

900 BRIDGEWAY

SAUSALITO, CALIFORNIA



6,716± SF OFFICE BUILDING

Investment Opportunity



James Schultz | DRE 02232628 | james@meridiancommercial.com
(415) 451-4900 | www.meridiancommercial.com



The Offering

This thoughtfully designed commercial asset blends coastal character with a highly functional, modern interior environment tailored to the needs of a sophisticated user. The space features abundant natural light throughout, enhanced by its waterfront orientation and expansive window lines that capture serene bay and harbor views. Interior improvements include a fully built-out kitchen suitable for executive use or client hospitality, a dedicated wellness room offering flexibility for private retreat, fitness, or recovery space, and a well-appointed conference room designed for both formal meetings and collaborative work sessions. The layout supports a seamless flow between private offices and open areas, creating an environment that is both productive and experiential. Ideal for a high-net-worth family office, the property delivers a rare combination of privacy, inspiration, and functionality in one of the Bay Area's most distinctive waterfront settings.

Price subject to offer.

Property Overview

Property Address	900 Bridgeway, Sausalito, CA
Property Type	Office / Mixed-Use Commercial
Building Size	6,716 Square Feet
Year Built	1983
Zoning	CW (Commercial Waterfront)
Lot Size	9,659 Square Feet
Number of Stories	3 Stories
Parking	On-Site Private
Construction Type	Wood Frame / Commercial
Building Condition	Well-Maintained / Renovated Interiors
Current Use	Office / Family Office / Commercial
Occupancy	Delivered Vacant
HVAC	Multiple split package units
Electrical	200 Amps

AREA OVERVIEW



Set along the northern edge of the Golden Gate Bridge, Sausalito is one of the Bay Area's most exclusive and supply-constrained waterfront markets, offering a unique combination of lifestyle appeal, global recognition, and enduring real estate fundamentals. Known for its sweeping views of the San Francisco skyline, active harbor, and hillside architecture, Sausalito attracts a high-income demographic alongside consistent year-round tourism, creating a resilient and experience-driven commercial environment.

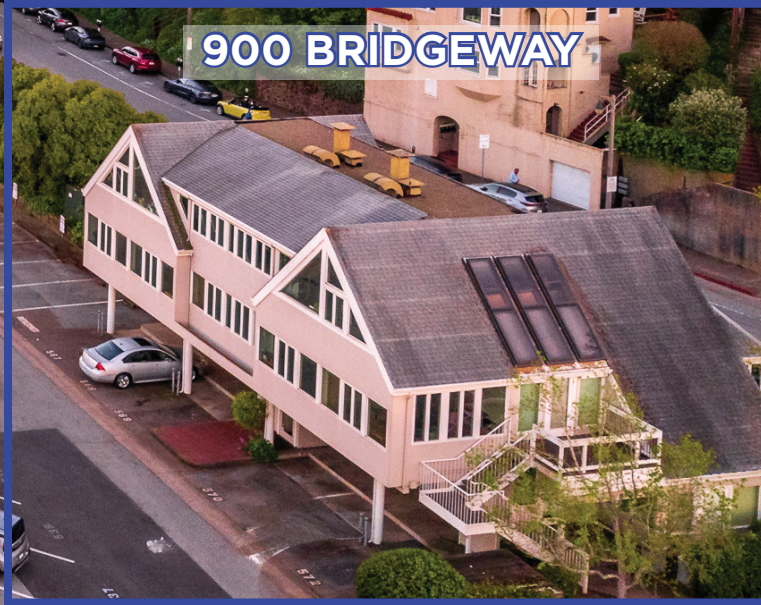
For a family office or high-net-worth investor, Sausalito presents a rare opportunity to deploy capital into an irreplaceable coastal market where new development is heavily restricted and existing assets are tightly held. The town's walkable downtown corridor—anchored by Bridgeway—supports a curated mix of boutique retail, destination dining, and hospitality concepts that command premium rents driven by both local affluence and visitor demand.

Strategically located just minutes from San Francisco with direct access via Highway 101 and ferry service, Sausalito offers seamless connectivity to a global economic hub while maintaining a distinct, resort-like atmosphere. This balance of accessibility, scarcity, and lifestyle positioning makes the market particularly attractive for long-term holders seeking capital preservation, inflation hedging, and generational wealth assets.

In this context, ownership in Sausalito is less transactional and more strategic. Defined by limited turnover, strong intrinsic land value, and the ability to control a piece of one of Northern California's most iconic waterfront communities.



