



SHOP

DINE

EXPLORE



TIBURON WATERFRONT | MAIN STREET RETAIL



ALPHA
REAL ESTATE ADVISORS

MULTIPLE SPACES | MAIN STREET & TIBURON BLVD | TIBURON, CA 94920

FOR LEASE

EXPLORE TIBURON



SHOPPING



CINELOUNGE



MAIN STREET



COMMUNITY EVENTS



DINING



TIBURON WINE FESTIVAL





Nestled in the picturesque Marin County, Tiburon, California, has a storied history that began in the mid-19th century when it was initially settled as a humble railroad town. Originally named “Punta de Tiburón” by Spanish explorers, which translates to “Shark Point,” the town was strategically positioned as a critical transportation hub for the San Francisco and North Pacific Railroad. The arrival of the railroad in 1884 spurred economic growth and attracted a diverse population seeking opportunities. Over the years, Tiburon evolved from its rugged beginnings into a charming and affluent community, retaining its historical charm while embracing modern amenities. The preserved Victorian architecture and the iconic Railroad & Ferry Depot Museum stand as testaments to its rich heritage, drawing history enthusiasts and curious tourists alike.

HISTORY

SITE OVERVIEW



INVESTMENT HIGHLIGHTS

- Rare leasing opportunity in an iconic and historic Bay Area landmark.
- Hub for tourism for Bay Area and foreign visitors.
- The Blue & Gold Ferry has an estimated 200,000 riders per year.
- Captive audience of 10,000 residents maintaining average income levels of \$175,000+.



30 MAIN ST	1,567 SF
32 MAIN ST	1,205 SF
46B MAIN ST	545 SF



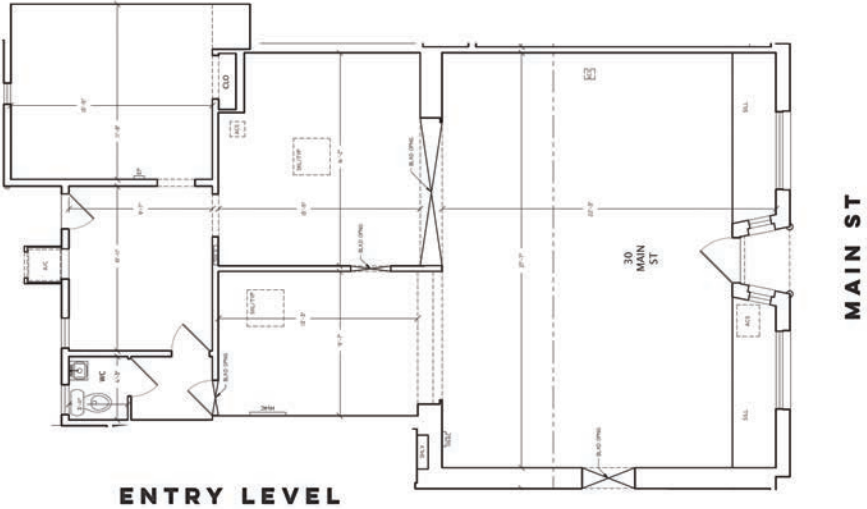
30 MAIN ST.



30 MAIN ST
1,567 SF

30 MAIN ST

1,567 SF



PROPERTY HIGHLIGHTS

- Prime retail space along Main St Tiburon
- Perfect for variety of uses: clothing, wellness, juice, or specialty goods!
- Located across from the famous Sam's Anchor Cafe
- Existing restroom in rear of Premises



