



Keegan & Coppin
COMPANY, INC.

FOR LEASE

BON AIR
GREENBRAE, CA

RETAIL & OFFICE SPACE
FOR LEASE

Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
VESA@KEEGANCOPPIN.COM



RETAIL & OFFICE SPACE FOR LEASE



BON AIR
GREENBRAE, CA

RETAIL FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- BEST LOCATION IN MARIN COUNTY

DESCRIPTION OF PREMISES

Bon Air represents an exceptional opportunity to lease retail space in the most sought-after location in Marin County, featuring popular restaurants, boutiques, financial services and fitness opportunities. Bon Air's welcoming outdoor spaces and spectacular Mt. Tam views provide a sense of place for special events and the community. Bon Air is Greenbrae's gathering place for shopping, dining, playing and relaxing. Choose from 50 specialty merchants, family-friendly restaurants and essential services conveniently located in the heart of Marin. For more than 70 years, Bon Air's welcoming outdoor spaces and spectacular Mt. Tam views have provided a sense of place for special events and the community. Local roots. Local spirit.

DESCRIPTION OF AREA

The Sir Francis Drake corridor is at the commercial core of Marin County. At the confluence of several major transportation axes, both local and regional, the area is a hub of local infrastructure and business. Two major interstate freeways, highways 101 and 580, intersect at Sir Francis Drake Boulevard, which is also the principal artery linking the SF Bay Area to the Pacific coast. The Golden Gate Larkspur Ferry and Golden Gate Transit provide regular service to downtown San Francisco for commuters and visitors, and the SMART train station provides a transportation link between North Bay counties and San Francisco. Less than five minutes from the property, MarinHealth Medical Center is the only full-service acute care hospital in the County, and its sphere of influence extends throughout Greenbrae and Corte Madera, creating a cluster of medical providers in the South Eliseo and Tamal Vista corridors. This area enjoys a high concentration of retail activity, with Marin County's malls in immediate vicinity.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	12,747	82,815	153,605
Median Household Income:	\$130,903	\$125,062	\$132,166
Average Age:	46	42	43
Median Home Value:	\$1,069,067	\$1,067,415	\$1,043,521

LEASE TERMS

Size

469 - 6,138+/- rentable sq ft

Use

Retail/Office

Rate

Inquire for pricing

Terms

Minimum 5-year lease term

Parking

On-site

Zoning

PD

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
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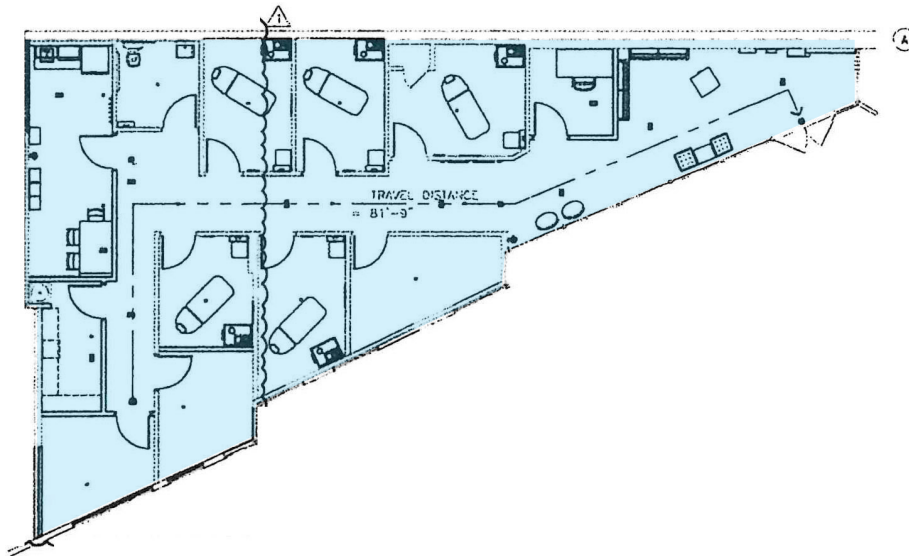
RETAIL SPACE FOR LEASE



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SPACE 200
AVAILABLE
1,915+/- SQ. FT.



