



FOR SALE
109-111

2nd STREET
SAUSALITO, CA

[Medical & Wellness
Campus]



HL Commercial Real Estate
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DISCLOSURE STATEMENT



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HIGHLIGHTS

MEDICAL & WELLNESS CAMPUS
GATED PARKING LOT
PRIVATE PATIO & GARDEN
EASY ACCESS TO SAN FRANCISCO

OFFERING SUMMARY

ASKING PRICE
\$2,750,000 ~~\$2,849,999~~
 PRICE PER SQ. FT.
\$644.63
 TOTAL BUILDING SQ. FT.
4,266^{+/-}

PROPERTY INFORMATION/FEATURES

LOCATION:	109 -111 2nd St. Sausalito, CA 94965
APN:	065-267-037/038
TOTAL BUILDING SQUARE FEET:	4,266 +/- sq. ft.
TOTAL SQ. FT OF LAND:	10,800 +/- sq. ft.
YEAR CONSTRUCTED:	1967 +/-
TYPE OF CONSTRUCTION:	Wood Frame & Stucco
ROOF:	Composite/Shingle
STORIES:	1
PARKING:	11, Private Gated
FIRE SPRINKLERS:	No
HEATING AND AIR CONDITIONING:	Yes
ZONING:	CN-1 (Commercial, Office, Apprvd. for Medical)
FLOOD ZONE DESIGNATION:	X

PROPERTY OVERVIEW

Located at the corner of Second and Valley Streets, the property is one block from the water and walking distance to downtown Sausalito. It has operated as a medical and wellness campus for over 20 years, serving both Marin and San Francisco, with two buildings, a private garden, and gated parking in a highly accessible location near the Golden Gate Bridge.

PROPERTY DETAILS

Buildings 109 and 111 Second Street consist of two ADA-accessible buildings totaling 4200+/- SF. The 109 building (±2,400 SF) includes front consultation rooms, a central lobby, a large open gym/studio space, and workspace for up to 12 staff. Historically used for physical therapy, yoga, short-term admissions, and transitional care. Kitchen and bathroom were updated in 2022. Private rear patio with vegetable and herb garden. 11 gated parking spaces plus free street parking. Renovated to the studs in 2004 with full medical-use approvals. The 111 building (±1,800 SF) includes a main lobby, isolation room, pediatric room, five additional exam rooms, back office, kitchen, and two ADA-accessible bathrooms with showers. The layout supports med spa services, dermatology, ultrasound, colonoscopy, laser procedures, and minor surgical use. In the past included an on-site CLIA-certified lab with specimens sent to Labcorp, Quest, UCSF, Sutter, and Marin Health.

SAUSALITO HISTORY

For over 3,000 years before white settlers arrived, the Coast Miwok Native Americans lived along what is now Sausalito. They were peaceful hunter-gatherers, and their shell mounds, artifacts, and burial sites still lie beneath the modern town. In 1775, Spanish explorers arrived in San Francisco Bay aboard the San Carlos, naming the area "Saucito" (little willow) after the small willow trees along the stream banks. This name later evolved into "Sausalito."

In 1838, William Richardson, an English seaman married to the daughter of the Commandante of El Presidio, received a land grant covering much of southern and western Marin County. He built a hacienda near present-day Caledonia Street, and in his honor, the bay was named Richardson's Bay. However, Richardson lost his holdings, and in 1868, the Sausalito Land and Ferry Company bought most of the land, subdividing it into lots with stunning views and attracting buyers from San Francisco via ferry.

Sausalito developed into a bustling transportation hub, with wealthy San Franciscans living in grand summer homes and British expatriates settling in ornate Victorian mansions on the central hills. The town was also home to a vibrant working-class culture along Water Street (now Bridgeway), with Portuguese boatbuilders, Chinese shopkeepers, Italian and German merchants, and railroad workers. During Prohibition, Sausalito became a base for bootleggers and rumrunners, with speakeasies and contraband-laden trucks regularly moving through town.

