



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1704 TIBURON BOULEVARD

Best Retail Space in
Downtown Tiburon



Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
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THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
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RETAIL SPACE FOR LEASE



1704 TIBURON BOULEVARD

TIBURON'S FINEST
DOWNTOWN LOCATION

PROPERTY INFORMATION

HIGHLIGHTS

- Rare highly visible space
- Efficient layout
- Pleasant bay and hillside views
- Prime corner location in downtown Tiburon
- Across from ferry terminal
- Steps from popular restaurants and shops

DESCRIPTION OF PREMISES

Available for immediate occupancy. Excellent window line and exposure.

STRONG DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	5,527	20,742	64,252
2020 Median Household Income:	\$200,938	\$153,766	\$151,368
2020 Median Home Value:	\$1,111,452	\$1,093,209	\$1,084,808

LEASE TERMS

Size

1,295+/- sq ft

Rate

\$4.00 per sq ft

Terms

Gross unserviced

Parking

Street

Zoning

Neighborhood Village Commercial

Keegan & Coppin Co., Inc.
 101 Larkspur Landing Circle, Ste. 112
 Larkspur, CA 94939
 www.keegancoppin.com
 (415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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RETAIL & OFFICE SPACE FOR LEASE



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**TIBURON'S FINEST
DOWNTOWN LOCATION**

DESCRIPTION OF AREA

Eight miles north of San Francisco, and a mere twenty minutes from the financial district by ferry, downtown Tiburon is known for its Mediterranean charm and lifestyle. The expansive views from meandering streets draw visitors from around the globe, who flock year-round to the picturesque city. World class restaurants and shopping lure locals and visitors alike. Throughout the summer and fall, Friday Nights on Main draw locals downtown to enjoy live music and outdoor dining, while the Tiburon Wine Festival, the Holiday Festival, and the Tiburon International Film Festival contribute to the town's cultural appeal throughout the Bay Area.

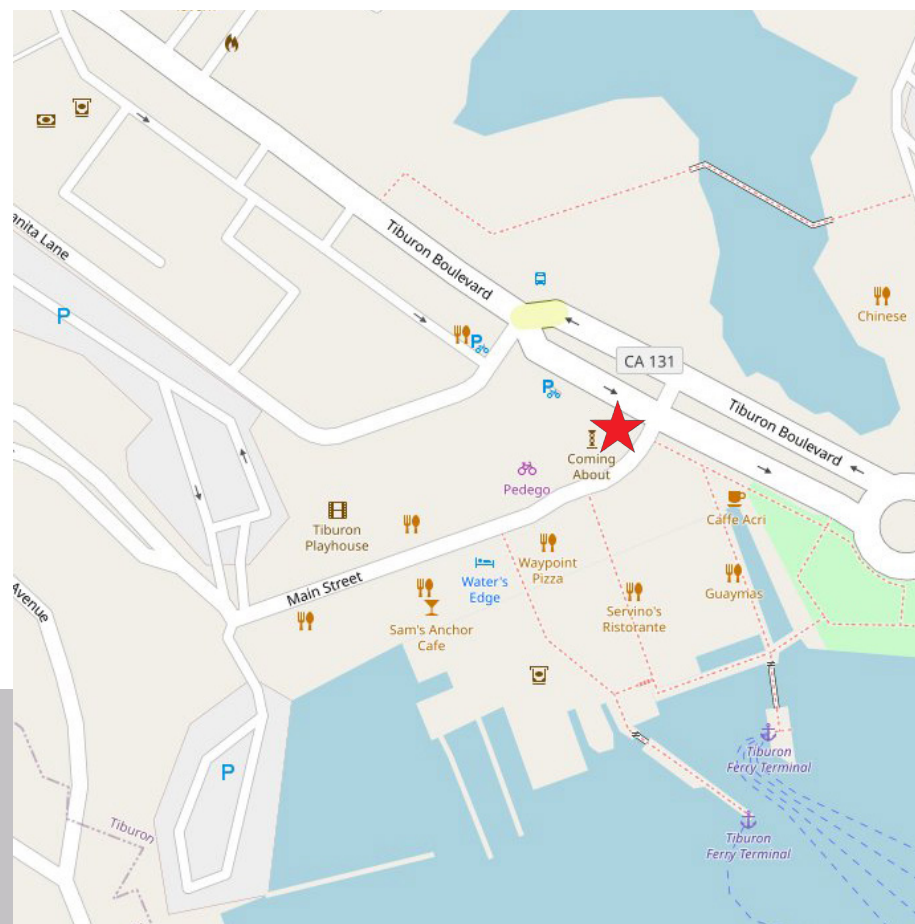
The building is located on the corner of two main thoroughfares in Tiburon: Main Street and Tiburon Boulevard. It provides excellent visibility and immediate access to a multitude of services and amenities. The property is just minutes from San Francisco and the Golden Gate Bridge, in a historic site in downtown Tiburon.

NEARBY AMENITIES

- Steps from dozens of cafes, shops, spas and restaurants
- Private and public schools, from preschool through high school
- Easy access to professional and medical services

TRANSPORTATION ACCESS

- Service by Golden Gate Transit route 4
- Ferry service to the San Francisco Ferry Building
- Ten minutes by car to the Golden Gate Bridge



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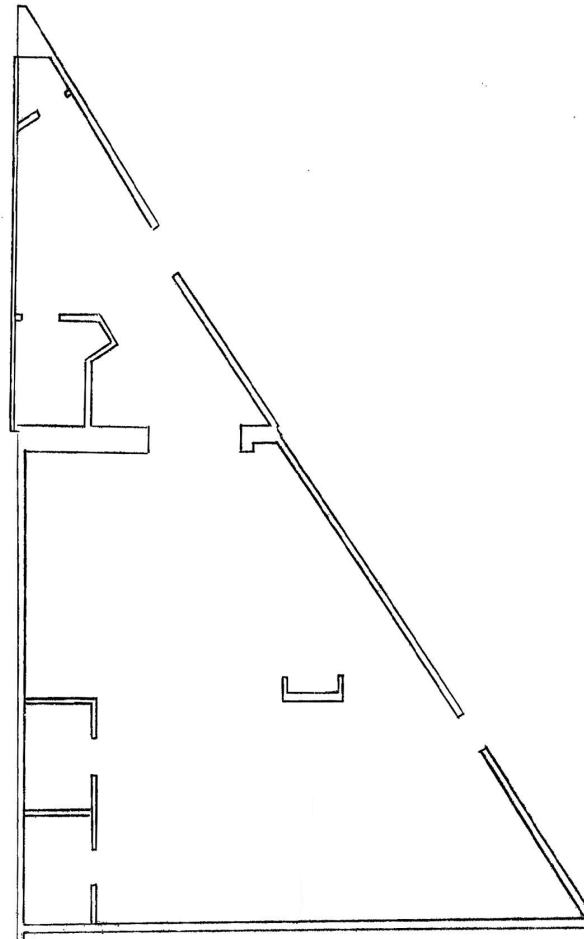
1704 TIBURON BOULEVARD FLOOR PLAN



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