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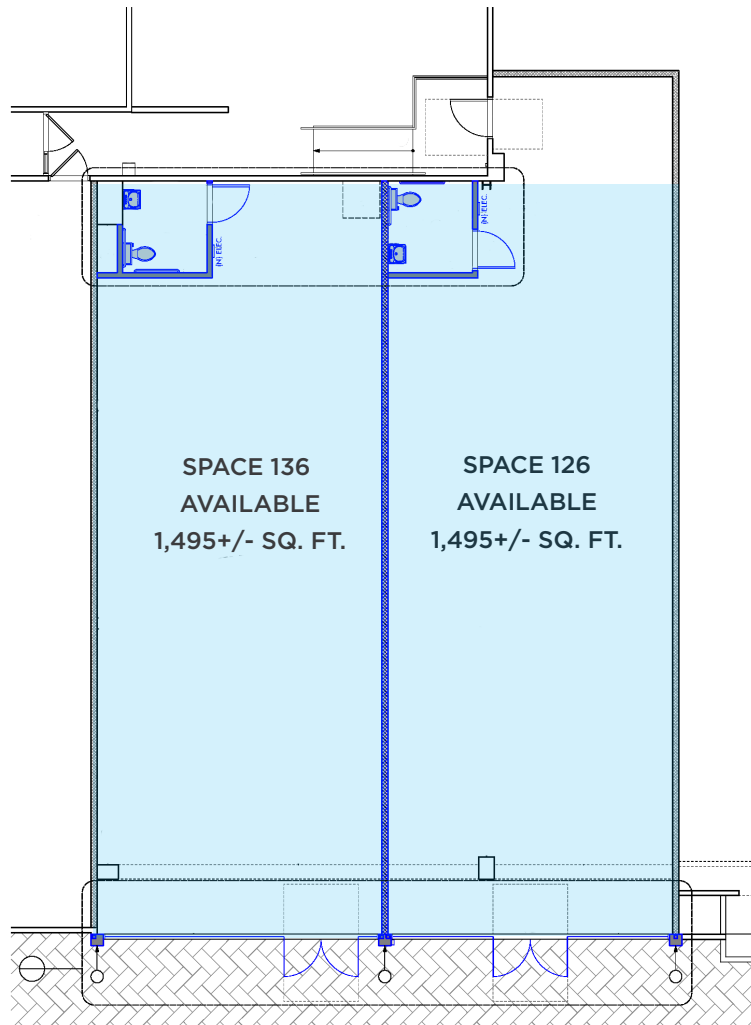


