito is often compared to the French Riviera. 3020 Bridgeway is situated in the heart of a community-serving retail hub. Galleries, studios and specialty retail stores complement each other, while Driver's Market serves not only as a gourmet natural food destination but also a community gathering place. Cafés and bars share the neighborhood with internationally acclaimed restaurants, providing endless dining and entertainment options.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Mile
Total Population:	4,393	21,508	114,937
Average Household Income:	\$164,891	\$156,541	\$172,303
2019 Average Home Value:	\$1,850,000 (per MLS records)		
Annual Tourist Traffic:	Over one million visitors per year (per City of Sausalito)		

## TRANSPORTATION ACCESS



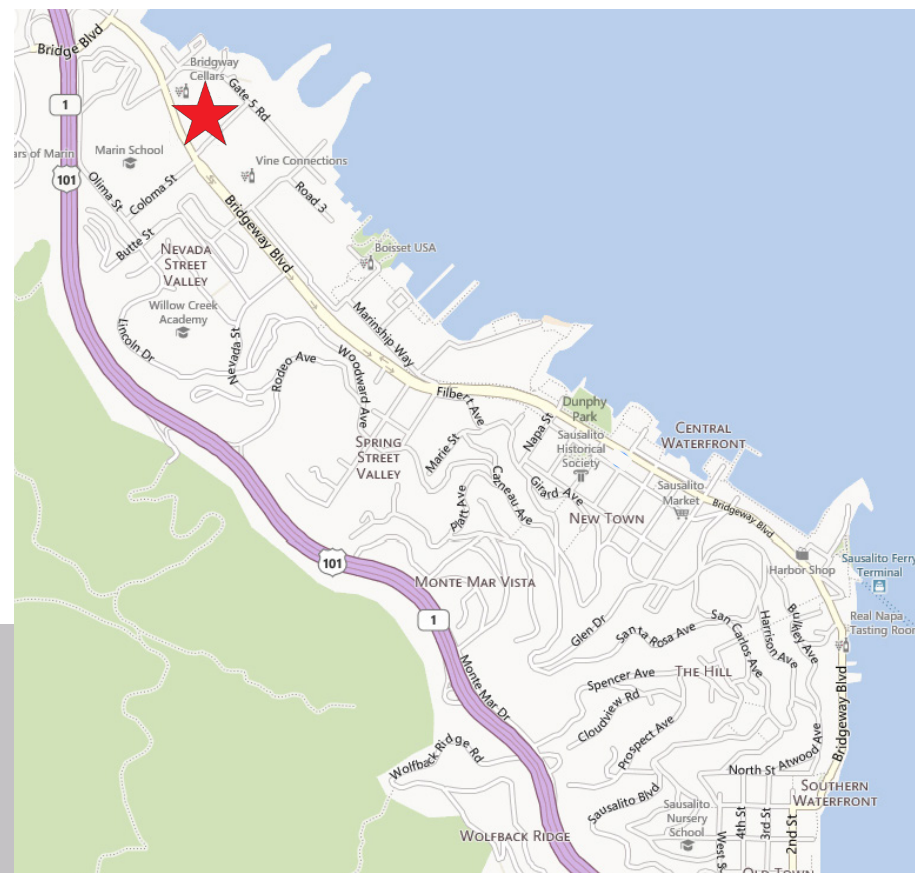
Five-minute walk to the Sausalito Ferry



Routes 2, 30 and 91 less than a minute's walk away



Five-minute drive to the Marin AirPorter



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# PHOTOS



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