

539 BRIDGEWAY

SAUSALITO, CALIFORNIA

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Executive Summary

Cushman & Wakefield is pleased to present 539 Bridgeway, a freestanding two-story building on Sausalito's Southern Waterfront, available for lease in its entirety.

The ground floor is a bright showroom behind a large arched display window facing Bridgeway. Upstairs is a full office level with a conference room, private offices, a kitchenette, a restroom, and a private balcony. Both floors look out over Richardson Bay toward Angel Island and the San Francisco skyline.

The building sits on one of the most walked stretches of Sausalito's waterfront. It's steps from the Sausalito Boardwalk, Scoma's, and Barrel House Tavern, and a short walk to the ferry terminal and downtown. With ±43' of frontage on Bridgeway, a tenant gets constant exposure to the residents and visitors walking the waterfront every day.

The building will be delivered vacant on a NNN basis, so a single tenant controls everything: signage, layout, and the whole experience from storefront to upstairs office. It's a strong fit for a flagship retail or gallery user, a professional firm that wants a branded headquarters, or a business that needs showroom and office space together.

CLASS A LOCATION

±2,410 SF AVAILABLE

VACANT

BAY VIEWS

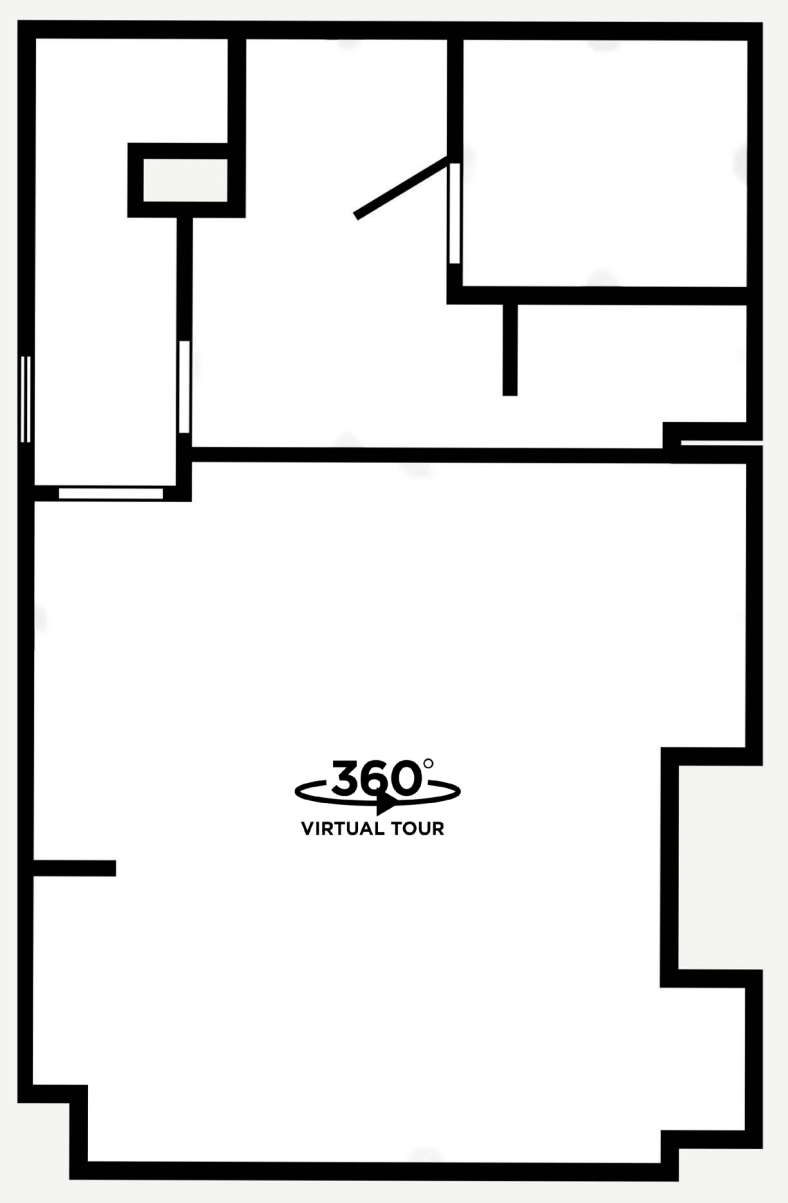




Property Overview	
ADDRESS	539 Bridgeway, Sausalito, CA
YEAR BUILT	1933
ASKING RATE	$3.50 PSF NNN
NNN	$1.10 PSF
NET RENTABLE AREA (RSF)	±2,410 SF
LOT SIZE	±3,049 SF
FRONTAGE	±43’ on Bridgeway
CONSTRUCTION	Wood Frame
NUMBER OF STORIES	2
PARKING	Street
ZONING	COMM



