



For Lease: Turnkey Restaurant

2633 Bridgeway, Sausalito, CA

- Prime Location
- Ample Parking
- Furniture & Equipment Included
- Close to Hwy. 101
- Monument Sign

Offering Summary

Available Sq Ft:	2,688 +/- sf
Initial Base Rent:	\$4.00 psf
Lease Type:	NNN (.93) psf
Min. Lease Term:	5 Years
Available:	NOW

Contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 10/18/23

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2633 Bridgeway, Sausalito, CA 94965

Building/Space Description:

Restaurant space with Type 1 hood and monument signage. The walk-in refrigerator, kitchen fixtures and equipment are available for tenants use. Please contact agent for equipment list.

Location Description:

This property is in a prime Sausalito location, close to Highway 101

Space Information/Features:

Total Available Square Feet:	2,688 +/- sq.ft. (Agents have not verified square footage.)
Divisible/Can Add:	No
Kitchens:	Yes
Number of Parking Spaces:	20 Unassigned/Unreserved

Building Information/Features:

Total Building Square Feet:	4,000 +/- sq.ft.
Year Constructed:	1967
Zoning/Permitted Uses:	CN-2
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)
This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.	

Lease Information:

Minimum Lease Term:	5 Years
Initial Base Rent:	\$4.00 psf (\$10,752/mo)
Base Rent Increases:	3%
Lease Type:	NNN .93/mo (\$2,500/mo)
Tenant Pays:	Water, electric, garbage

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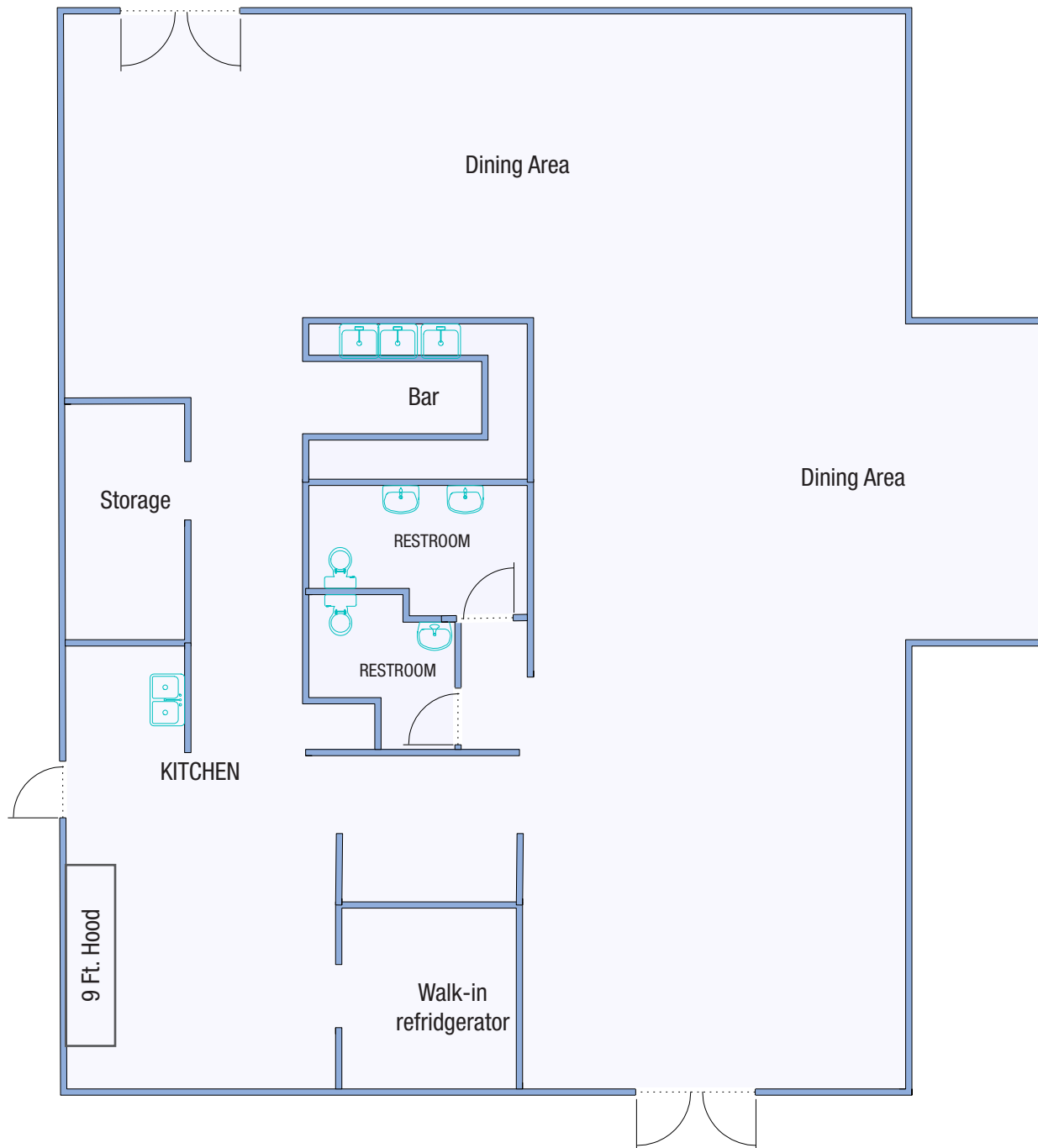


