# SUASALITO
# SHORT TERM BUSINESS NEEDS STUDY
# SCOPE OF WORK

## PHASE 1- Create Database of Available Commercial Properties

## OVERVIEW

We conducted the survey by a physical "walk by", interviews with commercial brokers, Loopnet, and other websites such as Craigslist. Loopnet is a database that includes over 90% of available commercial properties already exists. Loopnet has most of the listings, specifications, maps and links is readily available. The city of Sausalito has also nearly completed the "Marinship Land Use/Business Inventory".

In order to identify and facilitate an inventory of available properties, specifications, and a preferred types and mix, we first broke it down to 3 basic categories.

1. Retail/Restaurant Space
2. Office/Design Space
3. Industrial Space

There is some overlap as well as some properties that use or category may be unclear or fall under a special circumstance.

In interviews conducted with local commercial brokers there were some common complaints/observations. The most common was that is extremely difficult and time consuming to obtain permits for improvements, use and occupancy. Factors influencing landlord decisions on leasing were primarily if the tenant could pay the rent and if they could get a use permit.

A summary of results is included in each section.

Submitted by:

Eckart Noack, Peter Van Meter, Jeff Scharosch, John Cox January 13, 2011

**Sausalito Retail Survey**

Summary

This report is a compilation of the results of a "walk-by" survey of retail businesses in Sausalito conducted on December 23, 2010. Its purpose was to determine the current mix of retail type businesses in Sausalito and to assess the current vacancy situation. This is a component of the Short Term Business Needs Study, an effort focused on the retention and attraction of new businesses in Sausalito.

The survey shows 241 businesses in designated commercial zones and in other areas such as the Marinship. Eighteen spaces were observed to be vacant, as discussed in more detail in the following section. The observed catagorization of the businesses is based upon signage and exterior observation, and not upon an examination fo the store's mechansise or service. There was no attempt to identify or list non-retail space such as office or residential, except as noted in a few instances (such as a storefront insurance office.)

The most frequently occuring businesses - with five or more instances - are summarized here (with categories simplified from the detail list)

| | | | |
|---|---|---|---|
| Restaurants and Food Service | | | |
| Full Service Restaurants | 36 | | (Including two locations not in operation) |
| Limited Service | 12 | | |
| Delicatessen | 6 | | (Including three locations in markets or convenience stores) |
| Confectionary | 2 | | |
| | | 56 | |
| Apparel and Accessories | | | |
| Women's Clothing | 9 | | |
| Family Clothing | 7 | | (Including four "T-shirt shops") |
| Fashion Accessories | 5 | | |
| Men's Clothing | 2 | | |
| Children's Clothing | 1 | | |
| | | 24 | |
| Personal Care | | | |
| Beauty Salon | 11 | | |
| Nail Salon | 5 | | |
| Skin Care | 3 | | |
| Barber | 1 | | |
| Massage | 2 | | |
| | | 22 | |
| Gift, Novelty and Toy Stores | | 15 | |
| Art Dealers | | 11 | |
| Dry Cleaning and Laundry | | 8 | |
| Jewelry Stores | | 7 | |
| Business Service - Copy, mail, etc. | | 6 | |
| Health Practioners | | 5 | (not MDs) |
| Sporting Goods | | 5 | (Including rentals) |

Vacancies

In addition to providing information for the study of business mix, this survey is intended to assess the retail vacancy situation. This information will assist in determining if a public-private joint leasing effort would be productive. On the surface, it appears that several of the vacancies reported are "special situations", and that occupancy is actually quite good. From this effort there is no way of telling how the operating businesses are actually doing, however.

The 18 vacancies reported were a 7.5% vacancy factor for the 241 establishments listed, based upon count and not rentable area. Since several vacant spaces are small, the standard vacancy rate based on area, would probably be less. The survey did not attempt to identfy operating business that may be leaving or new businesses committed to entering currently vacant spaces. While diversified community retail districts are not directly comparable to neighborhood shopping centers (usually anchored by a supermarket), it is interesting to note that the national shopping center vacancy was 10.9% in the fourth quarter of 2010, based on net rentable area (NRA). Sausalito does not look so bad after all.

The following are the observations of the survey subcommittee:

| Address | | Description | Comment |
|---|---|---|---|
| 201 Bridgeway | * | Former Valhalla, Chart House, Gaylord's | Kitchen apparently removed - unleaseable as restaurant |
| 558 Bridgeway | * | Ondine | Not a "vacancy", in that the space is available and used for catered events |
| 589 Bridgeway | | | Small space, older building |
| 595 Bridgeway | | | Small space, older building (steps up) |
| 597 Bridgeway | | Former Dis & Dat | Lower level space |
| 600 Bridgeway | * | Former Houlihan's | Extended vacancy with ADA compliance issues (elevator) |
| 605 Bridgeway | | Wild at Heart | Announced closing |
| 19 Princess | | Former Salvage Shop | Remodeled, but suffers from lack of visibility and being at the end of the block |
| 21 Princess | | | Remodeled, but suffers from lack of visibility and being at the end of the block |
| 660 Bridgeway | | Current Golden Bear Jewelry | Listed as vacant, as assumed ot be closing soon. Good location, but high rent |
| 660 Bridgeway | | Former (?) Exquisite Silk | Windows covered - closed? Interior passageway space with no visibility |
| 1001 Bridgeway | | | Bridgeway Terrace interior space lacking identity |
| 39 Caledonia | * | Former Gaylord's, Rustico | Not listed as vacant, as "Matt's Place" is under construction but delayed |
| 108 Caledonia | | Victorian building | Street level space, set back |
| 328 Pine | | Behind Cibo | |
| 221 Caledonia | | Former drug store, Prudential R.E. | Probably best continued as office use |
| 1403 Bridgeway | | Former Donut Shop, Amy's | Likely to continue in food service use |
| 501 Caledonia | | Former video rental, dress shop | Newly remodelled |
| 1621 Bridgeway | * | ACERIS STT Clinic | Not listed as vacant, although apparently only available for special events |
| 1913 Bridgeway | * | | Under construction - status not clear |

* Deemed special situations by the subcommittee. Taking out the four of these that are in the vacancy list reduces that factor to 5.4%, well within the range of normal community turnover vacancy.

Detail Listing

The following list is in geographical sequence, generally south to north through Sausalito

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| **West Side of Second Street - CN-1 Zone** | | | |
| 300 Valley | Caccivcco | Full Service Restaurant | |
| - | Sausalito Waterworks | Dry Cleaning and Laundry Services | |
| 109 | Core Physical Therapy | Health Practitioner | |
| 111 | Soluna Health | Health Practitioner | |
| - | Carousel Laundry & Cleaners | Dry Cleaning and Laundry Services | |
| 205 | 3D Bikefit | Sporting Goods Store | Equipment and Supplies |
| 211 | Decker Bullock | Real Estate | |
| 215 | Frank Howard Allen | Real Estate | |
| 221 | Golden Gate Market | Supermarkets and Other Grocery | |
| **East Side of Second Street - CN-1 Zone** | | | |
| 201 Bridgeway | **Vacant** (Former Gaylord's) | Full Service Restaurant | |
| **West Side of Bridgeway, South of Princess Street - CC Zone** | | | |
| 539 | Galerie Judith Englestad | Art Dealer | |
| 561 | No apparent name | Personal Care Services | Nail Salon |
| 567 | Cat Murphy's | Personal Care Services | Skin Care Services |
| 571 | Sausalito Bakery | Limited Service Eating Place | |
| 573 | Image | Women's Clothing Store | |
| 579 | Georgiou | Women's Clothing Store | |
| - | Nana's Treasures | Office Supplies, Stationery and Gift Store | Novelty and Souvenir Store |
| 589 | **Vacant** | | |
| 589 | Cha Cha Cha | Children's and Infant's Clothing Store | |
| 595 | **Vacant** | | |
| 595 | Mayflower Boutique | Women's Clothing Store | |
| 597 | **Vacant** | | |
| 599B | Tim Cantor | Art Dealer | |
| 605 | **Vacant** (Wild at Heart Closing) | | |
| 607 | Munchies Candies | Specialty Food Store | Nut and Confectionary Store |
| 613 | Real Napa | Beer, Wine and Liquor Store | |