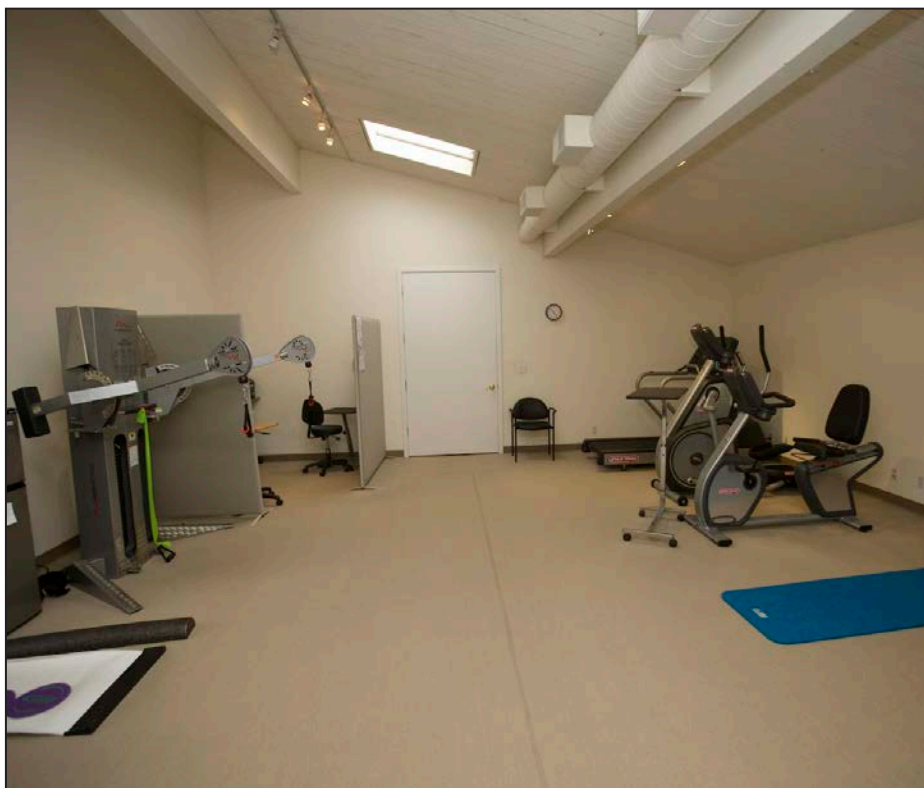
With the completion of the Golden Gate Bridge in 1937, train and ferry services were discontinued, and Sausalito seemed destined to become a quiet backwater. However, during World War II, a major shipyard was established on the northern waterfront, rapidly increasing the population to 30,000. The Marinship yard operated around the clock, producing 93 Liberty Ships and tankers for the war effort before closing in 1945.