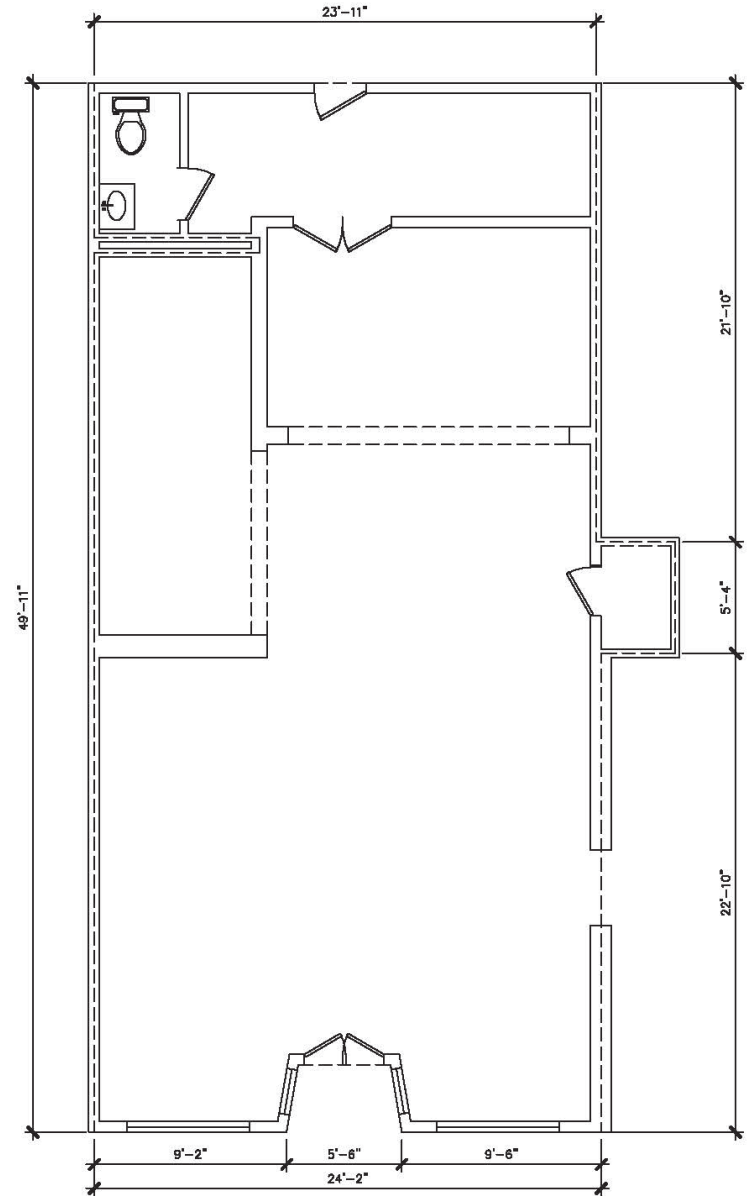
32 MAIN ST.



32 MAIN ST
1,205 SF

PROPERTY HIGHLIGHTS

- Perfect for retail boutique clothing store or wellness services.
- Excellent window merchandising opportunities and prominent frontage.
- Unique and rare leasing opportunity along Main St at an ideal size