* Based on the *North American Industrial Classification System* (NAICS)

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| 621 | Angelino's | Full Service Restaurant | |
| 625 | Venice Gourmet | Specialty Food Store | Delicatessen |
| 629 | Giovanni's Pizza | Limited Service Eating Place | Pizza Parlor |
| 633 | Bridgeway Café | Limited Service Eating Place | |
| 639 | Crazy Shirts | Family Clothing Store | Casual |
| East Side of Bridgeway, South of Princess Street - OA Zone | | | |
| 558 | Horizon's | Full Service Restaurant | |
| 558 | **Vacant** (Ondine available for events) | Full Service Restaurant | |
| - | Scoma's | Full Service Restaurant | |
| South Side of Princess Street - CC Zone | | | |
| 3 | Benetton | Family Clothing Store | |
| 11 | Hubba Hubba | Women's Clothing Store | |
| 19 | **Vacant** | | |
| 21 | **Vacant** | | |
| North Side of Princess Street - CC Zone | | | |
| 2 | Time After Time | Jewelry Store | Watches |
| 4 | Sausalito Jewelers | Jewelry Store | |
| 8 | The Wilderness Collection Gallery | Art Dealer | |
| 14 | Starbucks | Limited Service Eating Place | Doughnut and Coffee Shop |
| 20 | Something/Anything | Jewelry Store | |
| 28 | Pegasus Leather | Other Clothing Store | Leather Apparel |
| 30 | Princess Court | | |
| | Brighton | Clothing Accessories Store | |
| | Out of Hand | Office Supplies, Stationery and Gift Store | Gift Store |
| | Art Elite Gallery | Office Supplies, Stationery and Gift Store | Gift Store |
| | Scrimshaw Gallery | Office Supplies, Stationery and Gift Store | Novelty and Souvenir Store |
| 34 | Sports & History Gallery | Other Misc. Store | Collector's Items Shop |
| - | Sausalito Bicycle Rentals | Sporting Goods Store | Equipment and Supplies |
| - | Arlecchina | Women's Clothing Store | |
| 52B | Francesca Gallery | Art Dealer | |
| 52 | Eyeltalia | Office Supplies, Stationery and Gift Store | Gift Store |
| 62 | The Gables (in R-3 Zone) | Hotels and Motels | Bed and Breakfast Inn |

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| West Side of Bridgeway, North of Princess Street to Excelsior Ave. - CC Zone | | | |
| 669 | Hanson Gallery | Art Dealer | |
| 673 | Quest | Other Clothing Store | Leather Apparel |
| 675 | Petri's | Art Dealer | |
| 681 | Firuze | Women's Clothing Store | |
| 683 | Sausalito Accessories | Family Clothing Store | Casual |
| 687 | Trio Jewelry | Clothing Accessories Store | |
| 689 | Lappert's Ice Cream | Specialty Food Store | Nut and Confectionary Store |
| 695 | Games People Play | Hobby, Toy and Game Store | |
| 701 | Sausalito Sundries & Gifts | Office Supplies, Stationery and Gift Store | Gift Store |
| 705 | Kokopelli Gallery | Jewelry Store | |
| 707 | No apparent name (was Film store) | Clothing Accessories Store | |
| East Side of Bridgeway, North of Princess Street to El Portal - CC Zone | | | |
| 600 | **Vacant** (Upper Level) | | |
| 660 | Old Purity Market | | |
| | Jewelry by the Bay | Jewelry Store | |
| | Royal Arts Co. | Office Supplies, Stationery and Gift Store | Gift Store |
| | Piccolo Caffe | Full Service Restaurant | |
| | Tibet Arts & Crafts | Clothing Accessories Store | |
| | **Vacant** (Exquisite Silk gone?) | | |
| | **Vacant** (Golden Bear Closing ) | | |
| 670 | Winship Restaurant | Full Service Restaurant | |
| 676 | Sausalito Shirt Co. | Family Clothing Store | Casual |
| - | Seven Seas Greenhouse Restaurant | Full Service Restaurant | |
| - | Fine Art, Etc. | Art Dealer | |
| 688 | Sausalito Ferry Company | Hobby, Toy and Game Store | |
| 690 | Petri's Fine Arts | Art Dealer | |
| South Side of El Portal - CC Zone | | | |
| 12 | Caffe Tutti | Full Service Restaurant | |
| 16 | Hotel Sausalito | Hotels and Motels | Hotel |
| 22 | Paul & Shark | Men's Clothing Store | |
| 26 | Blue Willi's | Women's Clothing Store | |
| 30 | Inn Above the Tide | Hotels and Motels | Hotel |

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| **West Side of Bridgeway, North of Excelsior Ave. - CC Zone** | | | |
| 715 | Wells Fargo Bank | Finance and Insurance | Commercial Banking |
| 721 | Burlwood Gallery | Office Supplies, Stationery and Gift Store | Gift Store |
| 723 | Sunrise | Office Supplies, Stationery and Gift Store | Gift Store |
| 729 | Gene Hiller | Men's Clothing Store | |
| 737 | Hamburgers | Limited Service Eating Place | Takeout Eating Place |
| 739 | Piccolo Teatro (temporarily closed) | Full Service Restaurant | |
| 743 | Golden Gate Jewelry | Jewelry Store | |
| 747 | Collector's Gallery | Office Supplies, Stationery and Gift Store | Gift Store |
| - | Sottovento | Family Clothing Store | Casual |
| 757 | No Name Bar | Drinking Places (Alcoholic Beverages) | Bar |
| 763 | Eng's | Clothing Accessories Store | |
| 769 | Bacchus Venus | Specialty Food Store | |
| 771 | Living Energy Massage | Personal Care Services | Massage |
| 777 | Poggio | Full Service Restaurant | |
| 801 | Casa Madrona | Hotels and Motels | Hotel |
| - | Habitat Books | Book Stores and News Dealers | |
| 813-817 | Fish & Chips | Limited Service Eating Place | |
| 819 | Ciao Bella Italy | Office Supplies, Stationery and Gift Store | Gift Store |
| **East Side of Bridgeway, North of Excelsior Ave.** | | | |
| 750 | Bank of America (in W Zone) | Finance and Insurance | Commercial Banking |
| Spinnaker Dr. | The Spinnaker Restaurant (in PI Zone) | Full Service Restaurant | |
| - | Visitor Center (in PI Zone) | Other Misc. Store | |
| 100 Bay | The Harbor Shop (in W Zone) | Family Clothing Store | |
| **West Side of Bridgeway, North of San Carlos Ave. to Napa Street - CR Zone** | | | |
| 1001 | Bridgeway Terrace | | |
| | Ship N Mail | Business Service Center | |
| | Red Arresting Beauty | Personal Care Services | Skin Care Services |
| | Salon de Artistes | Personal Care Services | Beauty Salon |
| | My Kloset | Women's Clothing Store | |
| | **Vacant** | | |
| | Thai Terrace | Limited Service Eating Place | |
| | Hertz | Car Rental Agency | |
| | Top Paws | Pet Supplies and Store | |
| - | Bridgeway Gas | Gasoline Service Station | |