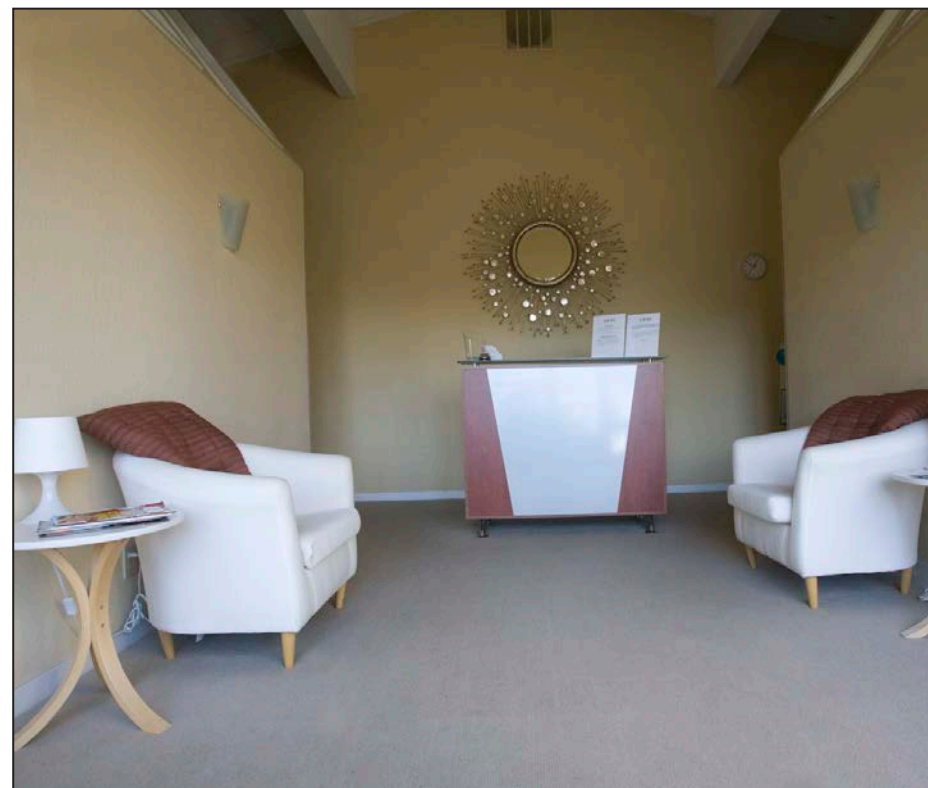
After the war, Sausalito became a haven for artists, writers, musicians, and other free spirits, drawn by the town's beauty and affordable rents. This influx of creative individuals, including Sterling Hayden, Alan Watts, Shel Silverstein, Otis Redding, Jean Varda, Sally Stanford, and the bohemian community that gathered at the legendary Valhalla, gave Sausalito its distinctive artistic character. The town was alive with art, music, and counter-culture energy, and famous spots like Zack's, Juanita's, No Name Bar, and the Trident became centers of entertainment.

In 1970, passenger ferries returned, and Sausalito became a popular destination for visitors to the Bay Area. Today, the town's harbors host a variety of pleasure craft from around the world, and Sausalito balances its artistic heritage with thriving industries in technology, media, and finance.