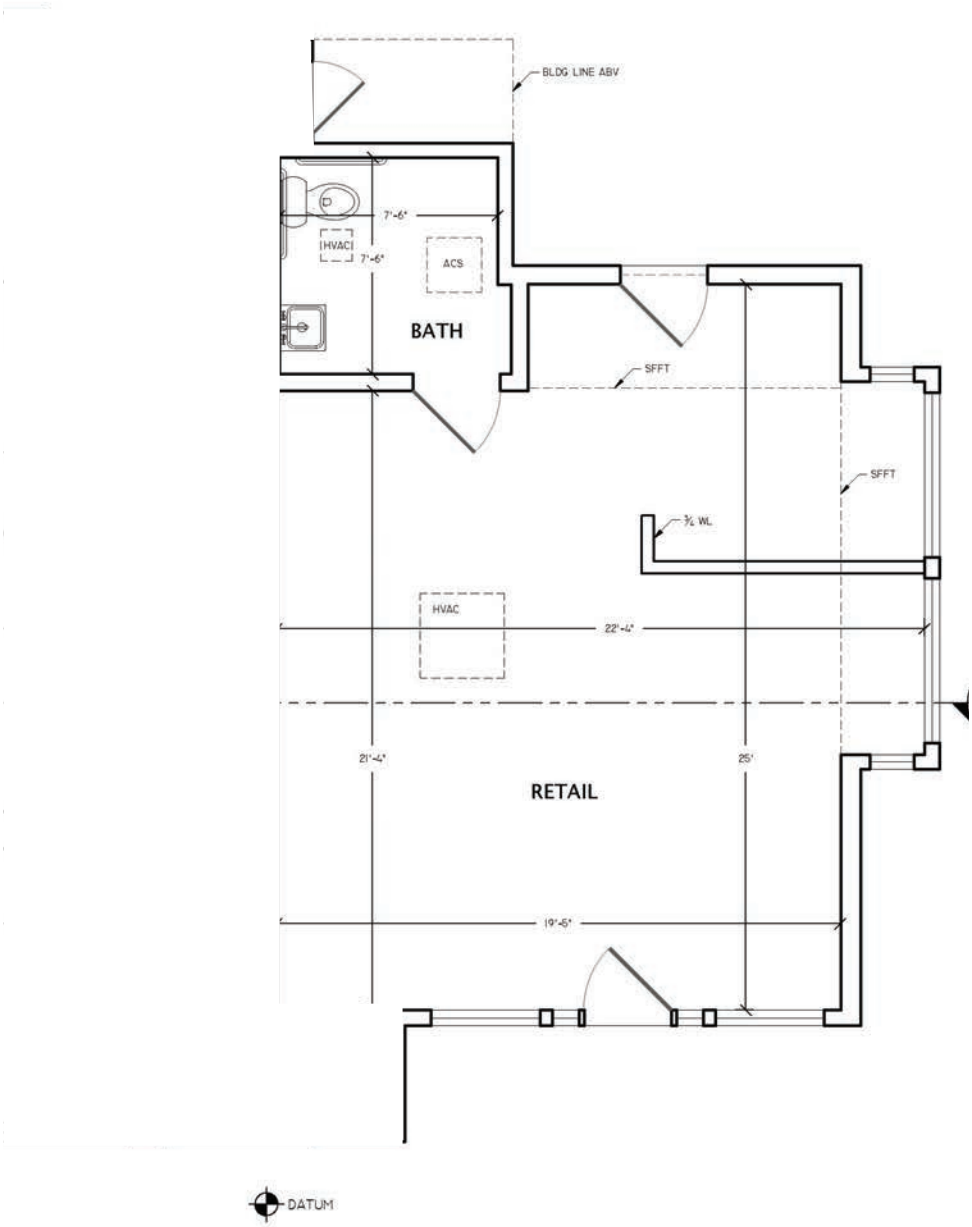
32 MAIN STREET
AREA: 1,205 SF





PROPERTY HIGHLIGHTS

- Ideal boutique shop space.
- Located in between Caviar & Co. and Salt & Pepper, drawing in a high-income demographic
- Located centrally in the entertainment hub of Tiburon with newly renovated Cinelounge.





PROPERTY HIGHLIGHTS

- 1600 Tiburon - opportunity for short-term lease, special events.
- 1620 Tiburon - two floor office space that can be re-fitted for variety of uses - fitness, health & wellness, art gallery / studio space, and more!
- Excellent visibility and ample parking.
- Only spaces in Tiburon above 2,000 SF!