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FIRST FLOOR

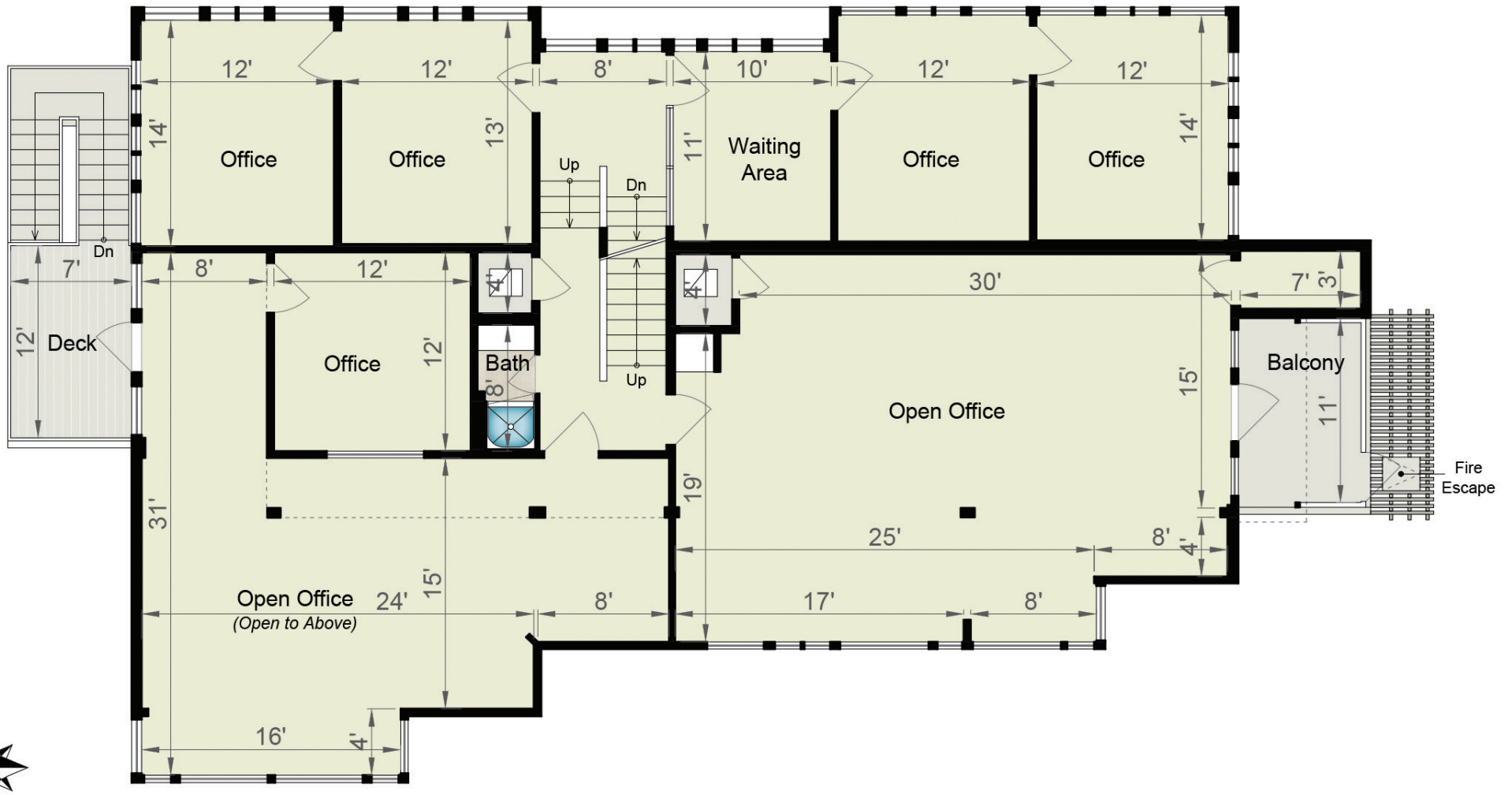
- Large gourmet kitchen
- Conference Room
- Reception
- Meeting Room





