



Keegan & Coppin
COMPANY, INC.

FOR SALE

302 CALEDONIA STREET
SAUSALITO, CA

OUTSTANDING DEVELOPMENT
OPPORTUNITY

[CLICK HERE FOR VIRTUAL TOUR](#)

REPRESENTED BY:

VESA BECAM, PARTNER
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EXECUTIVE SUMMARY



**302 CALEDONIA STREET
SAUSALITO, CA**

**OUTSTANDING DEVELOPMENT
OPPORTUNITY**

Available for the first time in decades, 302 Caledonia represents an exceptional opportunity to acquire an iconic office property on a level site at the entrance to downtown Sausalito. The property is comprised of a single parcel running from Bridgeway Boulevard to Caledonia Street along Locust Street. Originally built in 1983, the building and the property have been rigorously maintained to the highest standard. The property has abundant natural light and first class finishes throughout, with immediate access to a major thoroughfare.

Investors will appreciate the underlying strength of the Sausalito market, providing steady income as they formulate their plans for the site. Situated just steps from all transportation, amenities and services, with bay views, the property is optimal for housing development. The City's updated housing element may allow for 25 units, with a potential increase using the State of California density bonuses for affordable and senior housing.

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.



PRICE: CONTACT AGENTS

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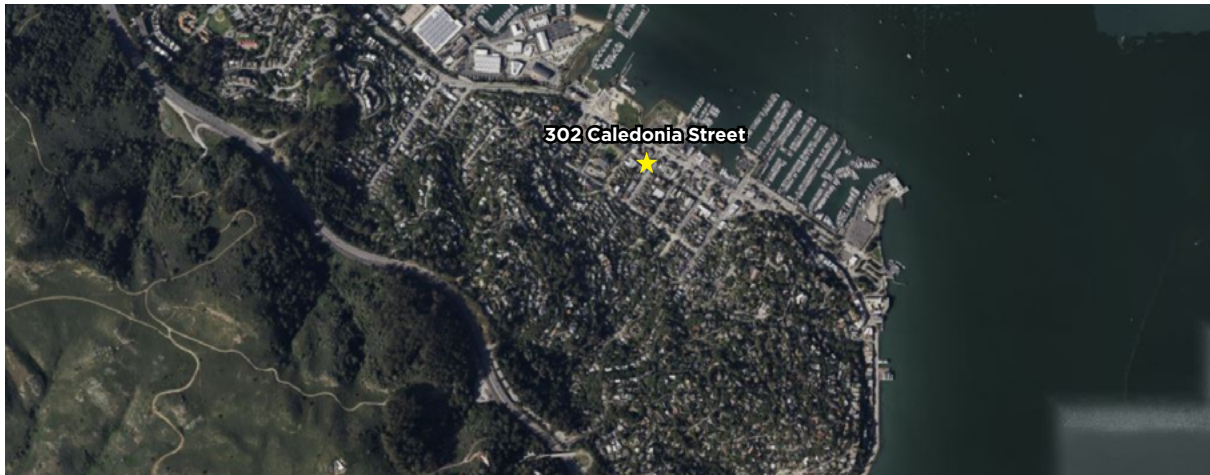
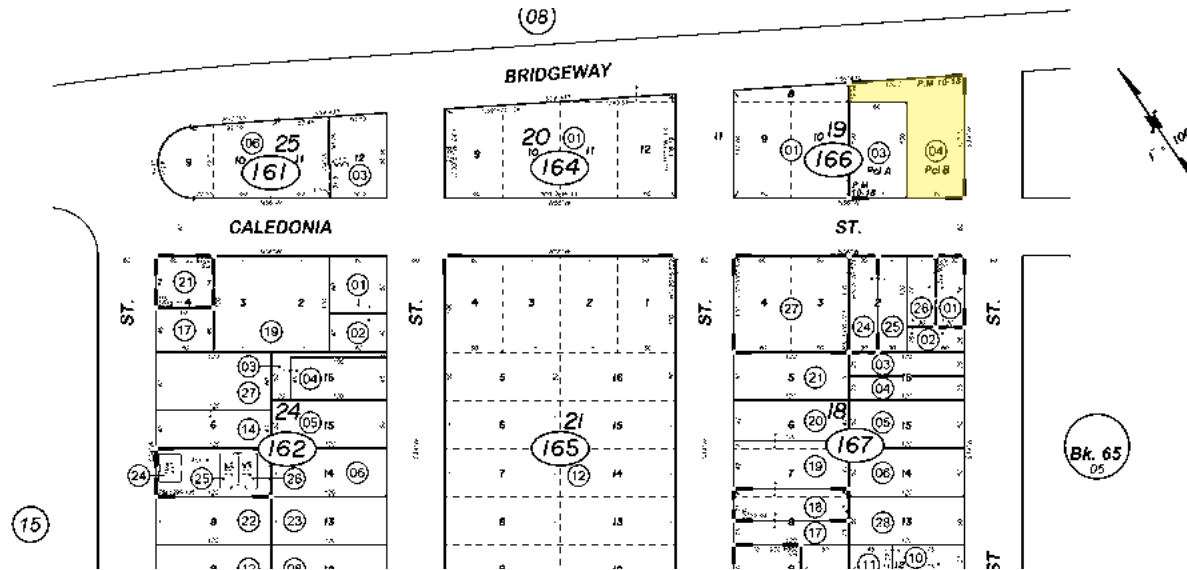