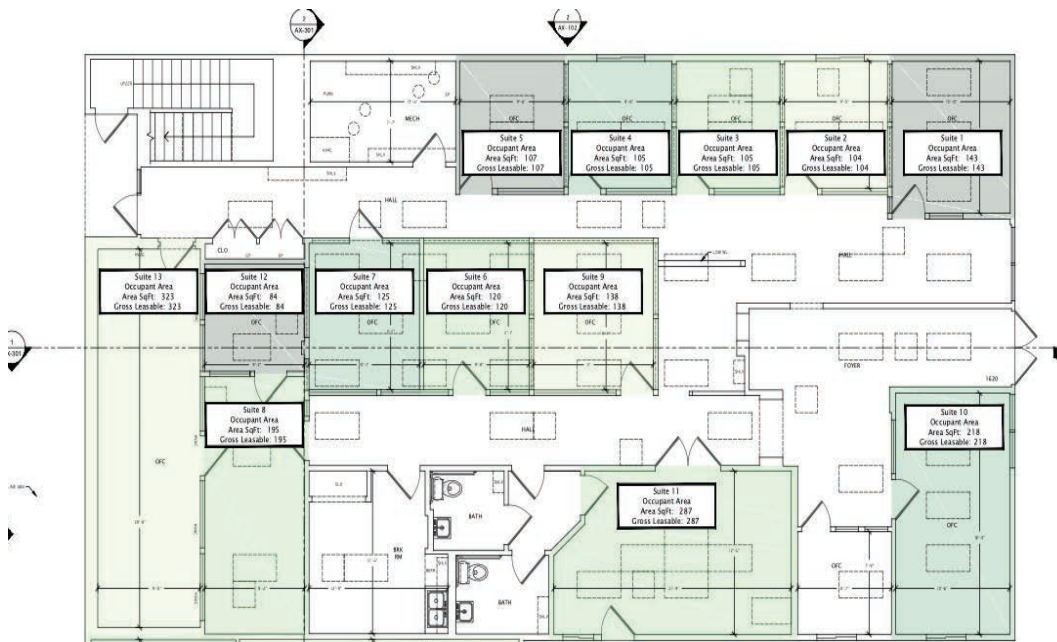
1600 TIBURON BLVD	1,911 SF
1620 TIBURON BLVD MULTIPLE SPACES	68 SF - 2,400 SF