SECOND FLOOR

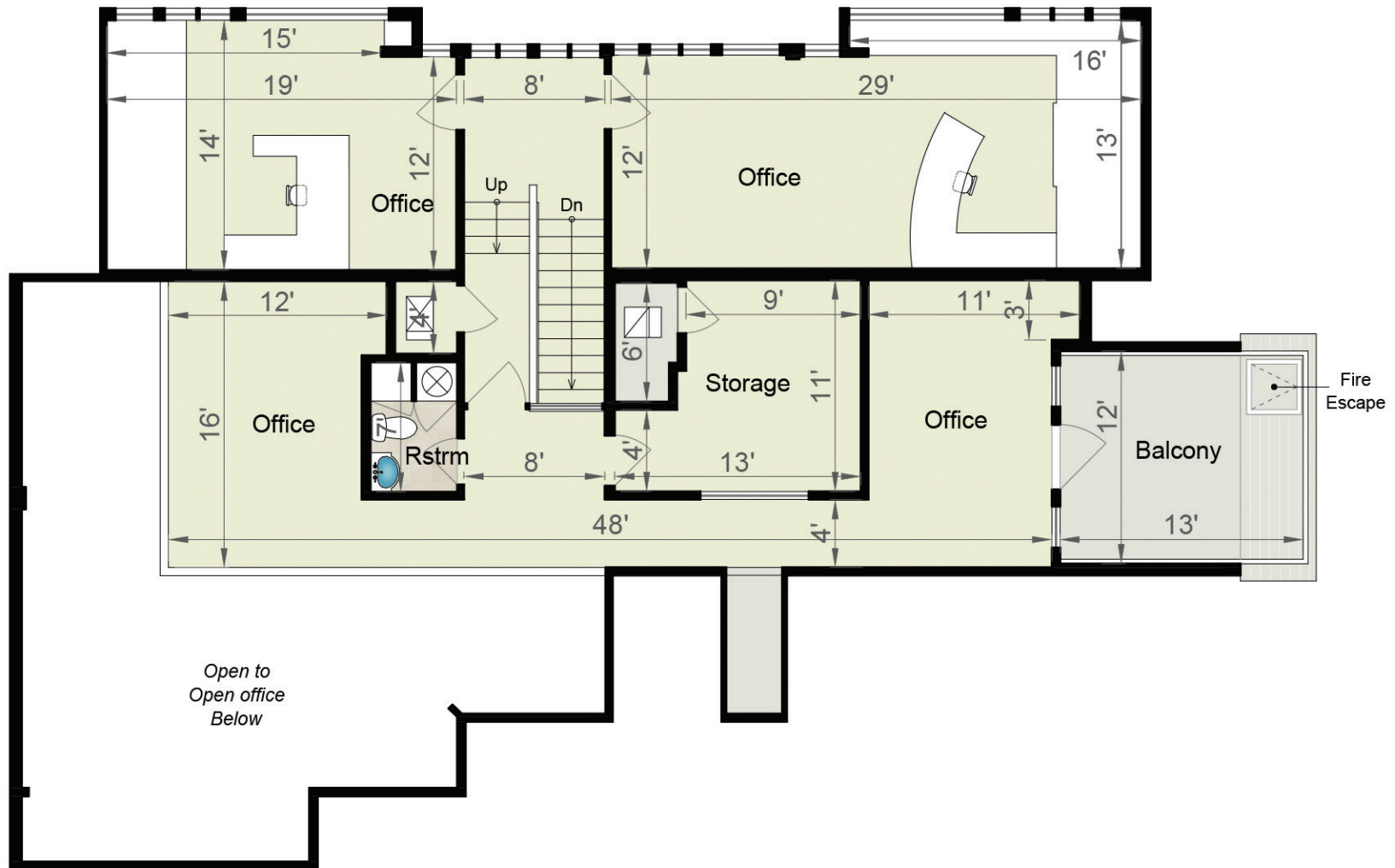
- 5 Private Offices with Views
- Wellness Room
- Meeting Room with Private Entrance



