



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

302 CALEDONIA STREET  
SAUSALITO, CA

RETAIL AND OFFICE SPACE



Go beyond broker.

REPRESENTED BY:

**VESA BECAM, PARTNER**  
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# RETAIL AND OFFICE SPACE FOR LEASE



302 CALEDONIA STREET  
SAUSALITO, CA

HIGHLY SOUGHT-AFTER  
SAUSALITO LOCATION

## PROPERTY INFORMATION

### RETAIL SPACE

**Suite 1:** 765± sq ft  
\$2,875.00 per month  
3-5 year lease on a gross unserviced basis.  
Annual increases, CPI with a 3% minimum and 6% maximum

**Description:** Ground floor, open area, windows on three sides. Two reserved and assigned parking spaces.

### OFFICE SPACE

**Suite 4:** 1,558± sq ft  
\$5,850.00 per month  
3-5 year lease on a gross unserviced basis.  
Annual increases, CPI with a 3% minimum and 6% maximum

**Description:** Second floor, efficient layout with four private offices, reception area and private deck with water views. Three reserved and assigned parking spaces.

### DESCRIPTION OF BUILDING

302 Caledonia Street is an outstanding mixed-use retail/office building with high quality finishes, situated between Bridgeway Boulevard and Caledonia Street, the two main thoroughfares of Sausalito. The building boasts an extensive glass line and direct access to all neighborhood amenities.

### 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. 302 Caledonia 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.

### HIGHLIGHTS

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

Keegan & Coppin Co., Inc.  
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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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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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



