

For Sale



SAUSALITO *RETAIL* INVESTMENT

A 100% leased, $\pm 4,980$ SF building with 2 tenants situated on 2 parcels totaling $\pm 12,000$ SF

1901-1907 BRIDGEWAY | SAUSALITO, CA

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PREMIER *MARIN* *COUNTY RETAIL* *CENTER* IN THE HEART OF SAUSALITO

This offering presents a two-tenant retail center located at 1901-1907 Bridgeway in Sausalito. Constructed in 1966, the property features a 4,980 SF freestanding building situated on a 12,000 SF parcel in one of the Bay Area's most affluent and supply-constrained waterfront communities.

The center offers three units, currently occupied by two tenants, 7-11 and a private gym for MPL brands located nearby. The property is positioned midway along Bridgeway, the primary north-south commercial corridor through Sausalito, with significant tourist traffic.

1901-1907 Bridgeway represents a rare opportunity to acquire a fully occupied Sausalito retail center with stable in-place cash flow in a market that benefits from strong tourism (1M annual visitors as reported by Sausalito Chamber of Commerce), affluent surrounding demographics, and some of the highest residential real estate values in California. Perfect for buyers seeking long-term wealth preservation.



PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1901-1907 Bridgeway, Sausalito, CA
BUILDING SIZE	±4,980 SF
TENANCY	2 tenants, 100% leased
ZONING	Neighborhood Commercial (CN-1)
YEAR BUILT	1966

SITE INFORMATION

LAND SIZE	±12,000 SF (±0.28 AC)
PARCEL APN'S	064-141-05, 064-141-05
PARKING RATIO	2.6/1,000 SF (12 stalls & 1 handicap stall)
GENERAL PLAN	Neighborhood/Community Commercial (NCC)
NOTE	Property to be sold in "as-is condition, subject to buyer's independent physical inspections prior to closing