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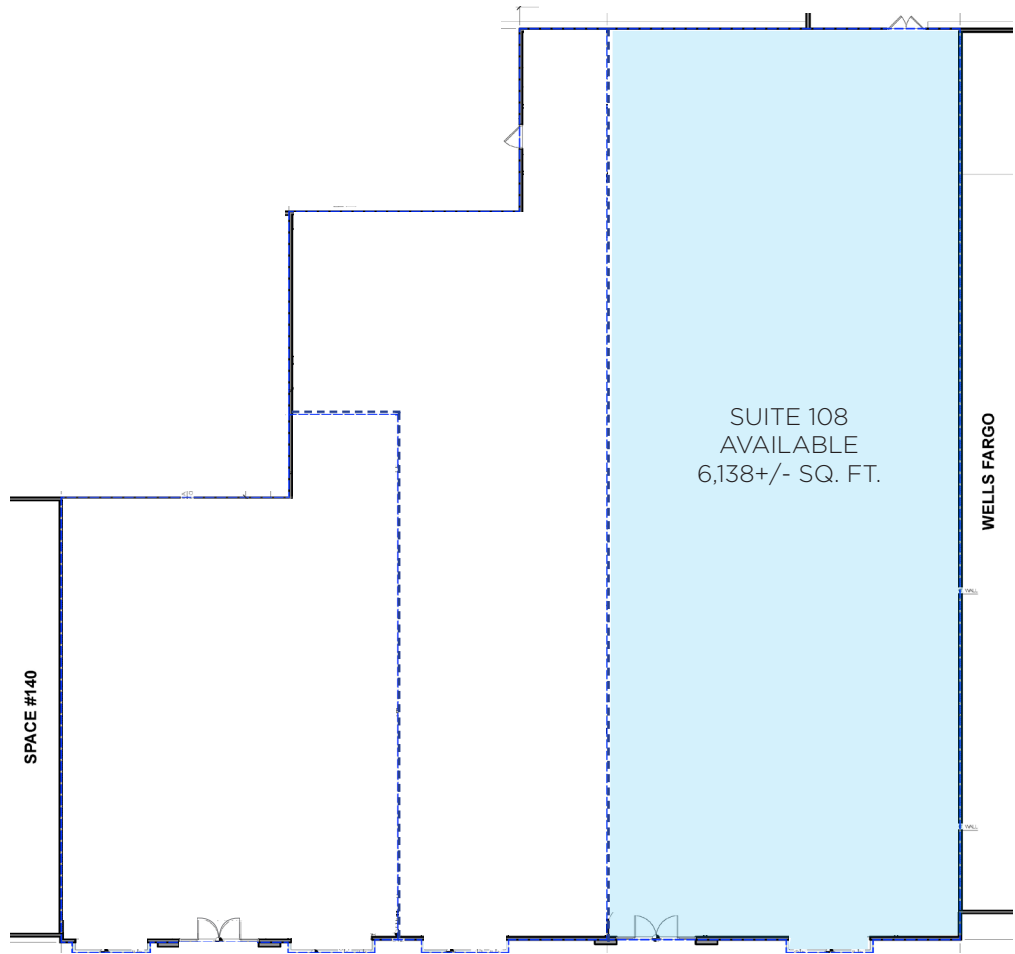


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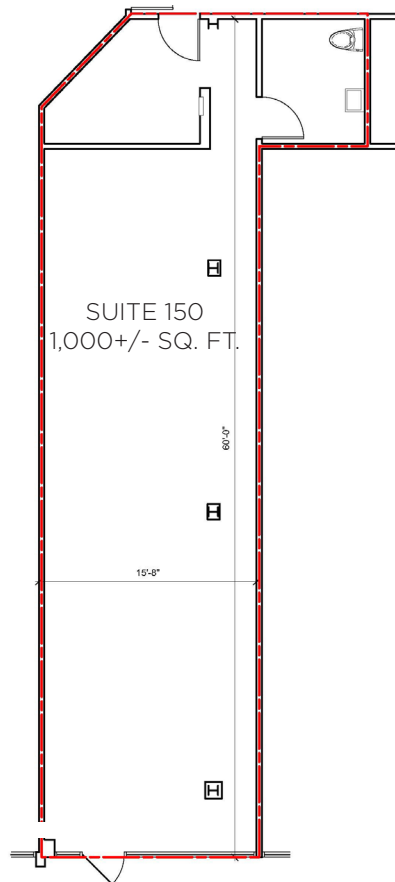


RETAIL SPACE FOR LEASE



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Suite 150:
1,000+/- Sq. Ft.