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| 1113 | Bridgeway Cleaners | Dry Cleaning and Laundry Services | |
| 1115 | Sausalito Taco Shop | Limited Service Eating Place | |
| 1201 | Cibo | Limited Service Eating Place | |
| 1201 | Vamus a Ver Meso American Crafts | Furniture & Home Furnishings Store | |
| 1303 | Ladybug Flowers | Florist | |
| - | Sausalito Animal Hospital | Vetinary Services | |
| 1311 | Lighthouse Restaurant | Full Service Restaurant | |
| 1403 | **Vacant** (former Donut Shop) | | |
| 1417 | A Bicycle Odessy | Sporting Goods Store | Equipment and Supplies |
| - | Nancy Ann Flowers | Florist | |
| 1621 | ACERIS STT Clinic | Management Consulting Services | Marketing Consulting Service |
| East Side of Bridgeway, North of San Carlos Ave. to Litho Street (Dunphy Park) - CW Zone | | | |
| 1000 | Taste of Rome | Limited Service Eating Place | Doughnut and Coffee Shop |
| 303 Johnson | Harbor View Grill | Full Service Restaurant | |
| 1250 | Bar Bocce (Remodel under construction) | Full Service Restaurant | |
| 1200 | Paradise Bay | Full Service Restaurant | |
| 300 Turney | Wellington's Wine Bar | Drinking Places (Alcoholic Beverages) | Bar |
| West Side of Caledonia Street - CR Zone | | | |
| 33 | Sausalito Optometry | Optical Goods Store | |
| 35 | Barber Shop | Personal Care Services | Barber Shop |
| - | DiVino | Full Service Restaurant | |
| 39 | Matt's Place (Remodel under construction) | Full Service Restaurant | |
| 43 | Sartaj India Café | Full Service Restaurant | |
| 45 | Rosetti Pizzeria | Full Service Restaurant | |
| 47 | Arawan Thai Cuisine | Full Service Restaurant | |
| - | Marin Theater | Motion Picture and Video Exhibition | Motion Picture Theater |
| 107 | Sushi Ran | Full Service Restaurant | |
| 201 | Fine Framing | Furniture & Home Furnishings Store | Picture Frame Store |
| 201 | Tom Tyray Jeweler | Jewelry Store | |
| - | Michelle of Sausalito | Personal Care Services | Nail Salon |
| 209 | Sausalito Gourmet | Specialty Food Store | Delicatessen |
| 215 | Luna | Personal Care Services | Beauty Salon |
| " | The Cobblers | Personal & Household Goods Repair | Footwear and Leather Goods Repair |
| " | Angelical Touch & Wellness | Personal Care Services | Massage |
| " | Flying Oliver Books | Book Stores and News Dealers | |
| - | Lili's | Personal Care Services | Beauty Salon |

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| 221 | **Vacant** (former Prudential Real Estate) | | |
| - | Robert Allen Fine Art | Art Dealer | |
| 305 | Tom Ryan Allstate | Finance and Insurance | Insurance |
| 333B | John Wilmer Gallery | Other Misc. Store | |
| 333 | 333 Caledonia | Art Dealer | |
| 501 | **Vacant** (New remodel) | | |
| 511 | IDESST Hall | Hall and Banquet Room | |

East Side of Caledonia Street (and side streets) - CR Zone

| | | | |
|---|---|---|---|
| 36 | Experience Salon | Personal Care Services | Beauty Salon |
| 40 | Lance Lesneski | Health Practitioner | |
| - | Pinestreet Papery (Business for sale) | Office Supplies, Stationery and Gift Store | |
| - | Inside Asia | Furniture & Home Furnishings Store | |
| - | Sausalito Market | Supermarkets and Other Grocery | |
| 325 Pine | Bluebird Yarn & Fiber Crafts | Sewing, Needlework and Piece Good Store | |
| 328 Pine | Core Pilates | Fitness and Recreational Sports Center | |
| 328 Pine | **Vacant** | | |
| 108 | Mary Small Photography - Up | Photographic Services | |
| 108 | **Vacant** - Down | | |
| 110 | Yoga of Sausalito | Family Clothing Store | Casual |
| 110 | Green Apples | Women's Clothing Store | |
| 200 | Real Foods | Supermarkets and Other Grocery | |
| - | L & L Property Management | Real Estate | |
| - | Smitty's | Drinking Places (Alcoholic Beverages) | Bar |
| 218 | Sausalito Bright | Dry Cleaning and Laundry Services | |
| 302 | Alpine Cleaners | Dry Cleaning and Laundry Services | |
| - | Roger Hair Boutique | Personal Care Services | Beauty Salon |
| - | Sparow Creek Montessori School | Other Schools & Instruction | |
| - | Sausalito Picture Framing | Furniture & Home Furnishings Store | Picture Frame Store |
| 314 | Rimma's Hair Design | Personal Care Services | Beauty Salon |
| 318 | Waterstreet Hardware | Hardware Store | |
| - | Sweet Ginger | Full Service Restaurant | |
| 410 | Caledonia Cleaners | Dry Cleaning and Laundry Services | |
| 510 | The Copper Door | Furniture & Home Furnishings Store | Picture Frame Store |

Liberty Ship Way - Schoonmaker Area - I Zone

| | | | |
|---|---|---|---|
| - | Joanne's Print Shop | Business Service Center | |
| - | FastBlue | Business Service Center | |

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| - | Le Garage | Full Service Restaurant | |
| 2200 Bridgeway | Snaps Reprographics | Business Service Center | |

West Side of Brideway Between Easterby Ave. and Olive St. - CN-1 Zone

| | | | |
|---|---|---|---|
| 1901 | 7/Eleven Store | Convenience Store | |
| - | Coin Laundry | Dry Cleaning and Laundry Services | |
| 1907 | Integrated Fitness Martial Arts | Fitness and Recreational Sports Center | |
| 1913 | **Vacant** (Unclear status) | | |
| 1915 | Signature Hair Boutique - Up | Personal Care Services | Beauty Salon |
| 1915 | Suzie's Nails | Personal Care Services | Nail Salon |
| - | Fred's | Full Service Restaurant | |
| 1919 | Hair Solutions | Personal Care Services | Beauty Salon |
| 2001 | Chiropractic Family Practice | Health Practitioner | |
| - | Flo De-stressing Center | Health Practitioner | |
| 2009 | Saylor's Restaurant & Bar | Full Service Restaurant | |

West Side of Bridgeway North of Coloma St. - CN-2 Zone

| | | | |
|---|---|---|---|
| 2631 | Scott of Sausalito | Personal Care Services | Beauty Salon |
| " | Eco-friendly Dry Cleaners | Dry Cleaning and Laundry Services | |
| " | Shaolin Martial Arts | Fitness and Recreational Sports Center | |
| 2633 | La Hacienda Restaurant | Full Service Restaurant | |
| 2633 | Hamalayas | Full Service Restaurant | |
| 2829 | Dario's Pizza | Full Service Restaurant | |
| " | Think Personal | Office Supplies, Stationery and Gift Store | Gift Store |
| " | Jennifer Ross Farmer's Insurance | Finance and Insurance | Insurance |
| " | About Faces | Personal Care Services | Skin Care Services |
| " | High 5 Salon | Personal Care Services | Nail Salon |
| " | Esimo Spa | Personal Care Services | Beauty Salon |
| " | Salon LoJe | Personal Care Services | Beauty Salon |
| 2901 | Sausalito Shell | Gasoline Service Station | Car Wash |
| 3001 | Pal's Liquor | Beer, Wine and Liquor Store | |
| " | Cross Fit Sausalito | Fitness and Recreational Sports Center | |
| " | Bay View Salon | Personal Care Services | Nail Salon |
| " | Kitti's Place | Limited Service Eating Place | |
| " | Bridgeway Bagel & Coffee | Limited Service Eating Place | Doughnut and Coffee Shop |
| " | Golden Gate Trike | Sporting Goods Store | Equipment and Supplies |
| " | The UPS Store | Business Service Center | |
| " | Tommy's Wok | Full Service Restaurant | |

| Address | Business Name | Category* | Subcategory |
|---|---|---|---|
| Marinship Area, East Side of Bridgeway from South of Harbor Drive to North City Limits - I Zone, except as Noted | | | |
| | Along Bridgeway | | |
| - | Kinko's | Business Service Center | |
| 2650 | Feng Nian | Full Service Restaurant | |
| 2656 | Avatar's | Full Service Restaurant | |
| " | Dymanic Energy Crystals | Office Supplies, Stationery and Gift Store | Gift Store |
| " | Louie's Deli | Specialty Food Store | Delicatessen |
| 2660 | Art Brokers | Art Dealer | |
| | Along Harbor Drive | | |
| One | Wastamerica Bank | Finance and Insurance | Commercial Banking |
| Three | Bank of Marin | Finance and Insurance | Commercial Banking |
| - | Mollie Stone's (in CS Zone) | Supermarkets and Other Grocery | |
| - | U.S. Post Office (in PI Zone) | Postal Service | |
| - | West Marine | All Other General Merchandise Stores | |
| 200 | Harbor Dive & Kayak Center (in W Zone) | Sporting Goods Store | Equipment and Supplies |
| 298 | Johnson Hicks Marine Electronics (in W Zone) | Electronic & Precision Equipment | |
| 300 | Sausalito Marine (in W Zone) | All Other General Merchandise Stores | |
| 303 | Harbor Vetinary | Vetinary Services | |
| - | Seahorse Musica Caffee | Full Service Restaurant | |
| 350 | Fish (in W Zone) | Full Service Restaurant | |
| | Along Gate 5 Road | | |
| - | Bayside Organics Dispensary | All Other Misc. Stores Retailers | |
| - | Cultivating Wisdom | All Other Misc. Stores Retailers | |
| - | Heath Ceramics | Furniture & Home Furnishings Store | China & Glassware Store |
| 475 | Anchorage Restaurant | Full Service Restaurant | |
| 305 | DJ Healy Auto Body | Automotive Repair & Maintenance | |
| 90 | Sun Auto | Automotive Repair & Maintenance | |
| - | A&A Automotive | Automotive Repair & Maintenance | |
| - | Valtellina Automobili | Automotive Repair & Maintenance | |

# #2 SAUSALTO OFFICE/DESIGN SPACE SURVEY

## Summary

This report is based on information gathered and interviews from 12/15/10-1/10/10.