SITE PLAN

±4,980 SF

BUILDING SIZE

±12,000 SF

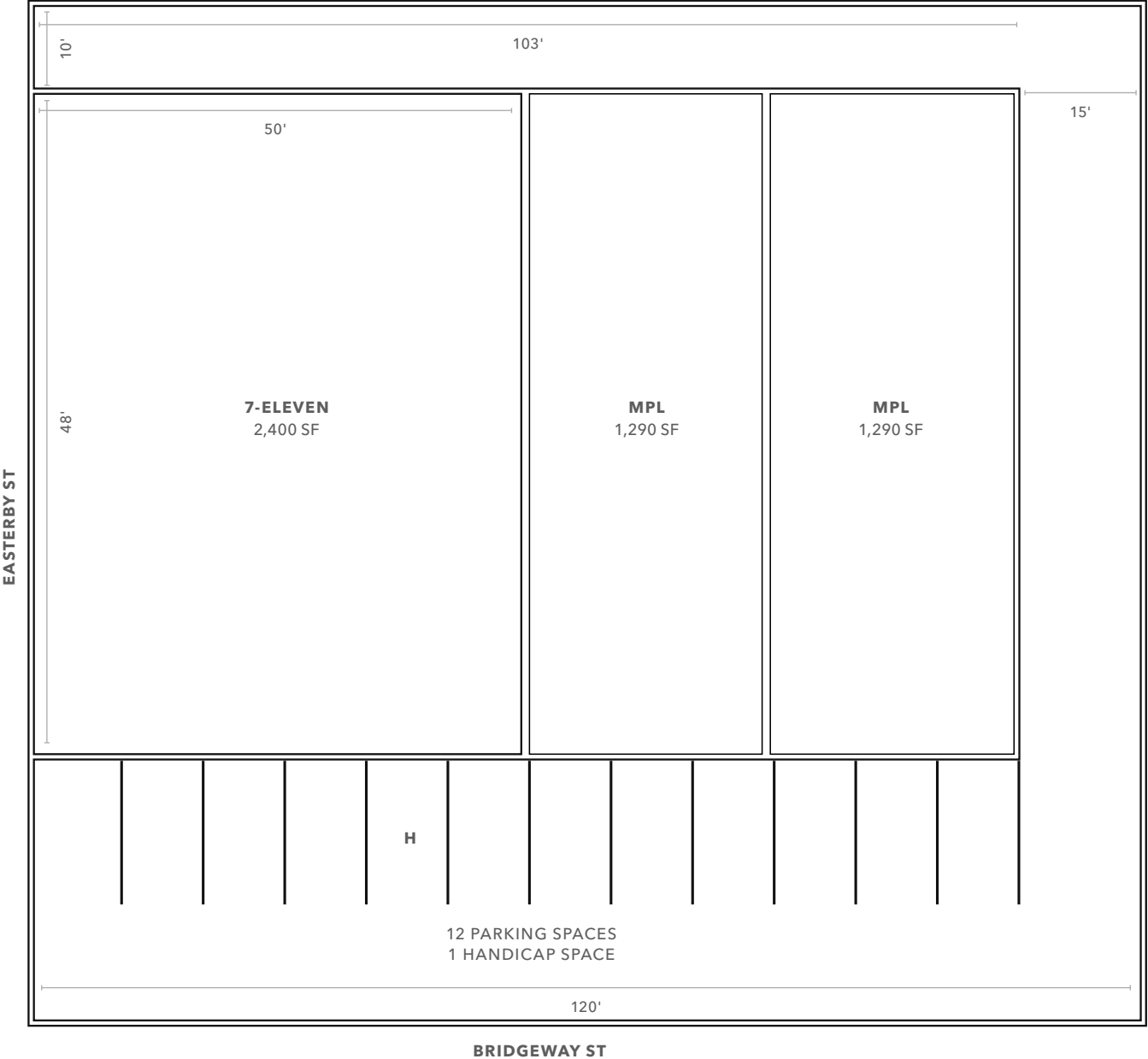
LOT SIZE

*±2.6/1000**

PARKING RATIO

*NOT INCLUDING 7 PUBLIC SPACES IN SHARED PARKING LOT

FLOOR PLAN NOT TO SCALE



SAUSALITO — GATEWAY TO THE GOLDEN GATE

Rare opportunity to acquire a stabilized retail investment in one of the Bay Area's most affluent and supply constrained waterfront markets – Sausalito.

1901 Bridgeway is situated along Bridgeway, Sausalito's primary commercial corridor and the city's main north-south thoroughfare. Bridgeway serves as the gateway between the Golden Gate Bridge, downtown Sausalito, the waterfront district, ferry terminal, restaurants, retail shops, and the Marinship business area. The corridor is among the most visible commercial locations in Marin County and benefits from both local and visitor traffic.

Tourism and Visitor Activity

Tourism is one of the primary economic drivers supporting local businesses in Sausalito, with more than one million visitors annually according to the Sausalito Chamber of Commerce. Major visitor attractions include the Golden Gate Bridge, Sausalito Waterfront, Marin Headlands, Muir Woods National Monument, and the famous Sausalito Houseboat community.

Sausalito's demographic profile is among the strongest in California and provides support for neighborhood retail and service-oriented commercial tenants.

- Affluent consumer base
- High disposable income
- Significant household wealth
- Strong local spending power
- Educated professional population

High Barriers to New Development

- Limited developable land
- Coastal and environmental regulations
- Marin County entitlement restrictions
- Community preservation policies

LOCATION OVERVIEW



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2026 POPULATION	6,416	34,400	69,054
2031 PROJECTED POPULATION	6,359	34,046	68,507
MEDIAN AGE	53.3	49.9	48.0
BACHELOR'S DEGREE OR HIGHER	73.1%	73.8%	75.2%



Households

	1 Mile	3 Miles	5 Miles
2026 HOUSEHOLDS	3,739	16,208	30,982
2031 PROJECTED HOUSEHOLDS	3,701	16,040	30,710
TOTAL CONSUMER SPENDING	\$504.96M	\$2.37B	\$4.71B
AVERAGE HOUSEHOLD SIZE	1.7	2.1	2.2
AVERAGE HOUSEHOLD INCOME	\$270,929	\$323,035	\$342,585
MEDIAN HOUSEHOLD INCOME	\$178,693	\$209,327	\$225,079

Data Source: ©2026, CoStar USA



INCOME & EXPENSE ASSUMPTIONS/PRICING

12 Months As Of October 1, 2026

INCOME

	Annual Operations	Per Month
Budgeted NNN Rental Income	\$171,910.00	\$14,236.00
Budgeted Expense Recoveries	\$37,956.00	\$3,163.00
Gross Budgeted Total Income	\$209,867.00	\$17,489.00

EXPENSES

Real Estate Taxes	\$20,100.00	\$1,675.00
Property Insurance	\$2,004.00	\$167.00
Lawn Landscaping	\$720.00	\$60.00
General Building Repair/Maintenance	\$3,000.00	\$250.00
Ground Maintenance	\$2,400.00	\$200.00
Property Management	\$7,728.00	\$644.00
Pest Control	\$2,004	\$167.00
Total Expenses	\$37,956.00	\$3,163.00
NET OPERATING INCOME	\$171,910.00	\$14,236.00

PROPERTY PRICING

PURCHASE PRICE	\$3,274,000.00
CAP RATE	5.25%

Exclusively listed by

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