Efficient retail space



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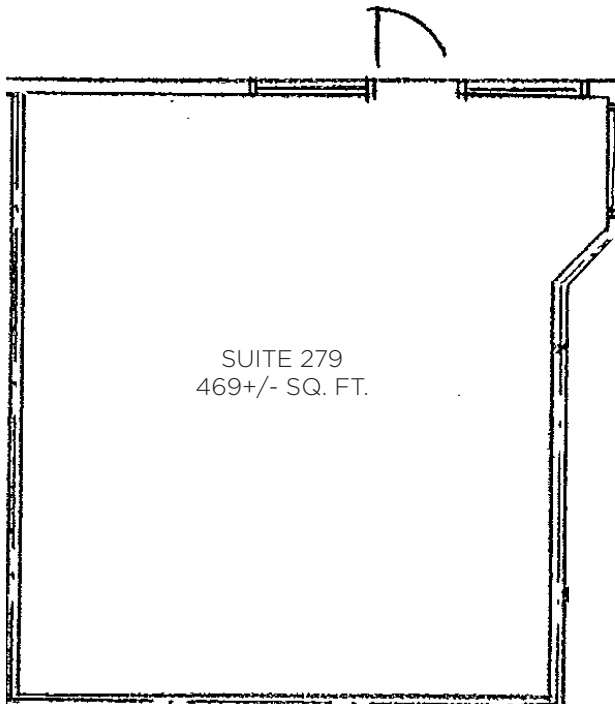


RETAIL SPACE FOR LEASE



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Suite 279:
469+/- Sq. Ft.

Small bright space perfectly situated in proximity to outdoor seating and the bocce ball court.



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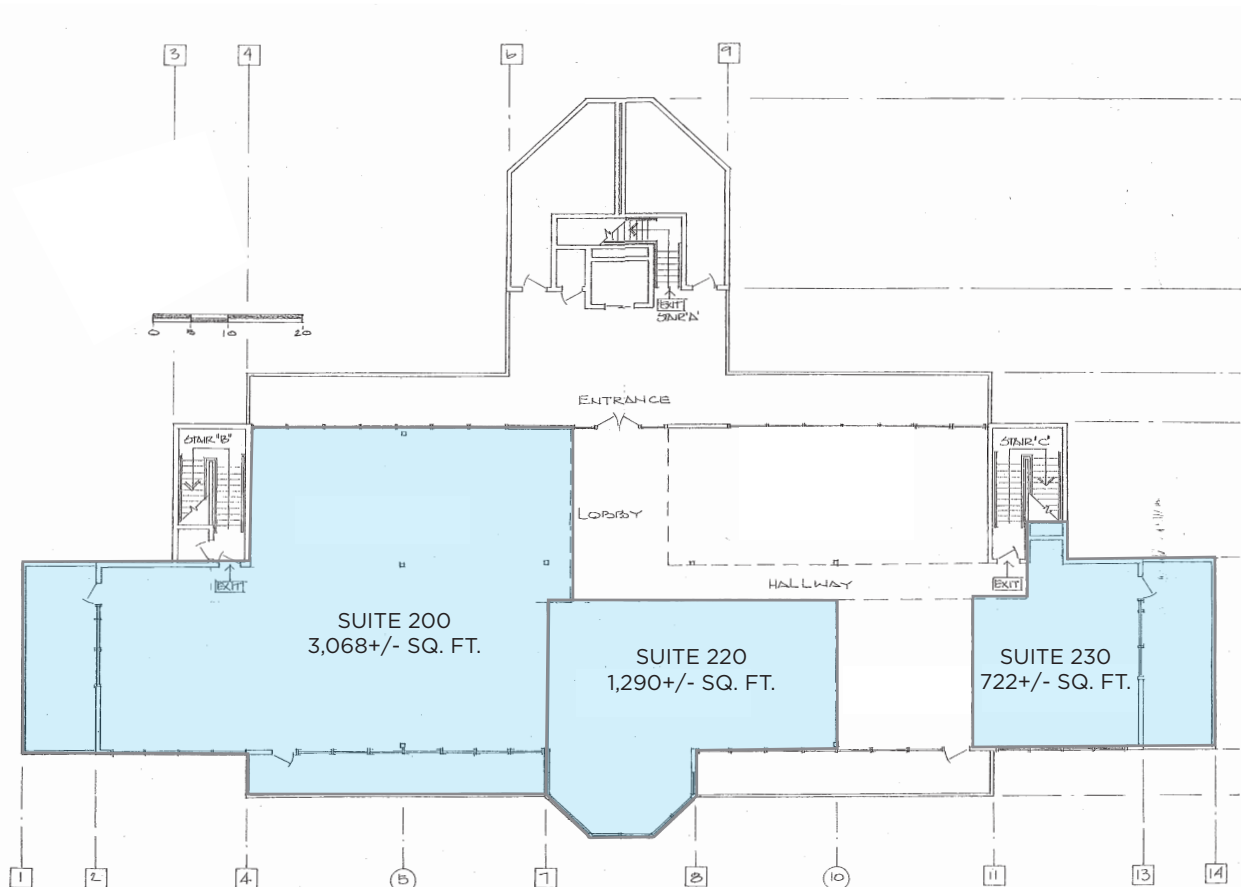
OFFICE SPACE FOR LEASE