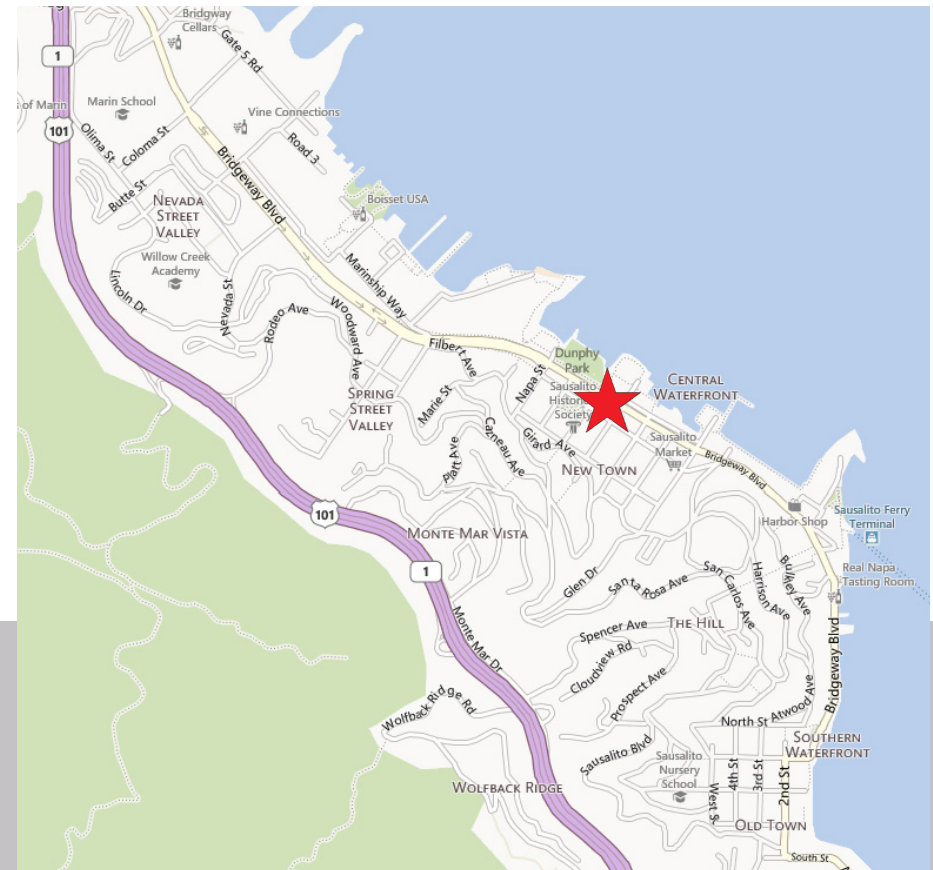
Five-minute walk to the Sausalito Ferry



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



Five-minute drive to the Marin AirPorter



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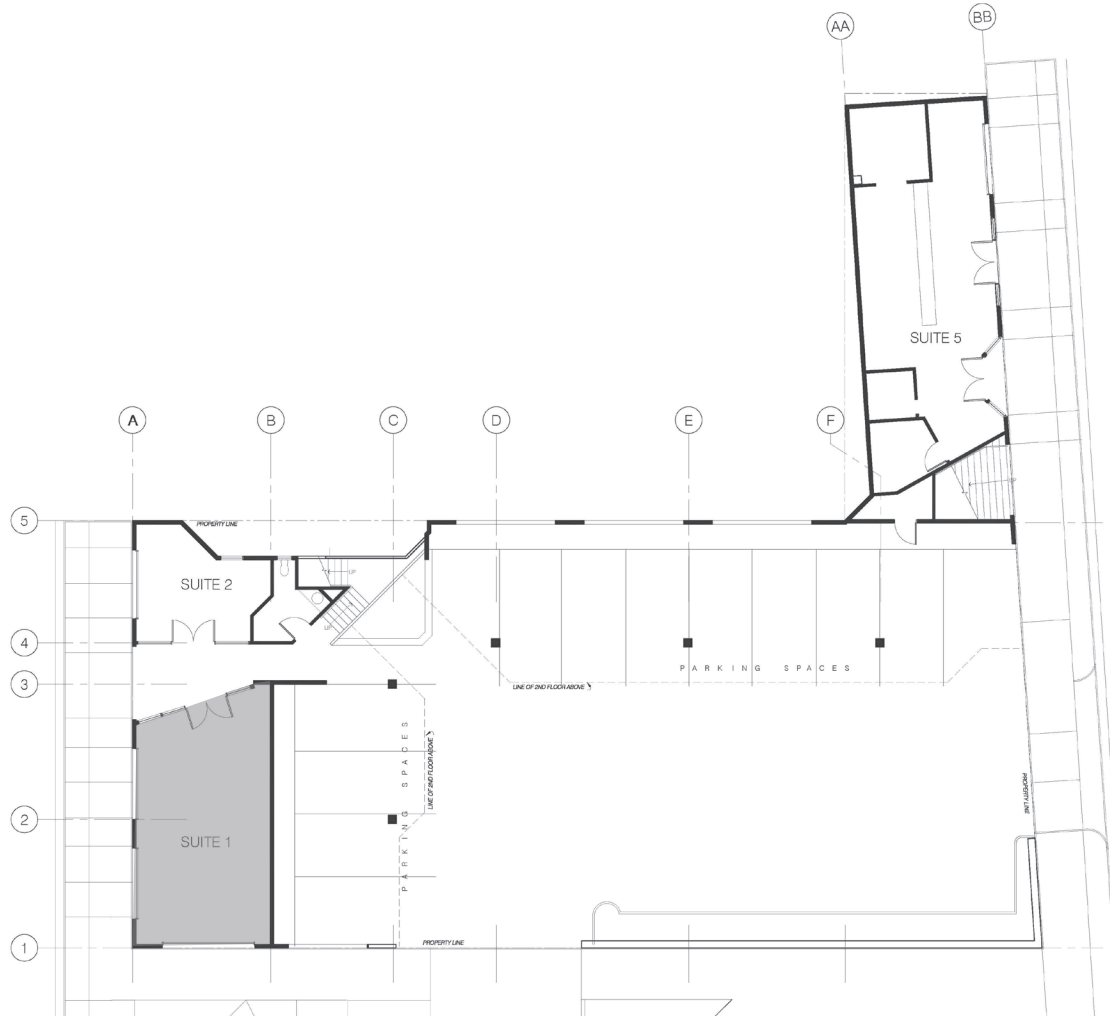
# FLOOR PLAN