The office space category is renamed to Office/Design space. Design space is currently more sought after and it is the trend of business attracted to Sausalito. Advertising, packaging, product development and creative businesses are increasing. Traditional users of Class A office space such as financial services and more traditional businesses are decreasing.

The commercial site Loopnet is estimated to have over 90% of the local available Office/Design space listed. There is currently 104,607 square feet of vacant Office/Design space available on Loopnet alone. Prices are averaging $2.00 -$3.00 per foot and are comparable with Southern Marin. The overall vacancy rate is also similar or slightly better than Southern Marin.

Two of the largest traditional class A properties are:

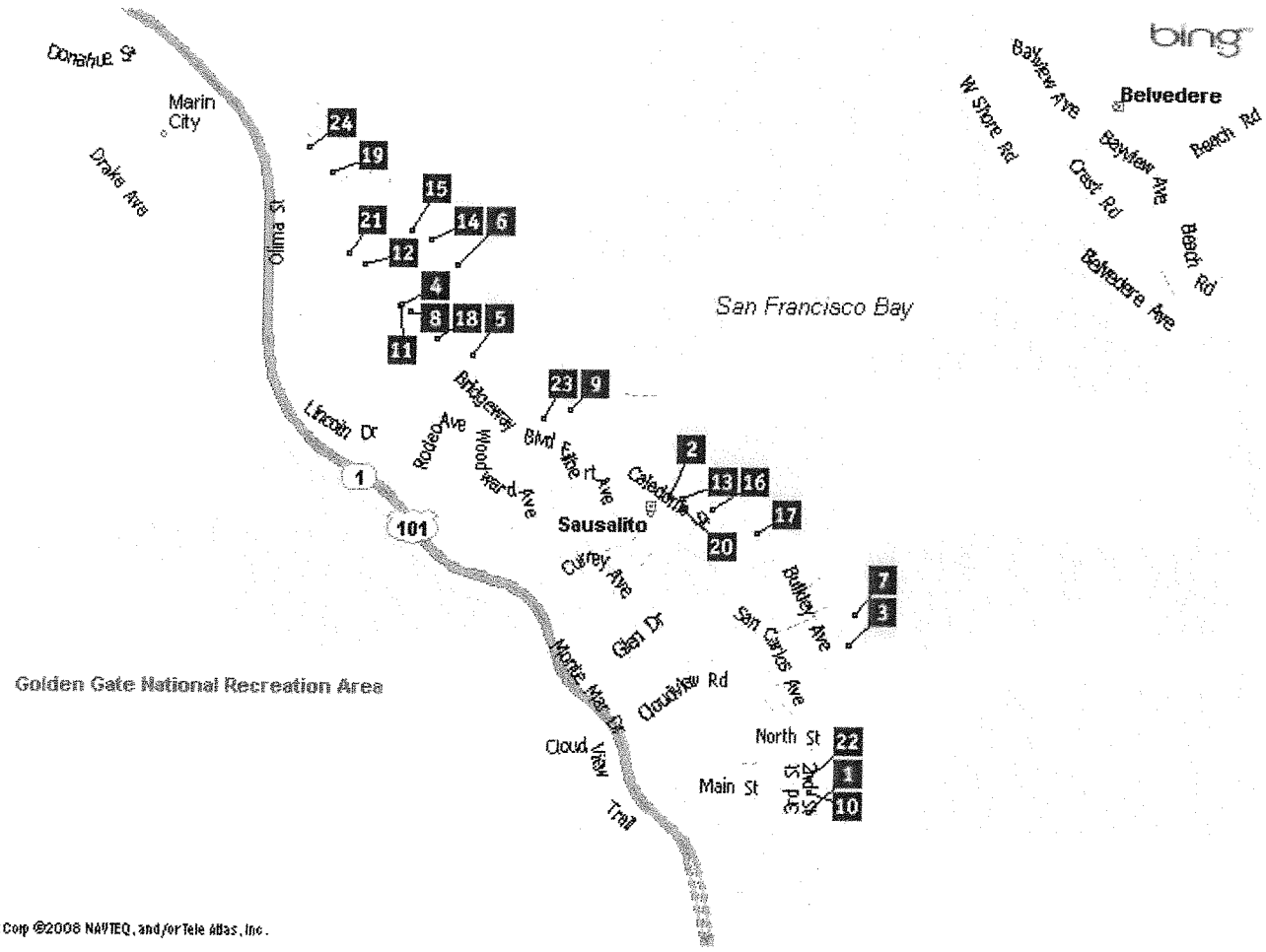
1. 1 & 3 Harbor, 36,891 sq ft available out of 121,690 or 30%.
2. Marina plaza, 21,757sq ft available out of 75,205 or 29%.

10, 20, 28 & 30 Liberty Ship Way are more Design Type spaces, and have no substantial vacancies out of 146,000 sq ft.

The inventory of Office/Design space includes dozens of small and mid size buildings. Spaces ranging from 500-1500 sq ft are in higher demand than larger ones.

## Property Map

**MARTIN,NOACK REAL ESTATE**




### Legend

1. **The Sausalito Waterworks**
   300 Valley St, Sausalito, CA
2. **318 Caledonia Street**
   318 Caledonia Street, Sausalito, CA
3. **599 Bridgeway**
   599 Bridgeway, Sausalito, CA
4. **Harbor Drive Executive Park 1**
   1 Harbor Dr, Sausalito, CA
5. **Marina Office Plaza - Energy Star Certified**
   2330 Marinship Way, Suite 301, Sausalito, CA
6. **310 Harbor Drive**
   310 Harbor Drive, Sausalito, CA
7. **670 Bridgeway Office Space**
   670 Bridgeway, Sausalito, CA
8. **2400 Bridgeway**
   2400 Bridgeway, Sausalito, CA
9. **80 Liberty Ship Wy**
   80 Liberty Ship Wy, Sausalito, CA
10. **123 Second Street**
    123 Second Street, Sausalito, CA
11. **Harbor Drive Executive Park 3**
    3 Harbor Dr, Sausalito, CA
12. **Mariners Landing**
    Coloma St. and Bridgeway, Sausalito, CA
13. **302 Caledonia Street**
    302 Caledonia Street, Sausalito, CA
14. **475 Gate 5 Road**
    475 Gate 5 Road, Sausalito, CA
15. **Mariners Landing**
    Gate 5, Bridgeway, Coloma, Sausalito, CA
    **Bridgeway Terrace**
16. **1221 Bridgeway**
    1221 Bridgeway, Sausalito, CA
    **2346 Marinship Wy**

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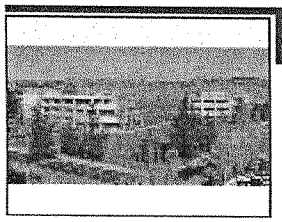
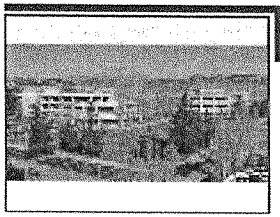


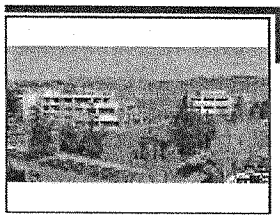
## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1/370 | **Rental Rate:** | $3.30/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 1,854 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Parking Ratio:** | 4/1,000 SF | |
| | Office Building | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |



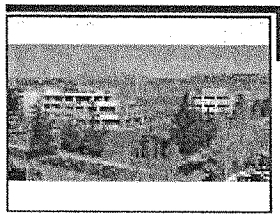
## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2/200 | **Rental Rate:** | $3.30/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 4,690 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Parking Ratio:** | 4/1,000 SF | |
| | Office Building | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |



## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2/145 | **Rental Rate:** | $2.80/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 798 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Parking Ratio:** | 4/1,000 SF | |
| | Office Building | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |



## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2/210 | **Rental Rate:** | $2.80/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 1,217 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Parking Ratio:** | 4/1,000 SF | |
| | Office Building | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |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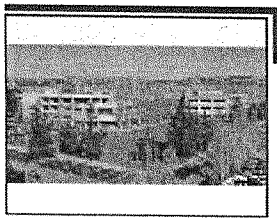
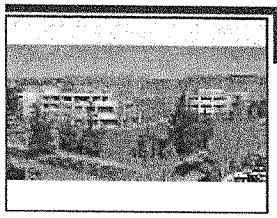


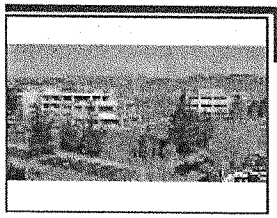
## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1/150 | **Rental Rate:** | $2.80/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 4,800 SF | **Lease Type:** | Full Service Gross | |
| **Divisible To:** | 2,400 SF | **Parking Ratio:** | 4/1,000 SF | |
| **Maximum Contiguous:** | 5,401 SF | **LoopNet ID:** | 13746095 | |
| **Space Type:** | Office<br>Office Building | **Status:** | Available | |



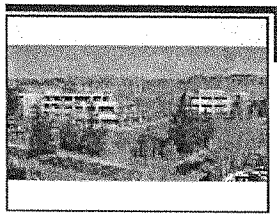
## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2/105 | **Rental Rate:** | $2.80/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 1,240 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office<br>Office Building | **Parking Ratio:** | 4/1,000 SF | |
| | | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |



## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2/150 | **Rental Rate:** | $2.80/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 4,937 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office<br>Office Building | **Parking Ratio:** | 4/1,000 SF | |
| | | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |



## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1/170 | **Rental Rate:** | $2.80/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 601 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office<br>Office Building | **Parking Ratio:** | 4/1,000 SF | |
| | | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |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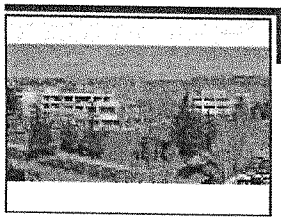
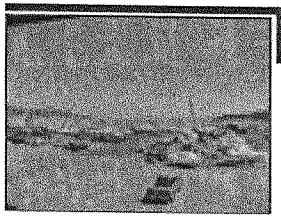


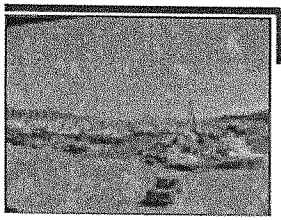
## Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1/220 | **Rental Rate:** | $3.00/SF/Month | **http://listing.loopnet.com/13746095** |
| **Space Available:** | 1,615 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Parking Ratio:** | 4/1,000 SF | |
| | Office Building | **LoopNet ID:** | 13746095 | |
| | | **Status:** | Available | |



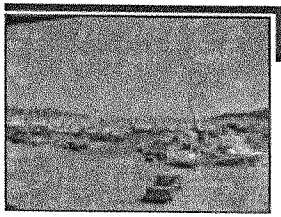
## 310 Harbor Drive - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Suite 400-F | **Rental Rate:** | $2.57/SF/Month | **http://listing.loopnet.com/16805780** |
| **Space Available:** | 475 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16805780 | |
| | | **Status:** | Available | |



## 310 Harbor Drive - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 400-G | **Rental Rate:** | $1.95/SF/Month | **http://listing.loopnet.com/16805780** |
| **Space Available:** | 960 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16805780 | |
| | | **Status:** | Available | |



## 310 Harbor Drive - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 400-H | **Rental Rate:** | $1.95/SF/Month | **http://listing.loopnet.com/16805780** |
| **Space Available:** | 2,824 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16805780 | |
| | | **Status:** | Available | |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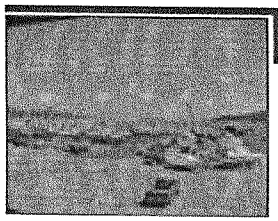
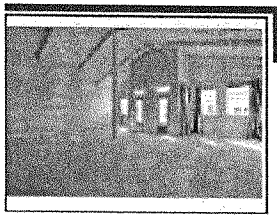


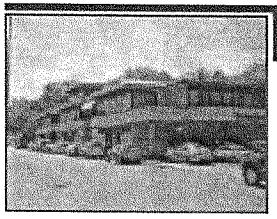
## 310 Harbor Drive - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 400-D | **Rental Rate:** | $2.65/SF/Month | **http://listing.loopnet.com/16805780** |
| **Space Available:** | 1,750 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16805780 | |
| | | **Status:** | Available | |



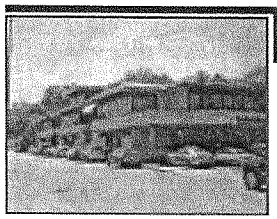
## 670 Bridgeway Office Space - 670 Bridgeway, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Second Floor | **Rental Rate:** | $2.50/SF/Month | **http://listing.loopnet.com/16955087** |
| **Space Available:** | 1,750 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 16955087 | |
| | | **Status:** | Available | |



## 2400 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 280 | **Rental Rate:** | $2.50/SF/Month | **http://listing.loopnet.com/16891044** |
| **Space Available:** | 1,720 SF | **Lease Type:** | Industrial Gross | |
| **Maximum Contiguous:** | 3,440 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 16891044 | |
| | Office Building | **Status:** | Available | |



## 2400 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 290 | **Rental Rate:** | $2.50/SF/Month | **http://listing.loopnet.com/16891044** |
| **Space Available:** | 1,720 SF | **Lease Type:** | Industrial Gross | |
| **Maximum Contiguous:** | 3,440 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 16891044 | |
| | Office Building | **Status:** | Available | |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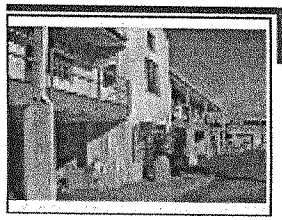
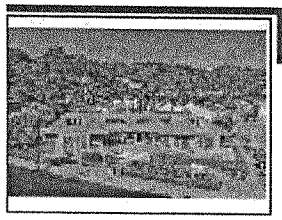


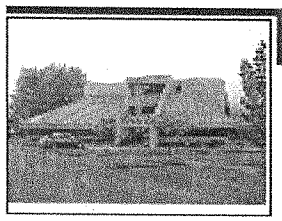
## 80 Liberty Ship Wy - Sausalito, CA 94965 - *Sublease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1 | **Rental Rate:** | $2.55/SF/Month | **http://listing.loopnet.com/16856362** |
| **Space Available:** | 2,025 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16856362 | |
| | Office Building | **Status:** | Available | |



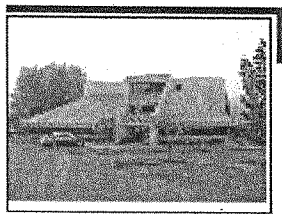
## 123 Second Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1st Floor | **Rental Rate:** | $3.00/SF/Month | **http://listing.loopnet.com/16846472** |
| **Space Available:** | 4,169 SF | **Lease Type:** | Modified Gross | |
| **Divisible To:** | 1,400 SF | **Building Class:** | A | |
| **Space Type:** | Office | **LoopNet ID:** | 16846472 | |
| | Office Building | **Status:** | Available | |



## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 106 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 2,242 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |



## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 112 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 1,359 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |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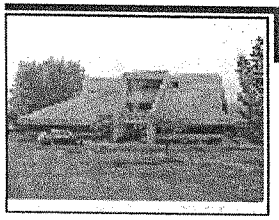
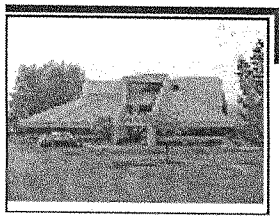


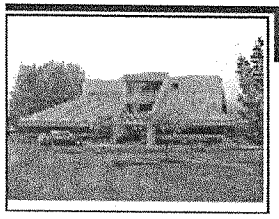
## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 115 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 3,755 SF | **Lease Type:** | Full Service Gross | |
| **Divisible To:** | 1,766 SF | **Building Class:** | A | |
| **Space Type:** | Office | **LoopNet ID:** | 15418762 | |
| | Office Building | **Status:** | Available | |



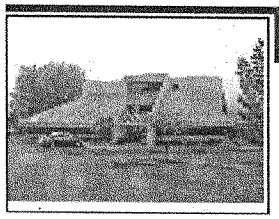
## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 215 | **Rental Rate:** | $3.00/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 1,418 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |



## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - *Sublease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 301 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 2,051 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |



## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 316 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 4,284 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |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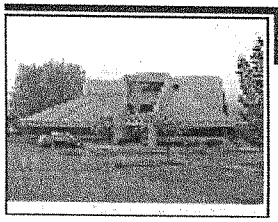
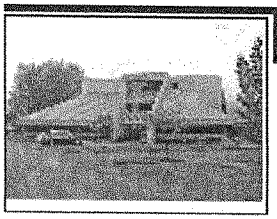


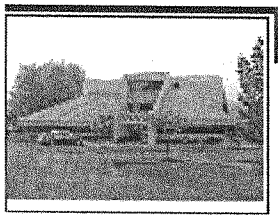
## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 110 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 2,740 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |



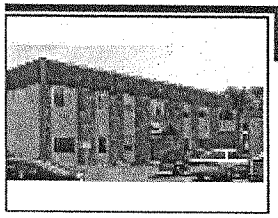
## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 208 | **Rental Rate:** | $3.00/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 757 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |



## Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 103 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418762** |
| **Space Available:** | 845 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418762 | |
| | | **Status:** | Available | |



## Mariners Landing - Coloma St. and Bridgeway, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 465 D Coloma | **Rental Rate:** | $2.20/SF/Month | **http://listing.loopnet.com/16167321** |
| **Space Available:** | 720 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167321 | |
| | Creative / Loft | **Status:** | Available | |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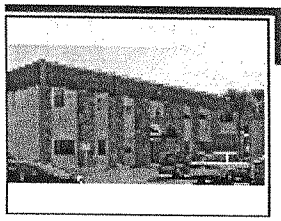
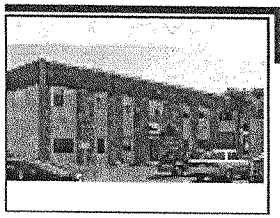


## Mariners Landing - Coloma St. and Bridgeway, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2658 Bridgeway #204 | **Rental Rate:** | $2.20/SF/Month | **http://listing.loopnet.com/16167321** |
| **Space Available:** | 834 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167321 | |
| | Creative / Loft | **Status:** | Available | |

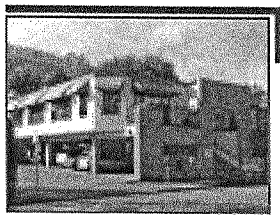


## Mariners Landing - Coloma St. and Bridgeway, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 469 C Coloma | **Rental Rate:** | $2.30/SF/Month | **http://listing.loopnet.com/16167321** |
| **Space Available:** | 458 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167321 | |
| | Creative / Loft | **Status:** | Available | |

## 302 Caledonia Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Suite 4 | **Rental Rate:** | $3.00/SF/Month | **http://listing.loopnet.com/16095100** |
| **Space Available:** | 1,531 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16095100 | |
| | | **Status:** | Available | |



## 302 Caledonia Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Suite 3 | **Rental Rate:** | $3.00/SF/Month | **http://listing.loopnet.com/16095100** |
| **Space Available:** | 1,305 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16095100 | |
| | | **Status:** | Available | |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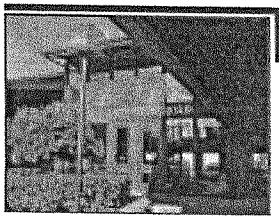
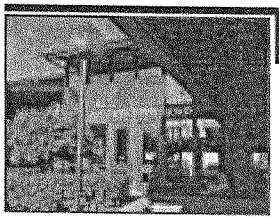


## 475 Gate 5 Road - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 211 | **Rental Rate:** | $2.15/SF/Month | **http://listing.loopnet.com/15738455** |
| **Space Available:** | 900 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 15738455 | |
| | | **Status:** | Available | |



## 475 Gate 5 Road - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 230 | **Rental Rate:** | $2.00/SF/Month | **http://listing.loopnet.com/15738455** |
| **Space Available:** | 2,500 SF | **Lease Type:** | Modified Gross | |
| **Maximum Contiguous:** | 4,885 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 15738455 | |
| | Office Building | **Status:** | Available | |

## 475 Gate 5 Road - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 202 | **Rental Rate:** | $2.30/SF/Month | **http://listing.loopnet.com/15738455** |
| **Space Available:** | 600 SF | **Lease Type:** | Modified Gross | |
| **Maximum Contiguous:** | 1,675 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 15738455 | |
| | Office Building | **Status:** | Available | |

## 475 Gate 5 Road - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 204 | **Rental Rate:** | $2.30/SF/Month | **http://listing.loopnet.com/15738455** |
| **Space Available:** | 475 SF | **Lease Type:** | Modified Gross | |
| **Maximum Contiguous:** | 1,675 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 15738455 | |
| | Office Building | **Status:** | Available | |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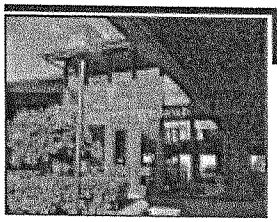
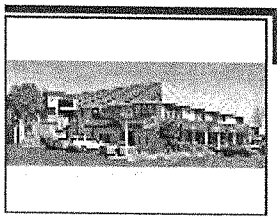


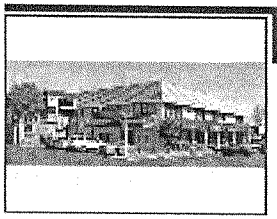
## 475 Gate 5 Road - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 206 | **Rental Rate:** | $2.30/SF/Month | **http://listing.loopnet.com/15738455** |
| **Space Available:** | 600 SF | **Lease Type:** | N/A | |
| **Maximum Contiguous:** | 1,675 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 15738455 | |
| | Office Building | **Status:** | Available | |



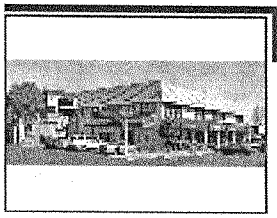
## Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 200 Gate 5, Ste 204 | **Rental Rate:** | $2.75/SF/Month | **http://listing.loopnet.com/16167312** |
| **Space Available:** | 435 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167312 | |
| | Office Building | **Status:** | Available | |



## Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 200 Gate 5, Ste 102 | **Rental Rate:** | $2.25/SF/Month | **http://listing.loopnet.com/16167312** |
| **Space Available:** | 1,671 SF | **Lease Type:** | Other | |
| **Space Type:** | Office | **LoopNet ID:** | 16167312 | |
| | Office Building | **Status:** | Available | |



## Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 453 Coloma Street | **Rental Rate:** | $2.76/SF/Month | **http://listing.loopnet.com/16167312** |
| **Space Available:** | 228 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167312 | |
| | Office Building | **Status:** | Available | |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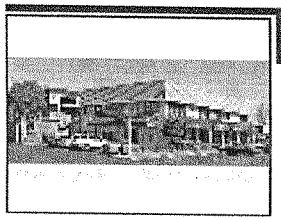
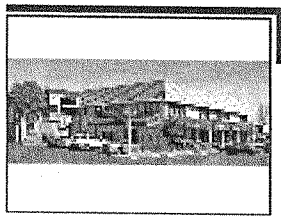