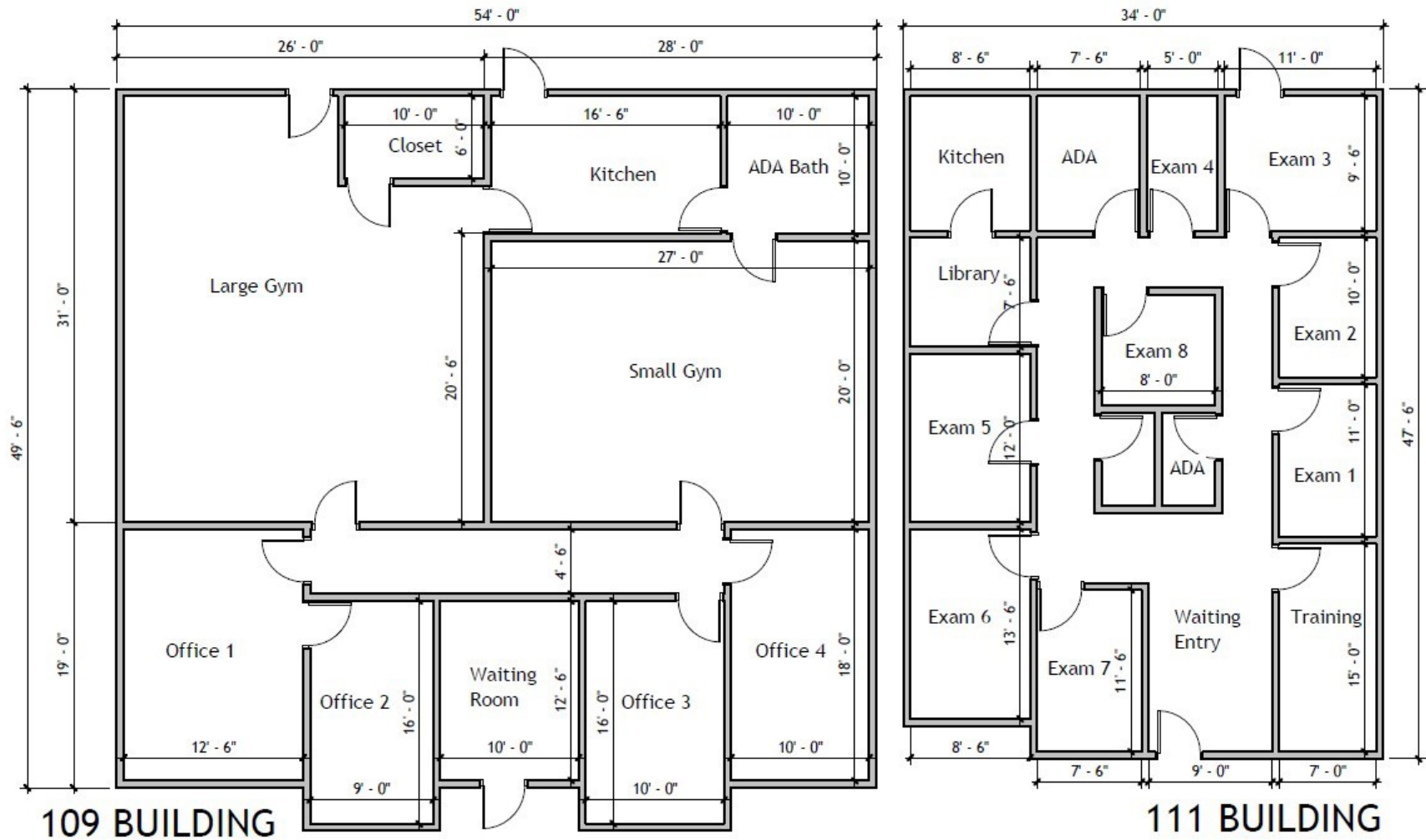
Though Sausalito has changed over time, its diversity and vibrant spirit have remained constant. The town continues to be a place with a rich history and a bright future.