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SUITE 1: 765+/- SQ FT



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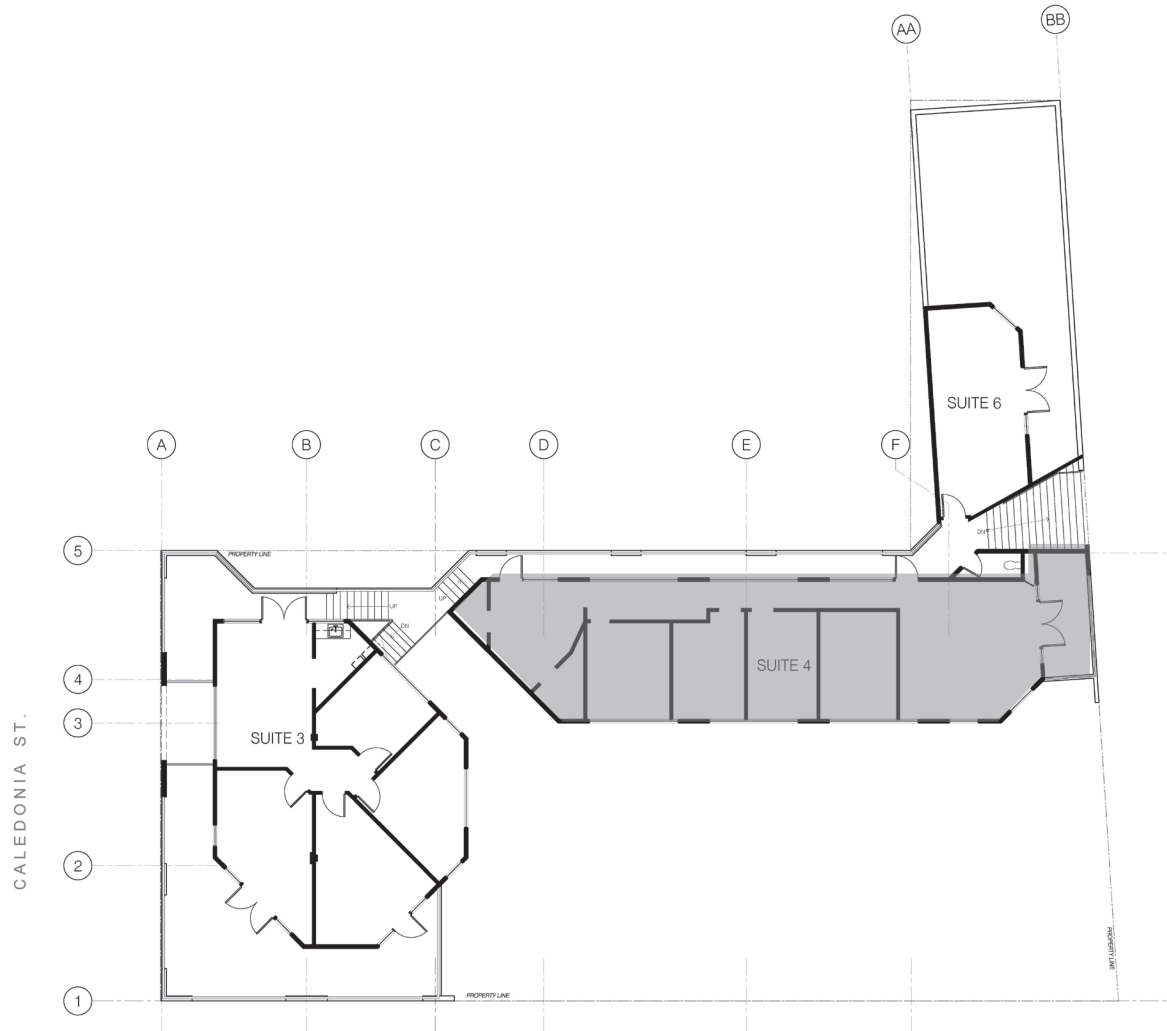
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SUITE 4: 1,558+/- SQ FT



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