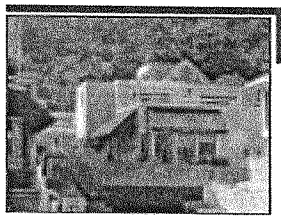
## Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 2658 Brdgwy, Ste 206 | **Rental Rate:** | $2.40/SF/Month | **http://listing.loopnet.com/16167312** |
| **Space Available:** | 655 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167312 | |
| | Office Building | **Status:** | Available | |



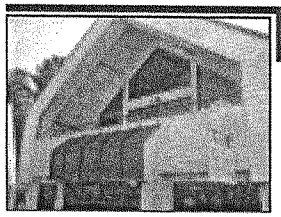
## Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 200 Gate 5, Ste 203 | **Rental Rate:** | $2.75/SF/Month | **http://listing.loopnet.com/16167312** |
| **Space Available:** | 436 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16167312 | |
| | Office Building | **Status:** | Available | |



## 1221 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Suite 2 | **Rental Rate:** | $1.85/SF/Month | **http://listing.loopnet.com/16612537** |
| **Space Available:** | 1,364 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16612537 | |
| | | **Status:** | Available | |



## Bridgeway Terrace - 1001 Bridgeway Suite B 3, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | B 3 | **Rental Rate:** | $2.75/SF/Month | **http://listing.loopnet.com/16549485** |
| **Space Available:** | 600 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **LoopNet ID:** | 16549485 | |
| | Creative / Loft | **Status:** | Available | |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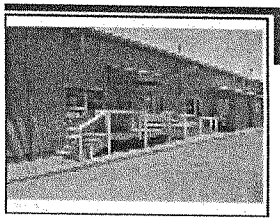
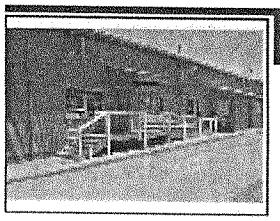


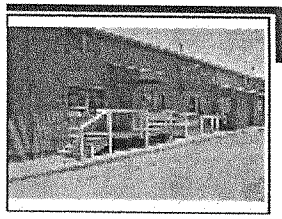
## 2346 Marinship Wy - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 101 | **Rental Rate:** | $1.60/SF/Month | **http://listing.loopnet.com/16330002** |
| **Space Available:** | 2,400 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16330002 | |
| | Office Building | **Status:** | Available | |



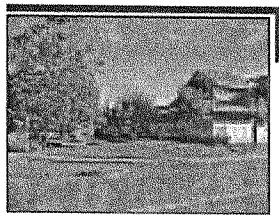
## 2346 Marinship Wy - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 201/202 | **Rental Rate:** | $1.60/SF/Month | **http://listing.loopnet.com/16330002** |
| **Space Available:** | 1,250 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16330002 | |
| | Office Building | **Status:** | Available | |



## 2346 Marinship Wy - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 203 | **Rental Rate:** | $1.60/SF/Month | **http://listing.loopnet.com/16330002** |
| **Space Available:** | 750 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16330002 | |
| | Office Building | **Status:** | Available | |



## 4000 Bridgeway - 4000 Bridgeway, Suite 401, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 313A | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15894606** |
| **Space Available:** | 692 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 15894606 | |
| | | **Status:** | Available | |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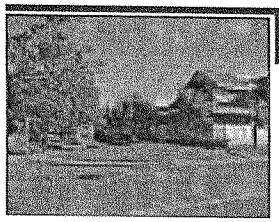
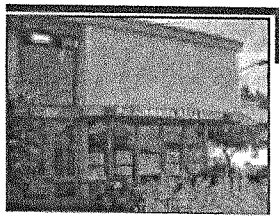


## 4000 Bridgeway - 4000 Bridgeway, Suite 401, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 318 | **Rental Rate:** | $2.65/SF/Month | **http://listing.loopnet.com/15894606** |
| **Space Available:** | 1,097 SF | **Lease Type:** | N/A | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 15894606 | |
| | | **Status:** | Available | |

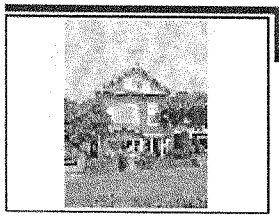


## Prudential building - 223 Caledonia, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Space 1 | **Rental Rate:** | $2.00/SF/Month | **http://listing.loopnet.com/16203244** |
| **Space Available:** | 1,100 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16203244 | |
| | Office Building | **Status:** | Available | |

## 2829 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Suite 207 | **Rental Rate:** | $1.49/SF/Month | **http://listing.loopnet.com/15937725** |
| **Space Available:** | 1,090 SF | **Lease Type:** | Industrial Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 15937725 | |
| | Creative / Loft | **Status:** | Available | |



## 207 2nd Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | E | **Rental Rate:** | $3.55/SF/Month | **http://listing.loopnet.com/14859198** |
| **Space Available:** | 1,182 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 14859198 | |
| | Office Building | **Status:** | Available | |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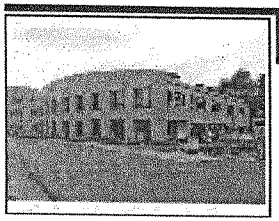
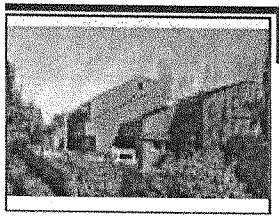


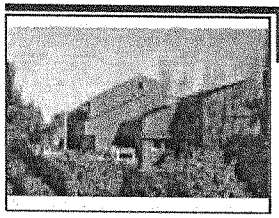
## 28 Liberty Ship Wy - Sausalito, CA 94965 - *Sublease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 1 | **Rental Rate:** | $2.35/SF/Month | **http://listing.loopnet.com/16922998** |
| **Space Available:** | 3,578 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **LoopNet ID:** | 16922998 | |
| | Office Building | **Status:** | Available | |



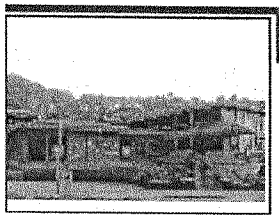
## Harbor Center - 1 Gate Six Road, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | D | **Rental Rate:** | $1.95/SF/Month | **http://listing.loopnet.com/16874555** |
| **Space Available:** | 1,206 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16874555 | |
| | | **Status:** | Available | |



## Harbor Center - 1 Gate Six Road, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | E | **Rental Rate:** | $1.95/SF/Month | **http://listing.loopnet.com/16874555** |
| **Space Available:** | 1,140 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 16874555 | |
| | | **Status:** | Available | |



## The Sausalito Waterworks - 300 Valley St, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 306 | **Rental Rate:** | $2.00/SF/Month | **http://listing.loopnet.com/15418781** |
| **Space Available:** | 520 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 15418781 | |
| | | **Status:** | Available | |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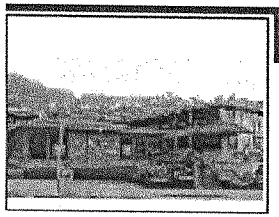
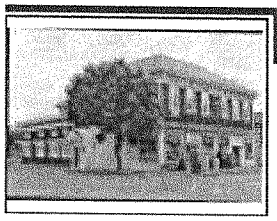
## The Sausalito Waterworks - 300 Valley St, Sausalito, CA 94965

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 205 | **Rental Rate:** | $2.00/SF/Month | **http://listing.loopnet.com/15418781** |
| **Space Available:** | 560 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 15418781 | |
| | | **Status:** | Available | |



## The Sausalito Waterworks - 300 Valley St, Sausalito, CA 94965

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 301 | **Rental Rate:** | $2.25/SF/Month | **http://listing.loopnet.com/15418781** |
| **Space Available:** | 1,012 SF | **Lease Type:** | Modified Gross | |
| **Space Type:** | Office | **Building Class:** | B | |
| | Office Building | **LoopNet ID:** | 15418781 | |
| | | **Status:** | Available | |



## 318 Caledonia Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Ste 4 | **Rental Rate:** | Negotiable | **http://listing.loopnet.com/16783874** |
| **Space Available:** | 214 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 16783874 | |
| | Office Building | **Status:** | Available | |

