



Keegan & Coppin
COMPANY, INC.

FOR LEASE

11180 HIGHWAY 1
POINT REYES STATION, CA
WEST MARIN DESTINATION



Go beyond broker.

REPRESENTED BY:

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



RETAIL SPACE FOR LEASE PROPERTY INFORMATION



11180 HIGHWAY 1
POINT REYES STATION, CA

WEST MARIN DISTINATION

HIGHLIGHTS

- Iconic Point Reyes Building
- Fantastic Visibility
- Signage Opportunity
- Large private patio

DESCRIPTION OF PREMISES

11180 Highway 1 is one of the most iconic restaurant locations in West Marin, with an expansive dining room, bright bar area, private banquet room, and an enchanting garden patio which has been the setting for decades of celebrations. Anchoring the south end of Point Reyes Station, the property offers a sense of arrival and community. The full kitchen allows for extended hours of operation and productivity, while the generous private parking lot offers convenience and ease to employees and visitors alike.



DESCRIPTION OF AREA

Point Reyes Station is the central point of coastal West Marin, with immediate access to dozens of beaches, picturesque towns, and a vast array of recreational opportunities. At the gateway to the Point Reyes National Seashore, Point Reyes Station is a bustling commercial center, catering to locals and tourists alike. Flower beds, murals and statues line streets dotted with charming shops, captivating art studios and galleries, acclaimed restaurants and artisan food producers. The town is a hub for the nearly 2.5 million visitors to the national park, as well as for the droves of Bay Area visitors who flock to the West Marin community on weekends.

LEASE TERMS

Size

Building: 4,366+/- sq ft
Patio: 2,500+/- sq ft

Rate

Negotiable

Terms

5 year minimum term

Parking

16 car parking

Zoning

C-VCR-B2
Village Commercial-Residential
Most commercial uses possible

Keegan & Coppin Co., Inc.
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RETAIL SPACE FOR LEASE



11180 HIGHWAY 1
POINT REYES STATION, CA

WEST MARIN DESTINATION

POINT REYES BY THE NUMBERS (WITHIN A 5 MILE RADIUS)

Residents:	7,161	Tourists:	2,265,301
Local Businesses:	241	Hotels + BB&Bs:	35
Restaurants/Cafes:	28	Galleries:	12

NEARBY AMENITIES

- Point Reyes National Seashore
- Tomales Bay
- Samuel P Taylor Park
- Cowgirl Creamery
- Stinson Beach



DRIVE TIMES

- Golden Gate Bridge, 48 minutes
- Petaluma, 29 minutes
- Napa, 1 hour, 10 minutes
- Stinson Beach, 25 minutes
- Rancho Nicasio, 16 minutes
- Point Reyes Lighthouse, 7 minutes



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REGIONAL MAP AND PHOTOS



11180 HIGHWAY 1
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REGIONAL POINT REYES MAP



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11180 HIGHWAY 1, POINT REYES STATION FLOOR PLAN AND SITE PLAN

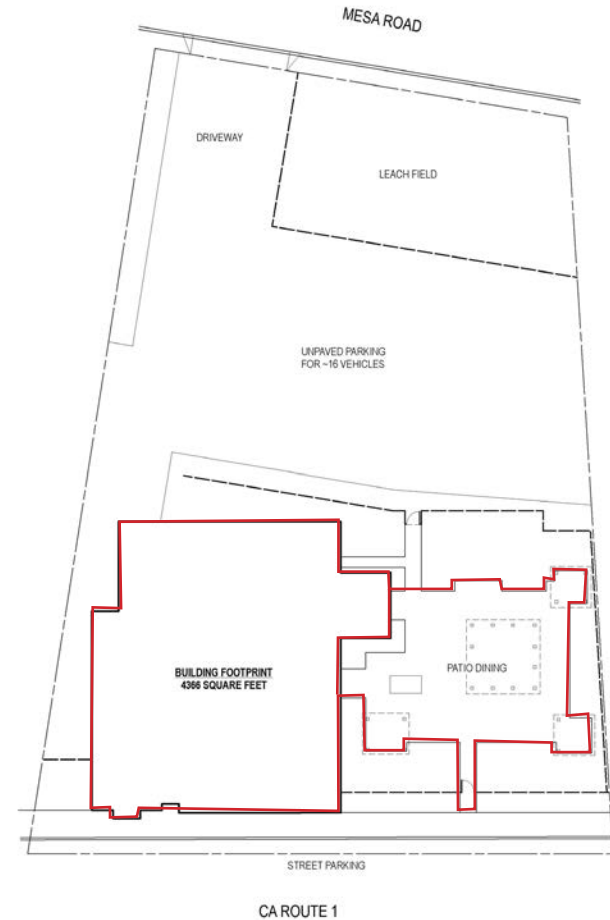
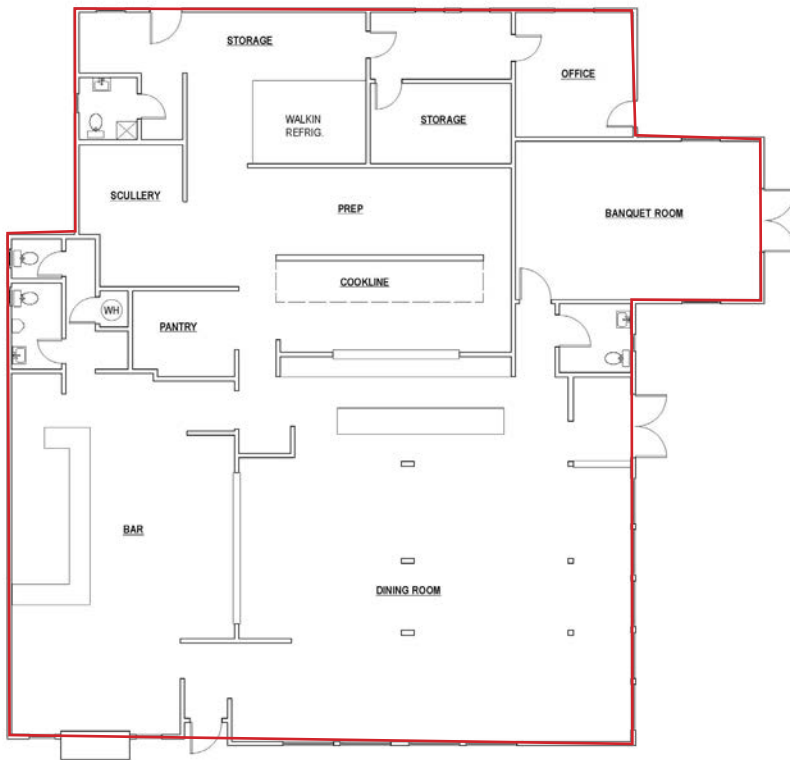


11180 HIGHWAY 1
POINT REYES STATION, CA

WEST MARIN DESTINATION

FLOOR PLAN
4,366+/- BUILDING RSF
2,500+/- PATIO RSF

SITE PLAN



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