PROPERTY DESCRIPTION



302 CALEDONIA STREET
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APN

064-166-04

YEAR BUILT

1983

CONSTRUCTION

Wood Frame

TENANCY TYPE

Multiple

ZONING

CR: Mixed Commercial Residential

PARKING

14 on-site parking spaces

Residential developments may benefit from a parking variance

ACCESS:

Hwy 101: 1.3 miles

Golden Gate Bridge: 2.7 miles

Sausalito Ferry Terminal: 0.6 miles

Golden Gate Transit Bus Stops:

Bridgeway: 0.1 miles

Bus lines: 130

Spencer Ave: 1.5 miles

Bus lines: 101, 114, 132, 150

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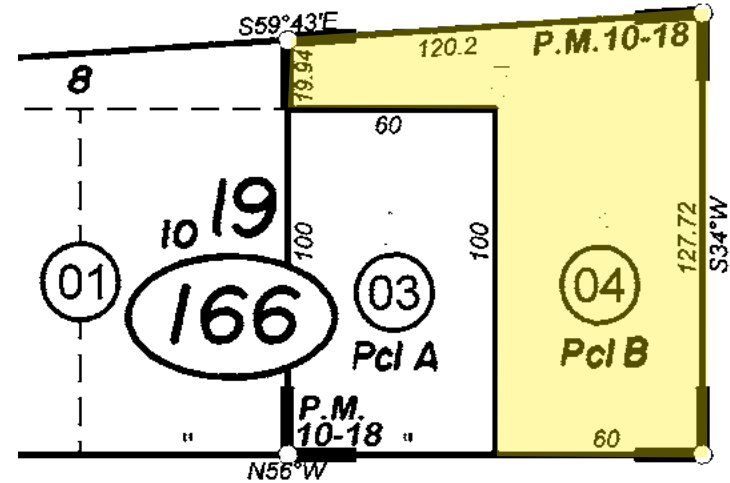


DEVELOPMENT POTENTIAL



302 CALEDONIA STREET
SAUSALITO, CA

OUTSTANDING DEVELOPMENT OPPORTUNITY



- 8,860+/- sf parcel fronting city streets on three sides
- Level site
- Gateway to downtown
- Along a Golden Gate Transit bus line
- 0.6 mile distance to Sausalito ferry terminal
- 6+ residential units permitted with 20% affordable
- May qualify for density bonuses via SB 8, SB 35, SB 330 and AB 2011