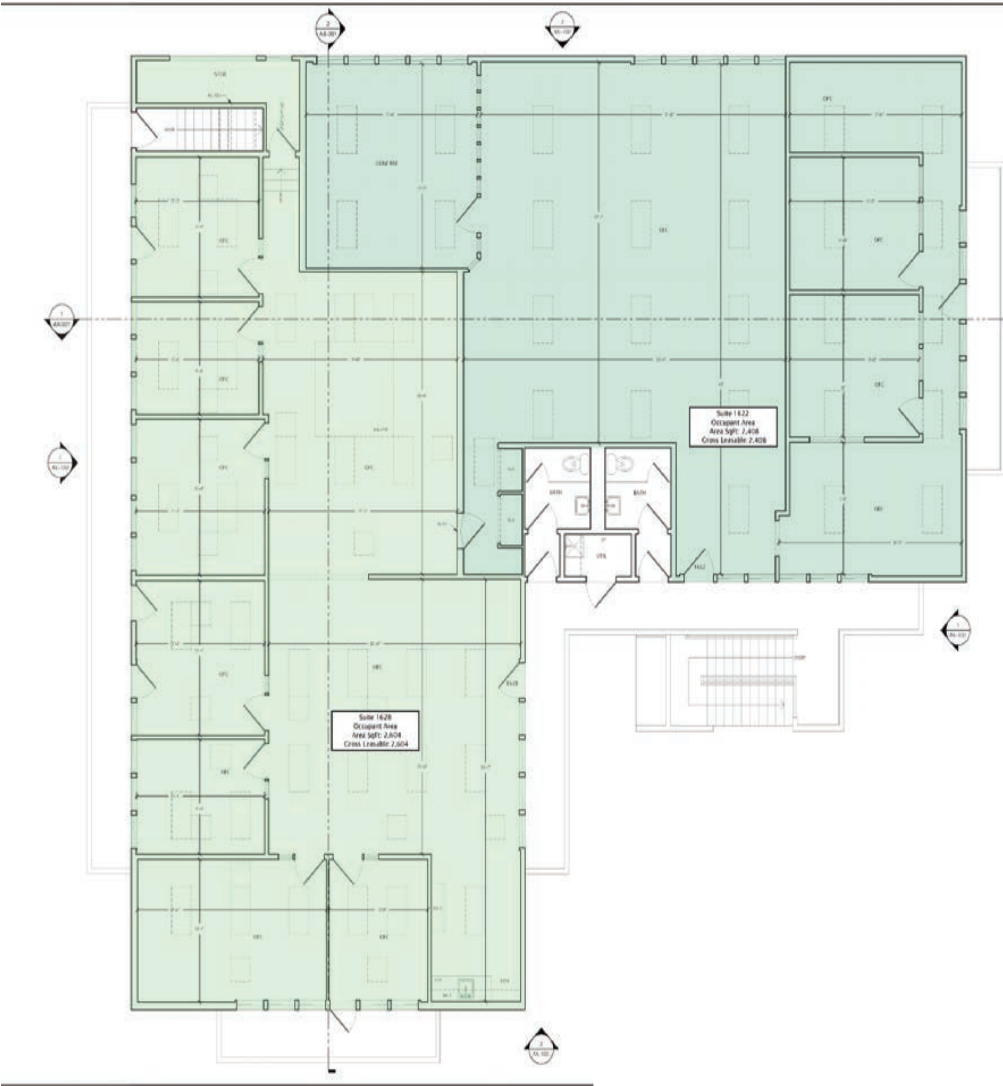
TIBURON BLVD 1ST FLOOR



1620 TIBURON BLVD
+/- 4000 SF



TIBURON BLVD 2ND FLOOR



1620 TIBURON BLVD
+/- 4000 SF



DEMOGRAPHIC SUMMARY

Tiburon, CA



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	23,223	58,268	1,034,113
2028 Population Projection	23,256	58,133	995,207
Annual Growth 2010-2023	0.3%	0.3%	0.3%
Annual Growth 2023-2028	0%	0%	-0.8%
Median Age	52.8	49.5	41.9
2023 Households	11,272	26,731	452,940
2028 Household Projection	11,279	26,620	433,510

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$170,432	\$177,215	\$154,854
Median Household Income	\$140,808	\$153,640	\$125,419
< \$25,000	1,010	2,330	56,706
\$25,000 - 50,000	1,471	2,575	47,857
\$50,000 - 75,000	829	2,096	44,655
\$75,000 - 100,000	1,117	2,482	38,841
\$100,000 - 125,000	865	2,030	37,843
\$125,000 - 150,000	544	1,636	33,952
\$150,000 - 200,000	1,131	2,981	54,473
\$200,000+	4,305	10,602	138,615



RETAIL MAP



MARKET OVERVIEW

Tiburon, CA

Tiburon, California, is a picturesque and affluent community located in Marin County, just across the bay from San Francisco. Known for its stunning waterfront views, upscale residential neighborhoods, and vibrant local culture, Tiburon is a highly desirable market for real estate investment. The town's proximity to major urban centers combined with its serene, small-town charm makes it an attractive destination for both residents and businesses.

Recent real estate news in Tiburon highlights a trend of increasing property values, driven by high demand for luxury homes and limited inventory. The local government is actively working on community enhancements, including improvements to public spaces and infrastructure projects aimed at maintaining the town's appeal and supporting sustainable growth. Efforts to preserve the natural beauty and historical charm of Tiburon, while accommodating new developments, are central to the town's planning strategy.