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350 BON AIR CENTER/BUILDING H



Suite 200:
3,068+/- Sq. Ft.

Highly improved medical office with large reception area and waiting room, 5 consultation/exam rooms, 3 administrative offices, private restroom and break room.

Suite 220:
1,290+/- Sq. Ft.

Multi-purpose office with large reception area, kitchenette/lab area, and three private offices. Private balcony.

Suite 230:
722 Sq. Ft.

Large open area, storage room, one private office. Private balcony.



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SITE PLAN

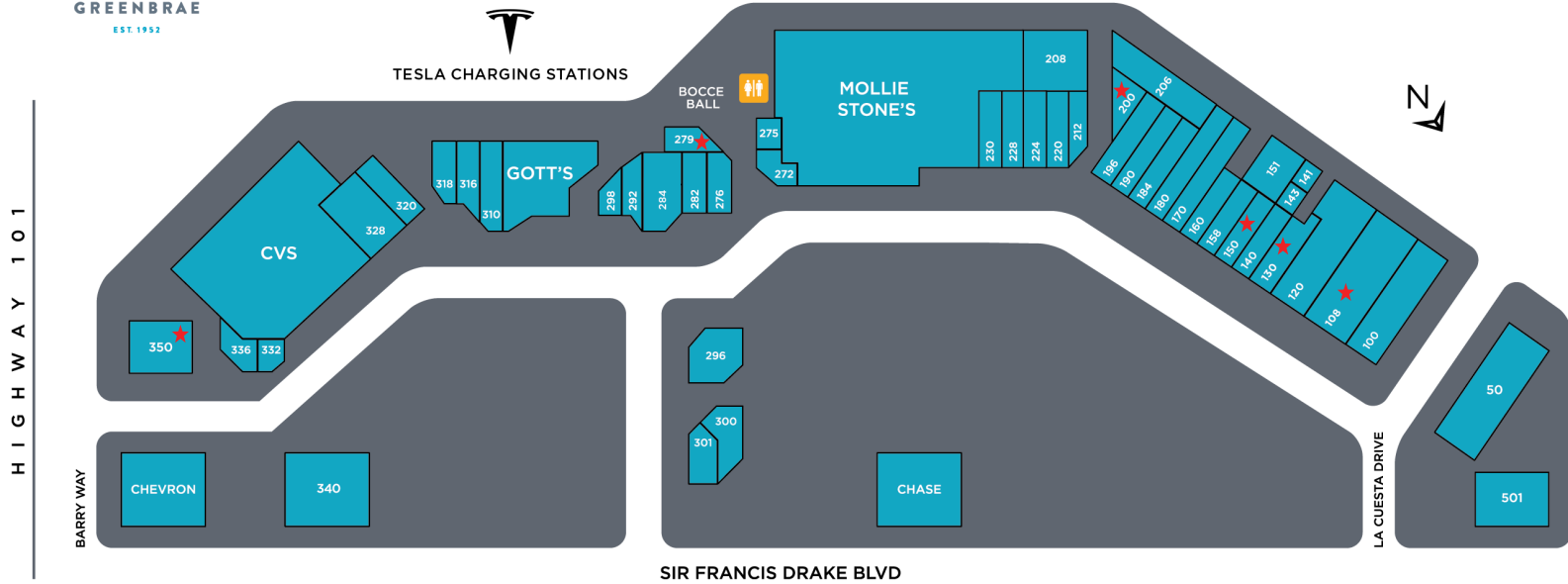


BON AIR
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RETAIL FOR LEASE

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EST. 1952



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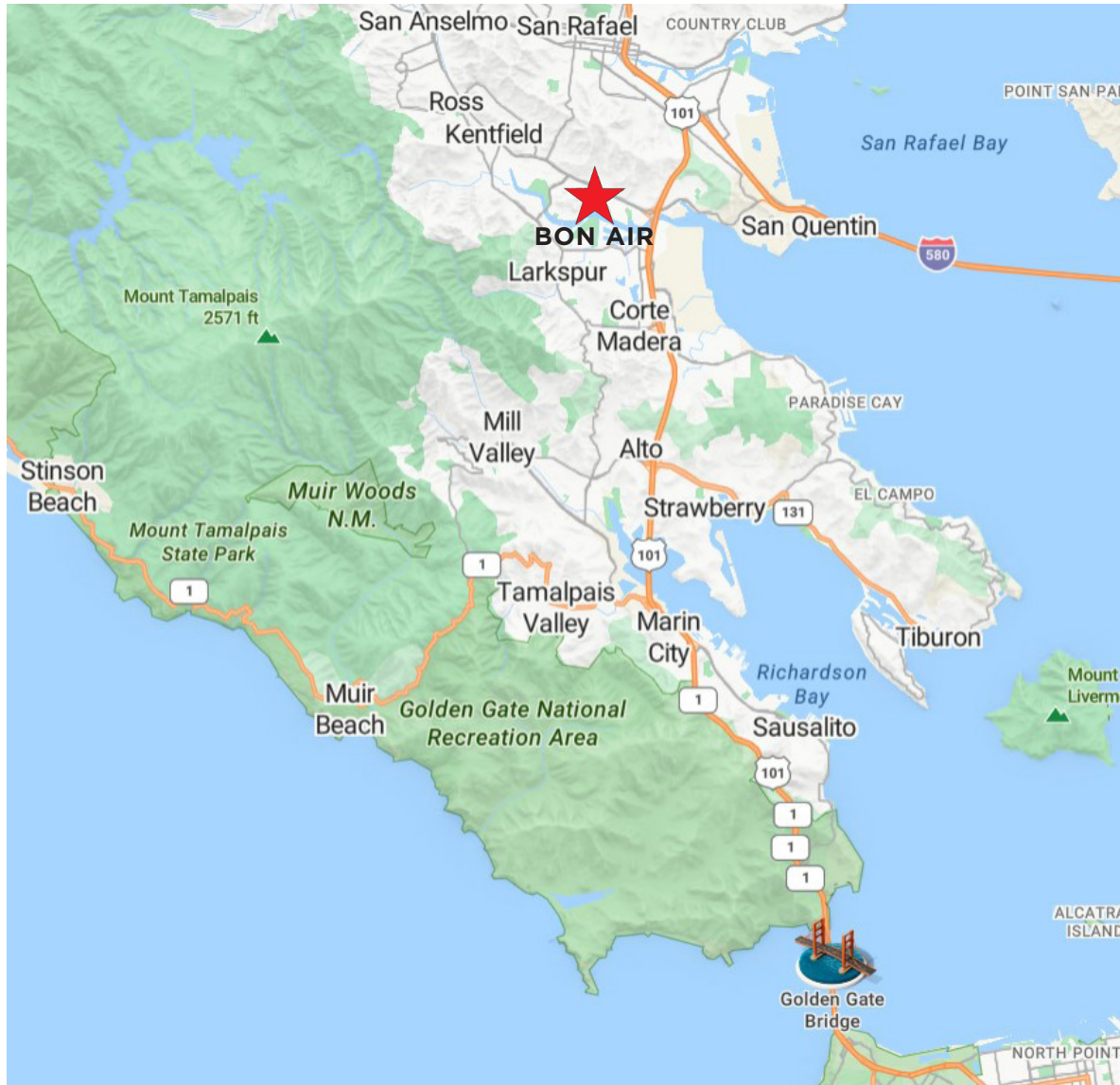