Retail/1st Floor

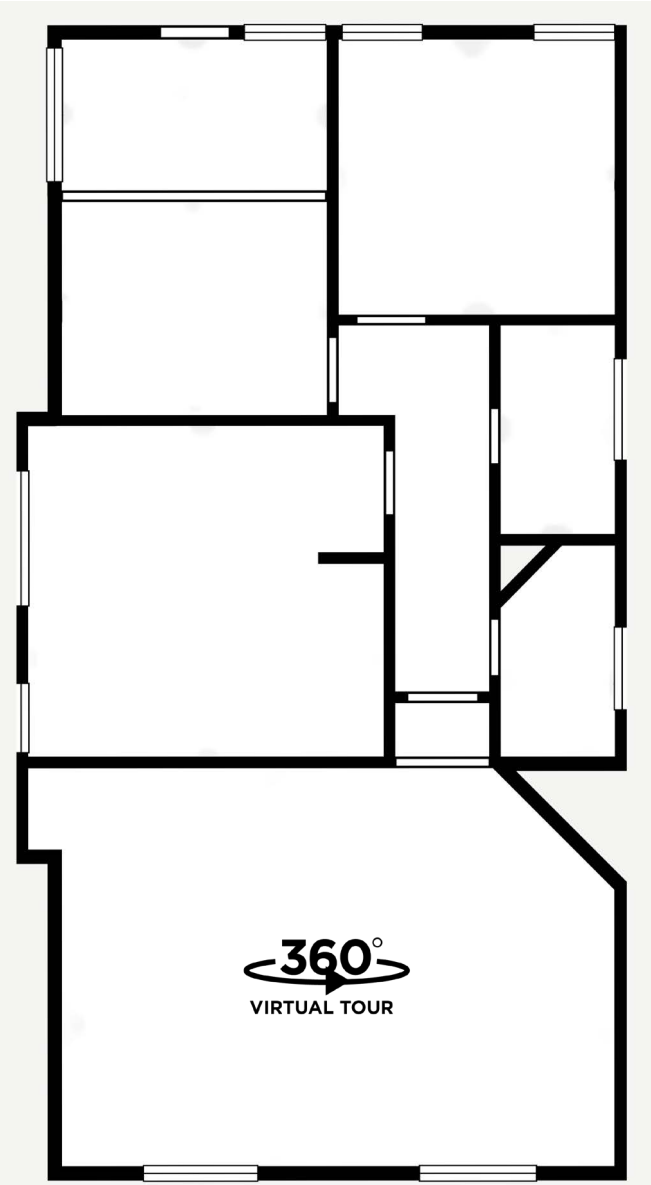


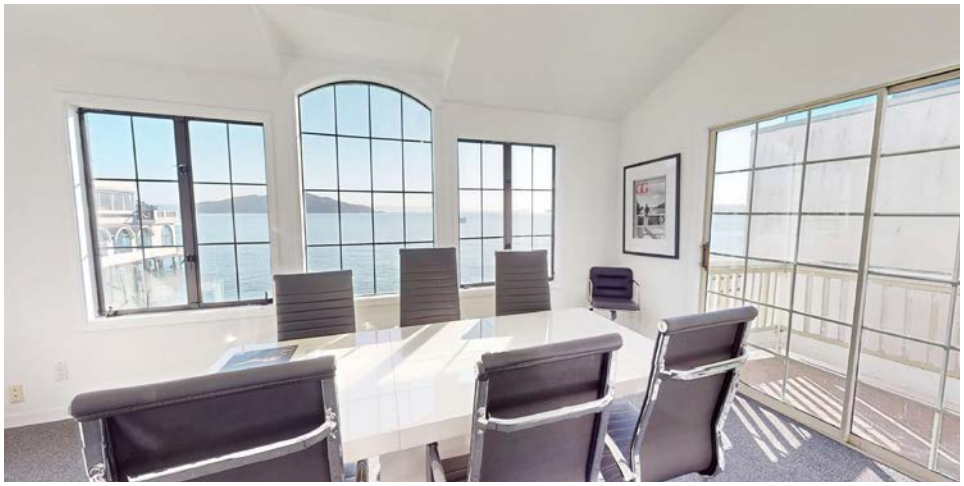


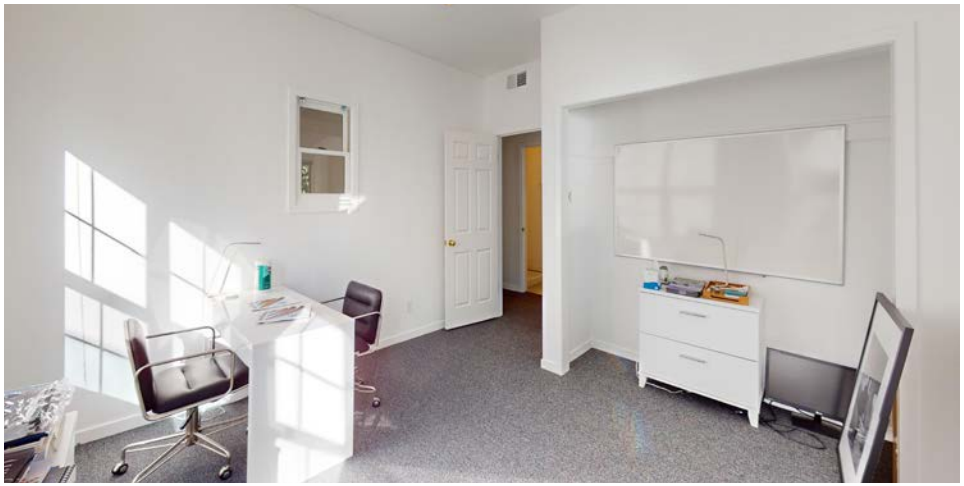


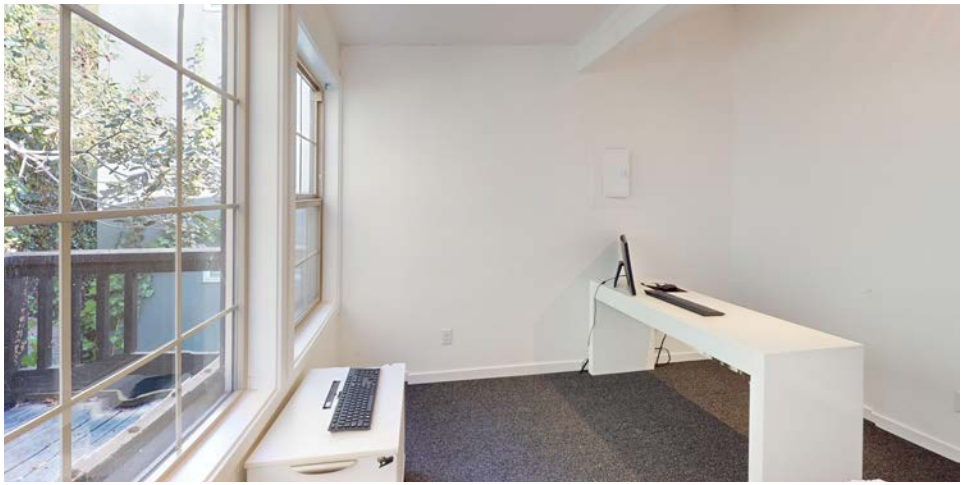


Office/2nd Floor









Sausalito

A small town with a big audience.

Sausalito is one of the most visited small towns in the Bay Area, and downtown is the reason. Bridgeway runs along the water from the ferry landing through the heart of town. It's lined with restaurants, cafes, galleries, and boutiques, with views across the bay to Angel Island, Belvedere, and the San Francisco skyline.

That setting draws a steady mix of customers: Marin residents, day-trippers from around the Bay Area, and visitors coming off the ferry from San Francisco all day long. For retailers, restaurants, and galleries, that means foot traffic most small towns never see. For professional and creative firms, it means an address clients remember and a place people want to come to work.

