

**NOW
LEASING**

THEATER | RESTAURANT | CLASS A OFFICE

101 CALEDONIA STREET, SAUSALITO, CA 94965

COMING FALL 2018



FOR MORE INFORMATION

MAX HUFF

415 331 6466

max@kimber.net

KIMBER COMMERCIAL BROKERAGE SERVICES

10 Liberty Ship Way, Suite 150

Sausalito, CA 94965

www.kimber.net

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Highlights

- > Centrally located in bucolic Sausalito, three miles from San Francisco
- > Corner main street location adjacent to world-class marinas, restaurants and shops
- > Outstanding regional demographics
- > Robust tourism industry with approximately two million visitors per year
- > Approved for theater, restaurant and 2nd floor office space

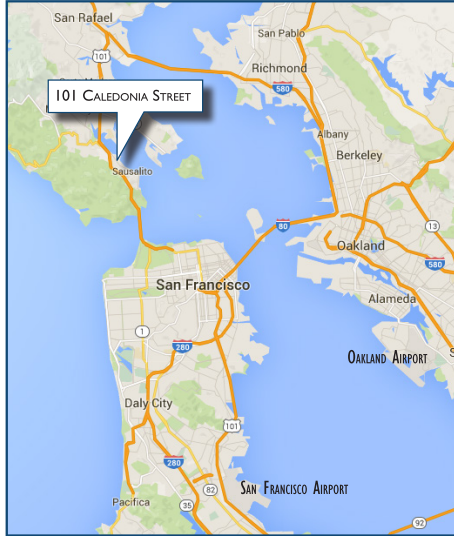
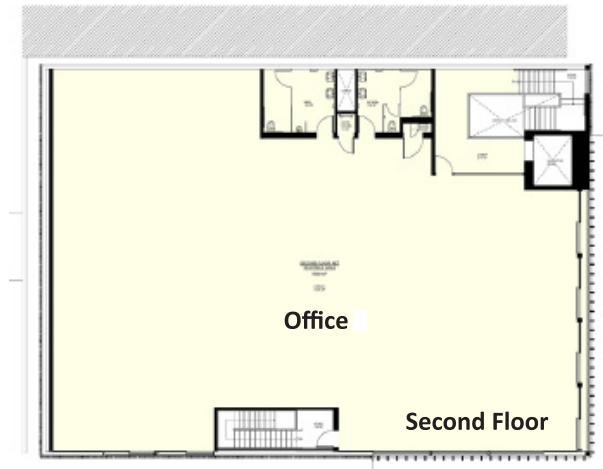
Demographics

	1 Mile	3 Mile	5 Mile
Daytime Population	4,875	28,607	78,066
Population	5,228	26,909	79,715
Households	2,932	12,626	36,642
Average HH Income	\$149,287	\$154,210	\$155,200

Located on Caledonia Street in the heart of Sausalito, the facility has received approvals for a complete remodel which will feature a restaurant and theatre on the ground floor and Class A offices in the upper floor.

Caledonia Street is the primary shopping area for residents of Sausalito and surrounding communities. The building is a commanding presence in the commercial area. Construction is scheduled to begin in the Fall of 2017, with completion of the facility estimated in the Fall of 2018.

Public support for this project was overwhelming and the community is eagerly awaiting the opening of the remodeled building.



GROUND FLOOR

Restaurant / Theater
6,004.0 Sq.Ft.
\$3.50 PSF/MONTH NNN

SECOND FLOOR

2nd Floor Offices
6,342.0 Sq.Ft.
\$6.50 PSF/Modified Gross

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FOREST



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