MAPS

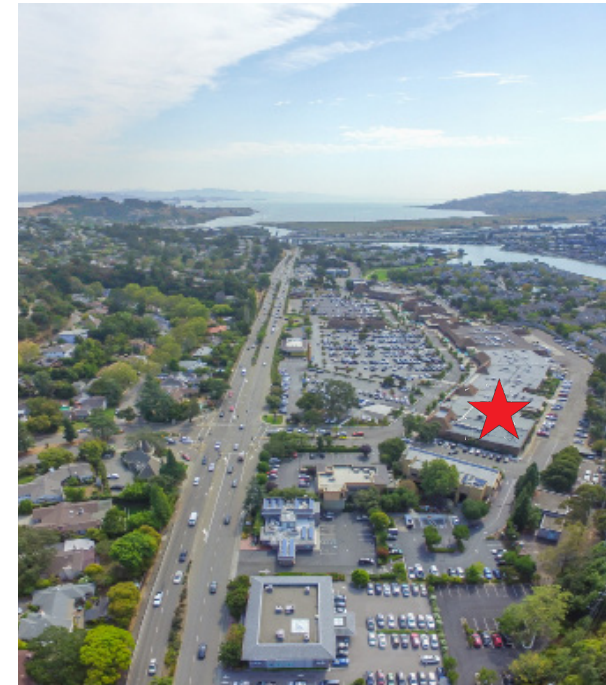


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RETAIL FOR LEASE

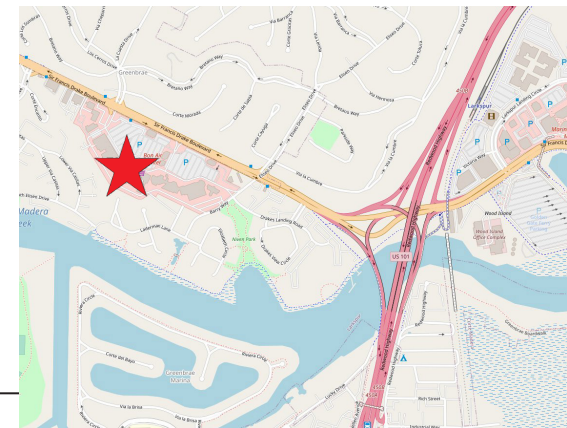
MARIN COUNTY 101 CORRIDOR



AERIAL MAP



VICINITY MAP



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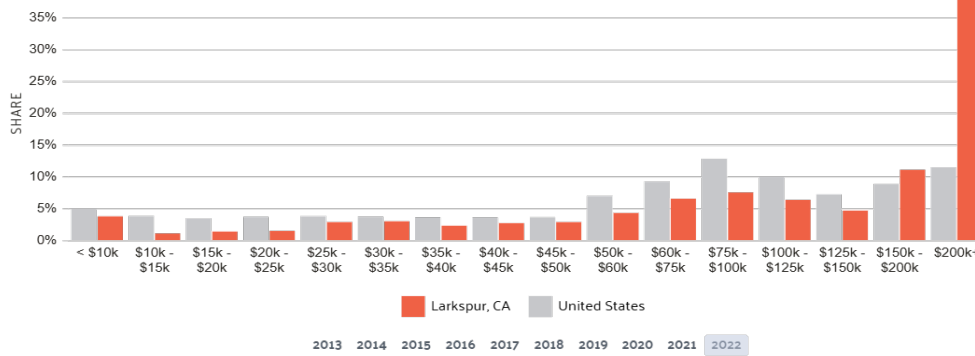