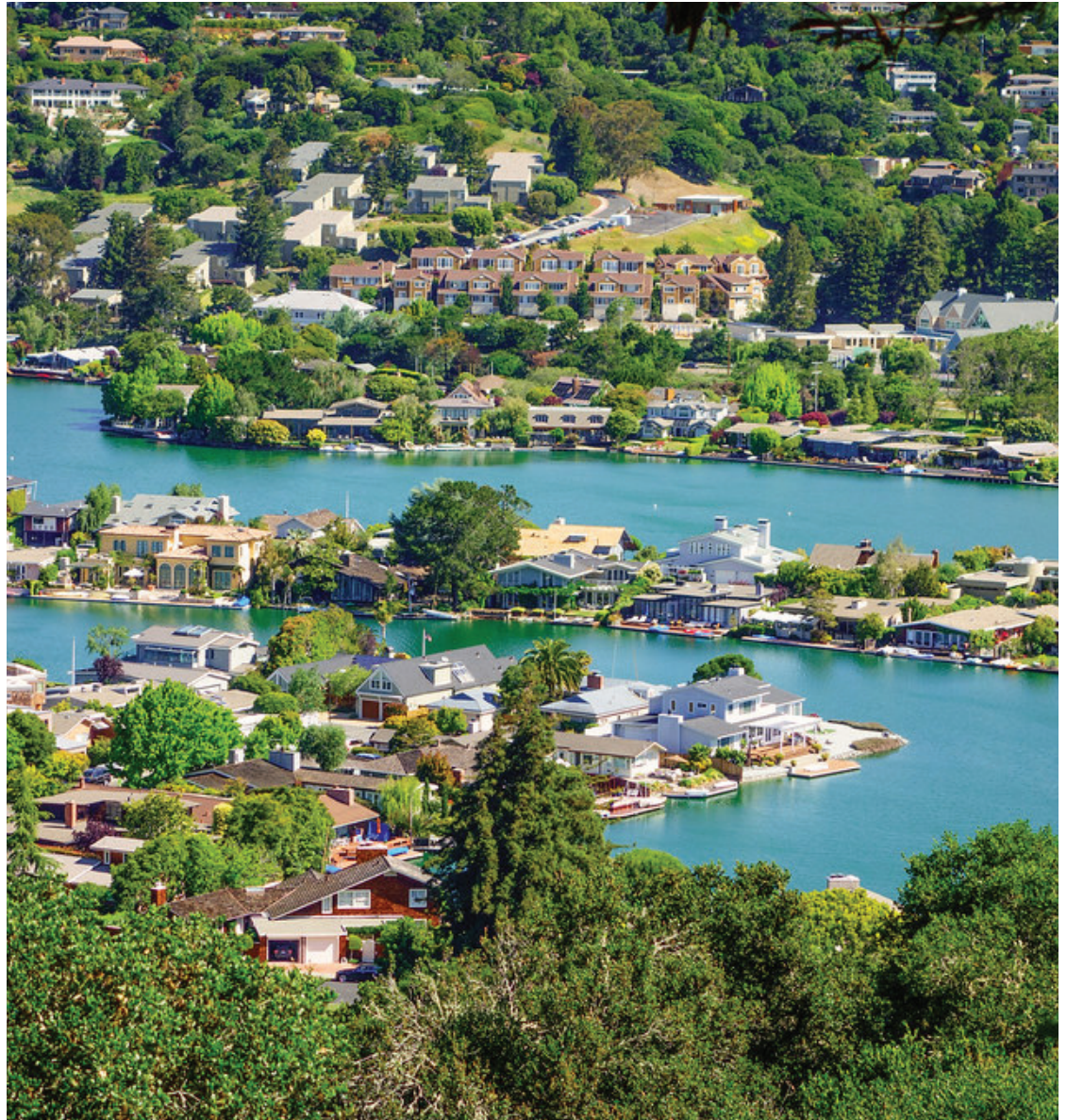
While Tiburon is primarily residential, its economy benefits from nearby business hubs in Marin County and San Francisco. The town itself hosts a variety of boutique shops, restaurants, and local businesses that cater to affluent residents and tourists. The community's commitment to maintaining a high quality of life is evident in its excellent schools, recreational amenities, and cultural events.

IN THE NEWS

 [LOS ANGELES TIMES ARTICLE](#)

 [FORBES ARTICLE ON TIBURON](#)

 [RUN THE ATLAS ARTICLE](#)



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INTERACTIVE: CLICKING ON LOGO WILL DIRECT YOU TO THE TENANT'S WEBSITE.

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