[Click here to View in Google Maps](#)



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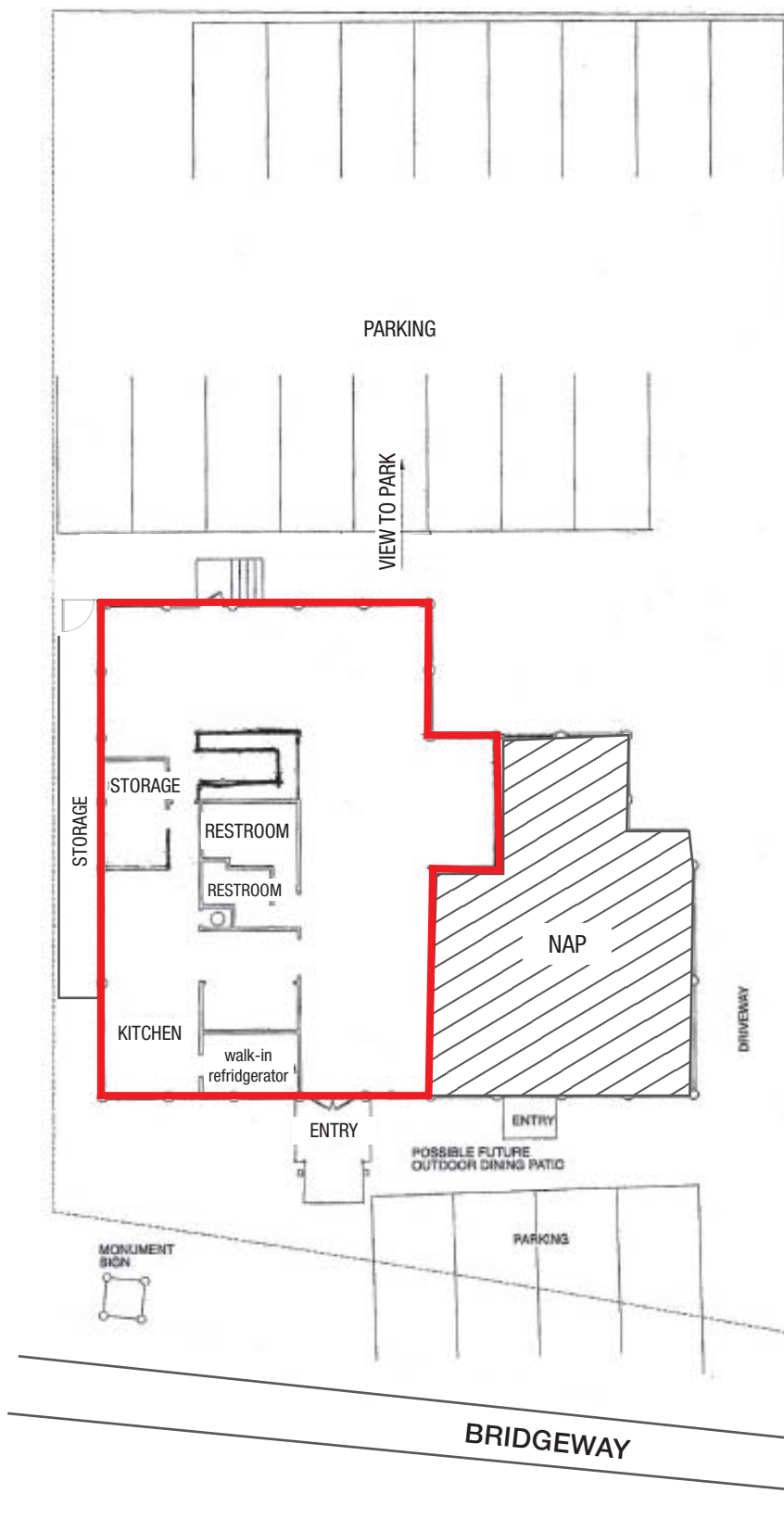
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Floor Plan Not to Scale
For Illustration only

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Site Plan Not to Scale
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