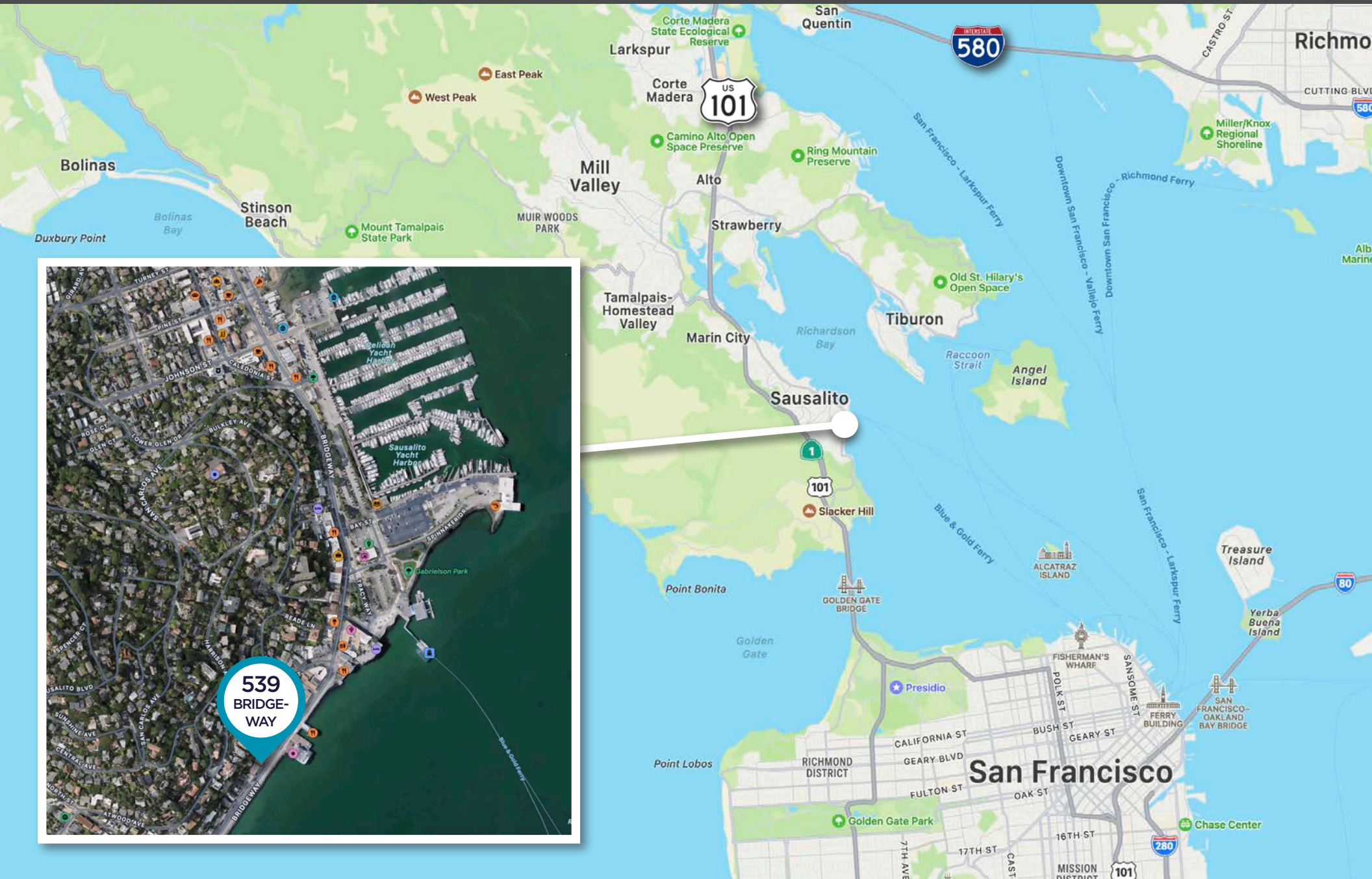
Getting here is easy. The Golden Gate Bridge puts San Francisco a short drive away, and Golden Gate Ferry and Blue & Gold run regular service between downtown Sausalito and the city. The rest of Marin is just up Hwy 101, and the Marin Headlands and the trails above town are right out the back door.

Sausalito is a place people already want to be, which makes it an easy place to do business.

Learn more about Sausalito: visitsausalito.org



Sausalito Waterfront & Regional Map





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