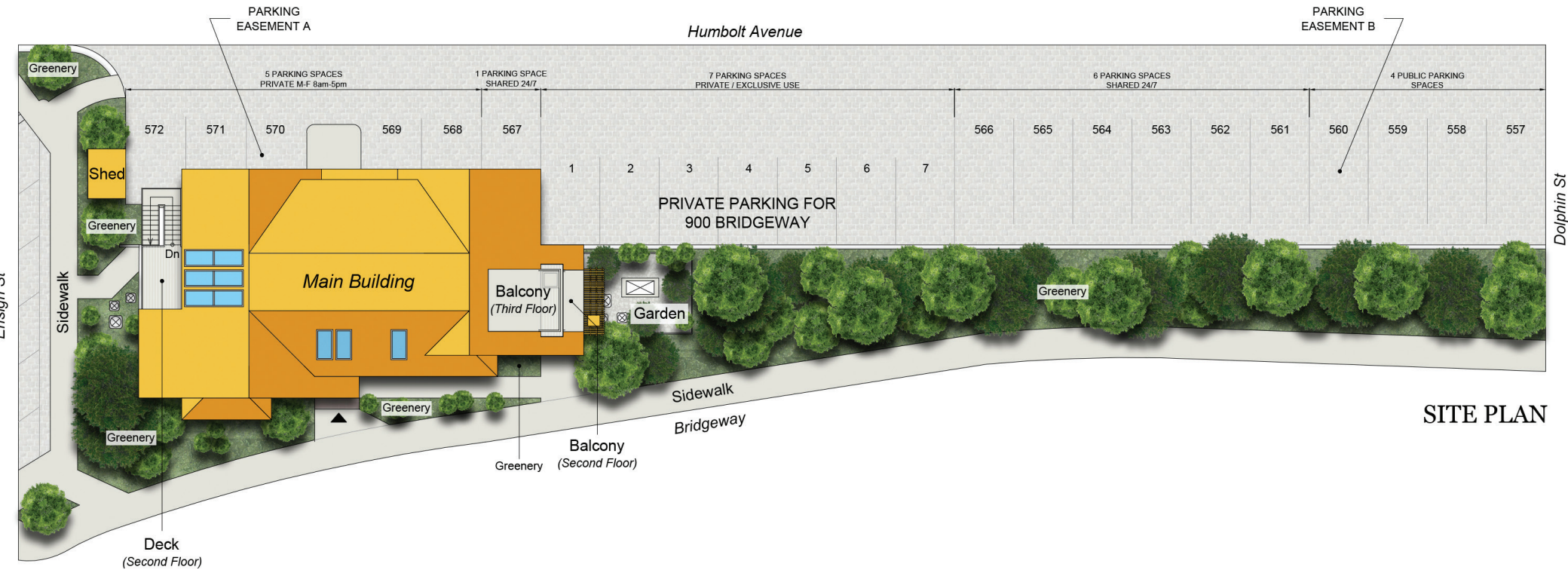


THIRD FLOOR

- 3 Stunning Executive Offices
- Private Balcony
- Current Art Studio Space
- Amazing Breakfast Balcony



SITE PLAN



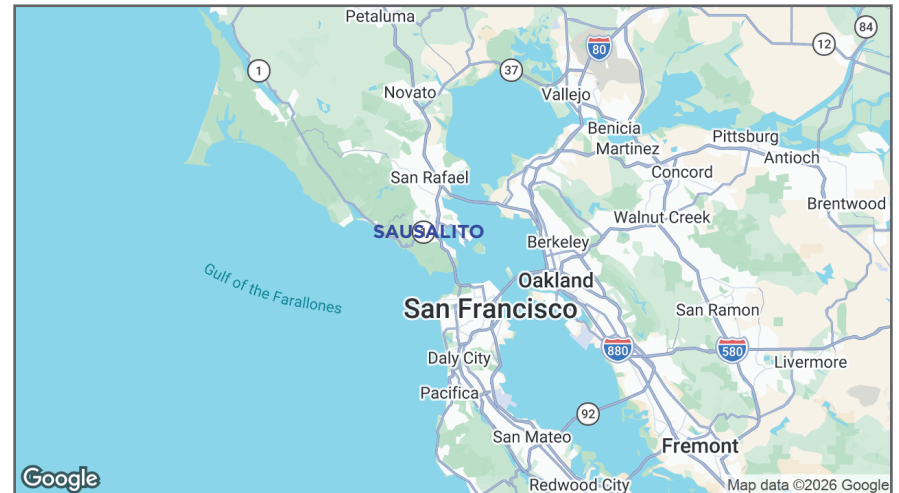
SITE PLAN

Area Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	5,654	27,444	83,803
Average Age	57.3	48.8	43.8
Average Age (Male)	55.2	47.0	42.4
Average Age (Female)	58.4	50.0	45.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,228	12,082	36,750
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$261,752	\$272,694	\$303,591
Average House Value	\$2,102,725	\$2,274,437	\$2,221,866

Region Map



Additional Photos



Additional Photos