## 318 Caledonia Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Ste 2 | **Rental Rate:** | Negotiable | **http://listing.loopnet.com/16783874** |
| **Space Available:** | 260 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 16783874 | |
| | Office Building | **Status:** | Available | |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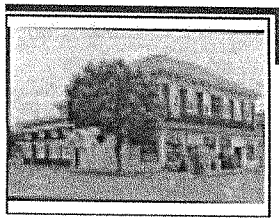
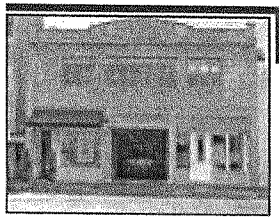


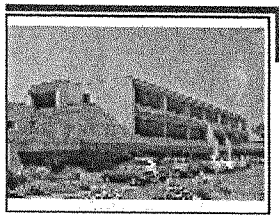
## 318 Caledonia Street - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Ste 1 | **Rental Rate:** | Negotiable | **http://listing.loopnet.com/16783874** |
| **Space Available:** | 561 SF | **Building Class:** | B | |
| **Space Type:** | Office | **LoopNet ID:** | 16783874 | |
| | Office Building | **Status:** | Available | |



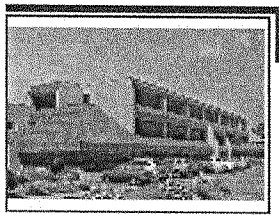
## 599 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | Space 1 | **Rental Rate:** | $3.50/SF/Month | **http://listing.loopnet.com/16741870** |
| **Space Available:** | 5,203 SF | **Lease Type:** | Modified Gross | |
| **Divisible To:** | 2,000 SF | **Building Class:** | A | |
| **Maximum Contiguous:** | 5,750 SF | **LoopNet ID:** | 16741870 | |
| **Space Type:** | Office | **Status:** | Available | |
| | Office Building | | | |



## Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 107 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418745** |
| **Space Available:** | 1,244 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418745 | |
| | | **Status:** | Available | |



## Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 103 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418745** |
| **Space Available:** | 2,406 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418745 | |
| | | **Status:** | Available | |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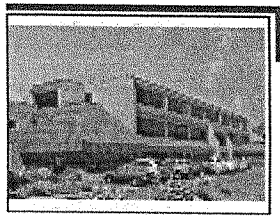
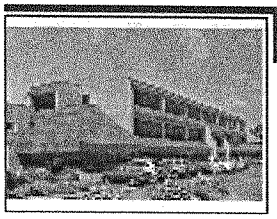


## Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 300 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418745** |
| **Space Available:** | 6,503 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418745 | |
| | | **Status:** | Available | |



## Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

| | | | | |
|---|---|---|---|---|
| **Suite/Floor:** | 209 | **Rental Rate:** | $2.85/SF/Month | **http://listing.loopnet.com/15418745** |
| **Space Available:** | 1,278 SF | **Lease Type:** | Full Service Gross | |
| **Space Type:** | Office | **Building Class:** | A | |
| | Office Building | **LoopNet ID:** | 15418745 | |
| | | **Status:** | Available | |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# #3 SAUSALTO INDUSTRIAL SPACE SURVEY

## Summary

The survey of industrial space showed that there are effectively no vacancies. The two large vacancies are the Sausalito Marine building (end of Locust) and the large federally owned former machine shop at 25 Liberty Ship Way. The mix includes approximately 40 marine related businesses, 200 art studios, some storage, auto, light consumer goods manufacturing, and food services, and various other businesses. The city of Sausalito has also nearly completed the "Marinship Land Use/Business Inventory".

# Industrial

## ***Gate 5 Road:***

3—Colon Health Care
3a--Nancy Hollis, DC
3b—National Capital Institute

### 55/65 Gate 5 Road

Kailuna Enterprise
CA Architecture
Dr Igonweisz
Peter Szasz Architech
University Science Books

75—Mathematica Capital Management
80-- Arc Battery

### 150 Gate 5 Road

3—Colon Health Care
3---National Capital Institute
101—Junbesi group
101—Marilyn Burns Ed. Associates
103—Workshop 11
104—So. Marin Lacross Club
107—Dragon Fly Cakes'Coco-luse Confections
109—Roberrt Bengston Photographer
110—Ludus Magnus
112 --Atlantis Interior
200—Thayer Arch
201—Clarus Transphase Scientific
204—Kinbell & Co
205---InCA Product
206—Larsen Engineering
212—Somersault Snack
215—Roost

245—Inertia Labs
265—Gianola Canvas

360—Legal Cloud
350 –Ready Set Go Therapy
310—CP Shades

40—Varda Landing Rd—Viking Properties

475—Gate 5 Road--> 30 Offices
480—Art Industrial Center Building
491-495 Gate 5 Road (to be itemized)

## ***Coloma Road:***

401-13 Coloma Building:
407—Pacific West Productions
407-409—Loudville TV
415—Sausalito Mini Storage
425—Studio D
431—Bay Area Water + Smoke

**441-475 Coloma Bldg**
441 Pro Power
459--Sausalito Mini Storage
461b—Energi Design
461c—Travis Lester
465a—Knobs by Susan Goldstick
465b—Justin Lewis Photo
466—Hood Sailmakers
473a—Arrowhead Photo
475a—Lauren A Payne
475b—Absolute Center

## ***Bridgeway:***
30—Marin Shipbuiling Co
3160—Acme Spots
3150—Angel Points, Inc
3110 Barriscale Design Studio

1750—Bridgeway Offices
2000—Burkell Plumbing
101—David Litwin Productions
102—Under Current
2700—Cartelligent
2800/2850 Classic Car Storage
3000 Bridgeway
*205 Southern Marin Service
*108 John Lam State Farm
3020 Bridgeway
*Travelers Mail Bag
*Café of Life

3030 Bridgeway (offices)
* James Raymond
* 114 Turbin Design
* 125 Golden Gate Opera

4000 Bridgeway (offices)
*101 Red Mile Entertainment
*Matrix Computer Solutions
*#310 Tyrell Sound

## ***Liberty Ship Way:***

10 #250—C.O.C.
28 #2840--North Coast Industries
30—Formation Products
30--3150—Angels Point
60—Vincent Whitney Co.
60--Steve's Marine Boat Shop
60—Fast Blue Reprographics
60—Whitco Sash Hardware and Dumbwaiters
60d—Teak and Mahogany
60e—Awnco Retractables
60 ----Body Ecology
Punt Purveyors
60 #2—Rachidori Studio
65-75—Rigging, Starbuck Canvas
41c—Canvas Works
69—List Marine
70—J.P. Boatworks
73—Werners Weld
75—JP Boat Works

## **80 LSW:**

*1—Brand Engine
*2-4 vacant
*5—Rxco Films International
*6--vacant
*7—Capital Group Communication
*8—vacant
*20—CMBS
*22—Polipoint Press
*23—Advocate Home Care
*25—Avani Medic
*24—Pacific Micro

## **85 LSW:**

*112--Jill Tardy/Sounound
*110b—AFG Glass
*111 Charles Stewart Architect
*102--Open Water Rowing
*103--Sausalito Healing Arts
*104—Forme
*105—CMBS
*106 Coastal Capital

*110--Emotion Sudios

*113/114—Golden Gate Apparel
*201—Mez Design
*202—Collaborative Consulting
*203--CMBS
*205—Schoonmaker Point Marina
*208—Real Music*109--Le Garage

## ***Marinship Way:***

U.S. Corps of Engineers Construction and Operations
3—Aquamaison
35—Marin Outboard Co.
39—Beta Marine West
39—Hirschfeld Yacht LLC
41--Marin2310—Modern Sailing
60—Bay Adventures
2010—Bay Model
2200—Polygon Entertainment
2200—SNAPS Repair
2320—New Dawn Eating Disorders
2350—Wooden Boat Tour
2350—Sausalito Shipyard and Marina
2350—Valhalla Sign Works

## ***Harbor Drive:***

301—Empress Events
303—Sausalito Pet Hotel and Spa
400—BlueRush Boardsports
400—Clipper Yacht Harbor

**To Be Continued**

## ***Gate 6 Road:***

100—Woodrum Marine
100—Club Nautique sailing School
???----Gates Co-op
21 E pier--Jeremiah's Handmade Seafood
20 W Pier—Trofle Productions
???—Kappas Marine

700 Waldo Point—Heather Graef Design