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LAND USE



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SITE DEVELOPMENT STANDARDS – COMMERCIAL ZONING DISTRICTS

Development Requirement	CC	CR	CN	SC	CW	W	W-M	See SMC
Minimum parcel size	5,000 sf	5,000 sf	5,000 sf	10,000 sf	5,000 sf	25,000 sf	See Table 10.28-1 for site development standards	SMC 10.40.030 (Minimum parcel standards) and SMC Title 9
Minimum lot width	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet		SMC 10.28.060 (Planned development (- Pd))
Maximum density 1 du per	1,500 sf	1,500 sf	1,500 sf	N/A	10% of total berths (1)	10% of total berths (1)		SMC 10.44.170 (Liveaboards)
Maximum floor area ratio	1.3	1.00	-1 .50	-2 .35	.20	.30		SMC 10.40.040 (Floor area ratio)
Maximum building coverage	100%	70%	70%	50%	50%	30%		30%
Minimum Setbacks								SMC 10.40.080 (Exceptions to required setbacks), 10.40.070 (Setbacks and yards), and Chapter 10.44 (SMC (Specific Use Requirements))
Front	N/A	N/A	N/A	N/A	N/A	N/A	See Table 10.28-1 for site development standards	SMC 10.40.060 (Height requirements)
Side (2)	10 feet	10 feet	10 feet	(3)	(3)	(3)		
Rear (2)	15 feet	15 feet	15 feet	20 feet	20 feet	15 feet		
Maximum building height	32 feet	32 feet	32 feet	32 feet	25 feet	32 feet		

- CR Zoning (mixed commercial and residential)
- Setback exceptions possible
- Parking variances possible



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PHOTOS



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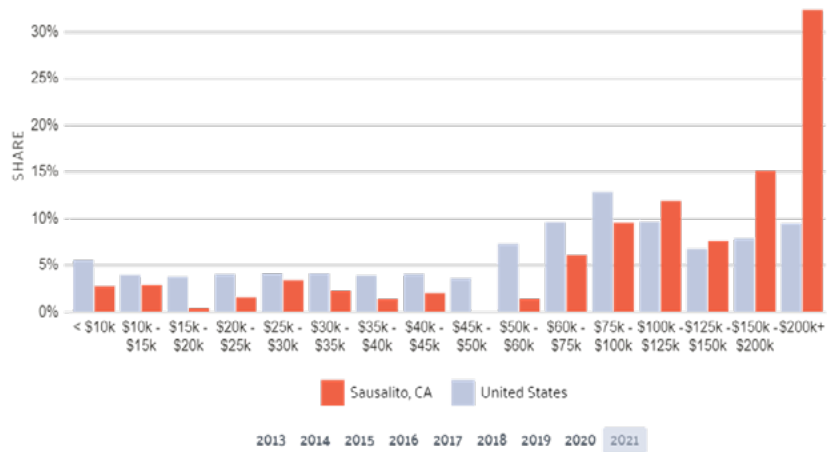
REGIONAL SNAPSHOT