REGIONAL SNAPSHOT



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HOUSEHOLD INCOME

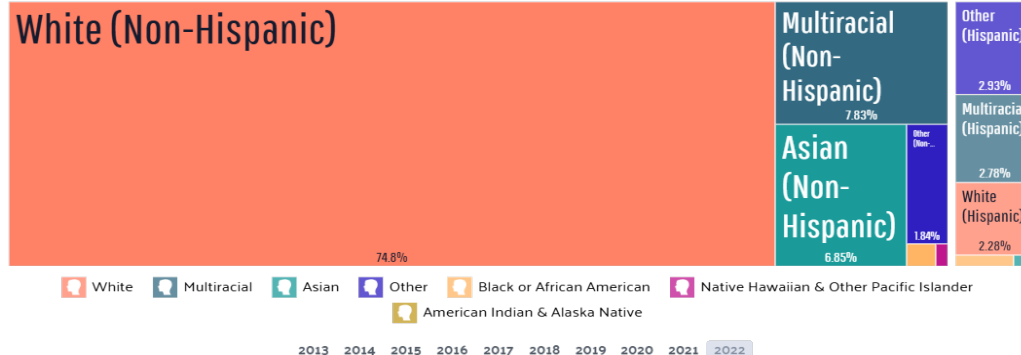


EMPLOYMENT BY INDUSTRY

6,856 workers



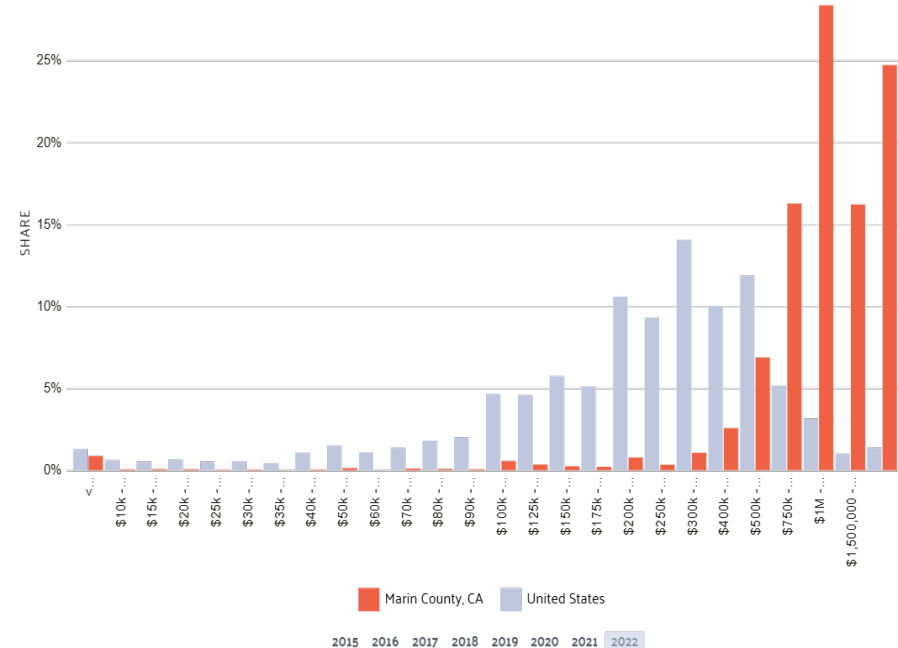
DIVERSITY



MAJOR EMPLOYERS



PROPERTY VALUE



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