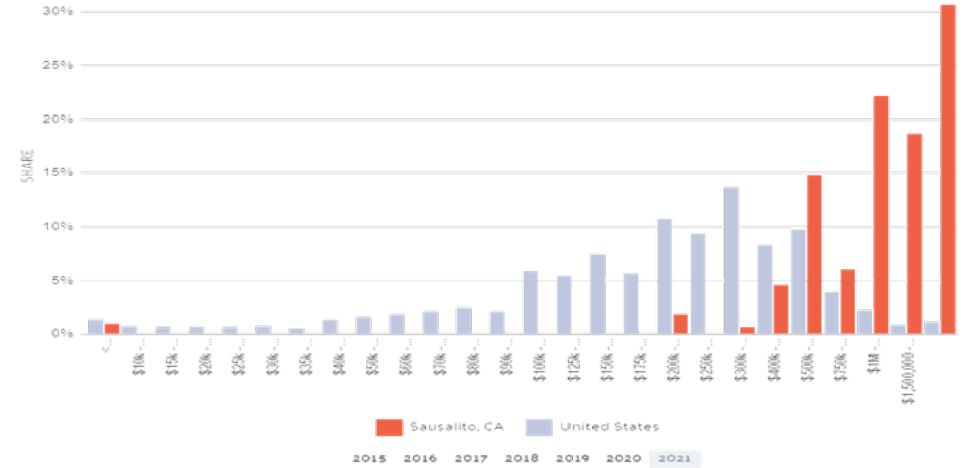
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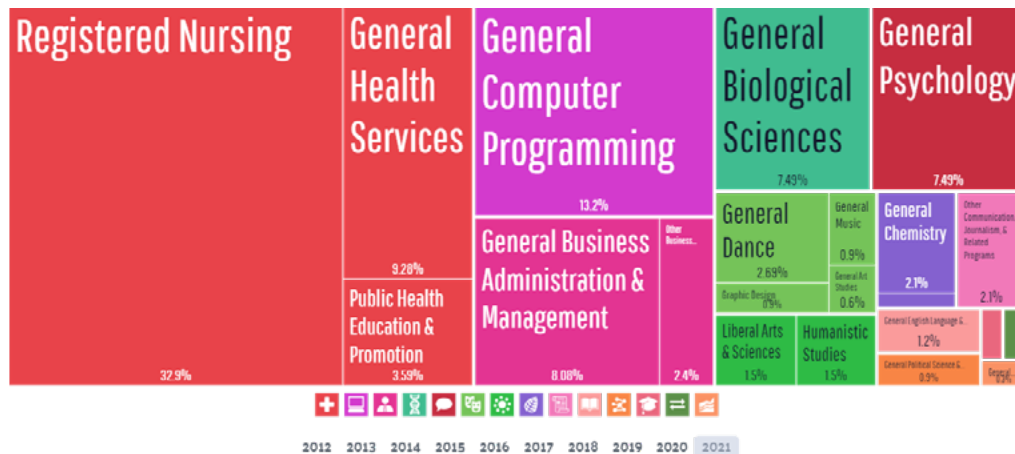
HOUSEHOLD INCOME



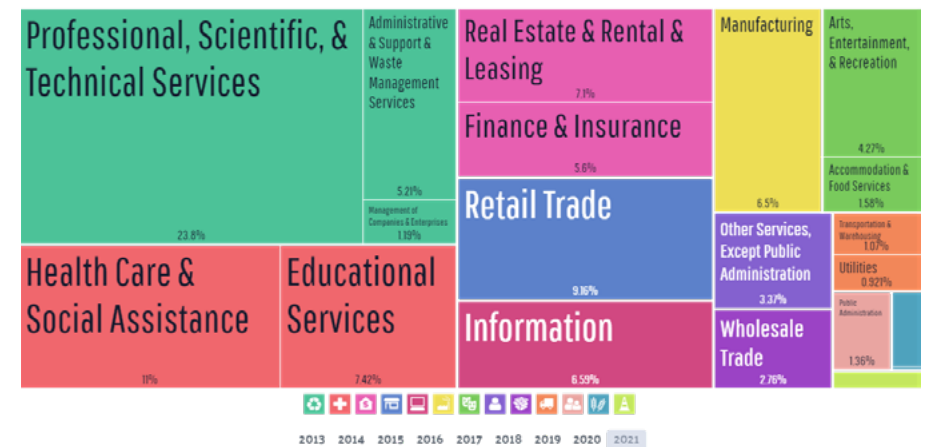
PROPERTY VALUE



EDUCATION CONCENTRATIONS



EMPLOYMENT INDUSTRY



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ABOUT US



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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