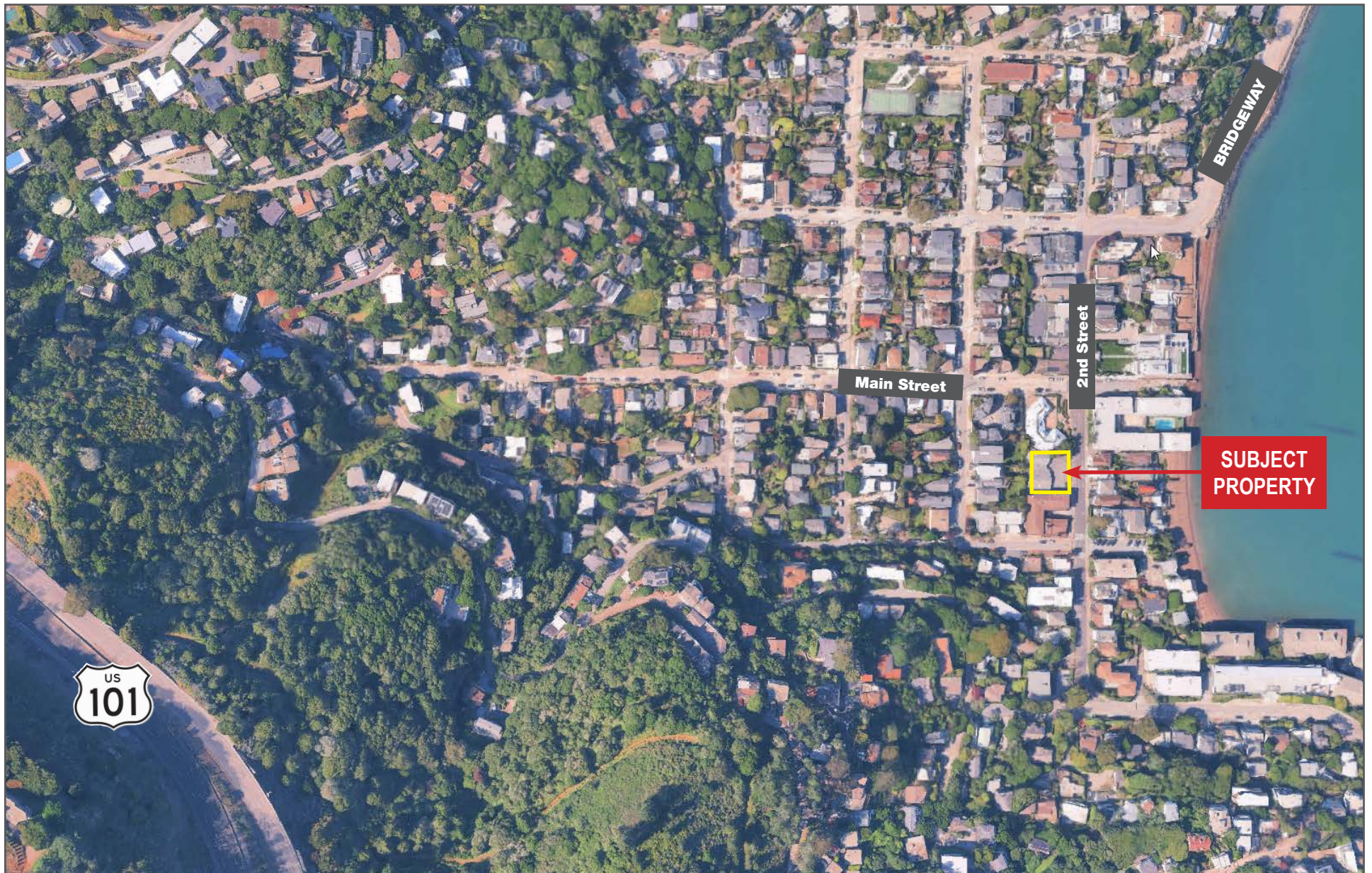




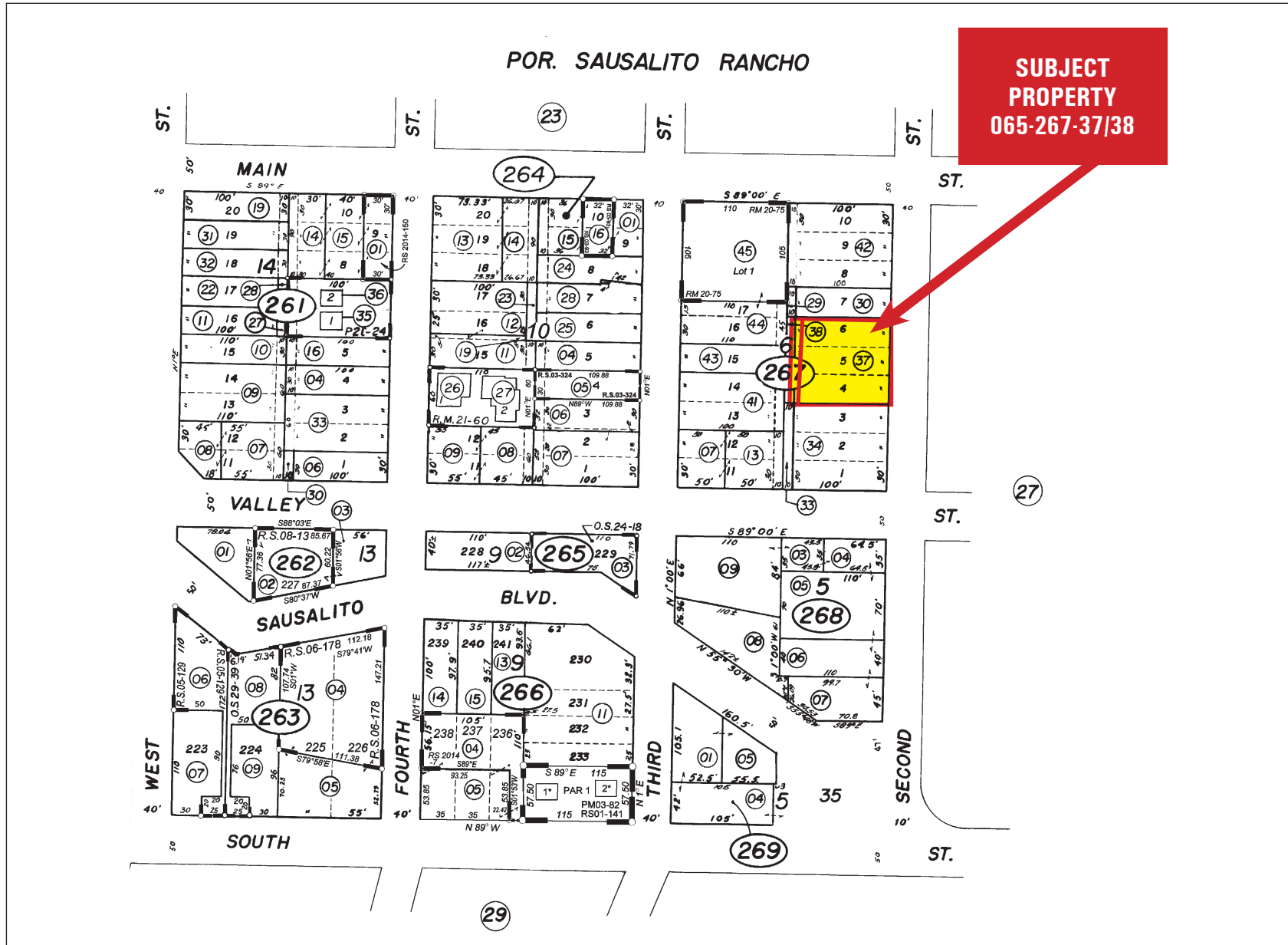




Floor plan Not to Scale
For Illustration Only



[CLICK HERE TO VIEW IN GOOGLE MAPS](#)



Flood Zone Determination
OUT

Flood Zone Legend

- X500 or BZone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- Subject Property

SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	298 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060182-0526E
FLOOD ZONE CODE	X
PANEL DATE	3/16/2016
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	9/30/80
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Sausalito, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SBA 504 LOAN PAYMENTS ESTIMATE

Property Address:

Building Acquisition Price	\$2,750,000
Improvements	\$0
SBA Fees (Closing Costs-Financed)	\$33,000
Total Project Cost	\$2,783,000

Bank	50%	\$1,375,000
SBA 504 Loan	40%	\$1,133,000
Borrower	10%	\$275,000

	Rates	Maturity
Bank	6.25%	25 Years
SBA 504 Loan	5.95%	25 Years

	Monthly	Annual
Bank	\$9,071	\$108,846
SBA 504 Loan	\$7,266	\$87,185
Total Loan Payments	\$16,337	\$196,031

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	BLDG SF	\$ PER SF	BUILT
1.	SUBJECT	\$2,750,000	109-111 2nd St., Sausalito	4,266	\$644.63	1967
2.	3/2023	\$1,475,000	325 Pine St., Sausalito	2,108	\$699	1916
3.	2/2026	\$1,660,000	650 Frontage Rd, Mill Valley	2,640	\$629	1967
4.	8/2025	\$3,372,000	270 Miller Ave, Mill Valley	4,800	\$702	1947

1. Subject Property Sausalito, CA 94965

Price: \$2,750,000
 Square Feet: 4,266
 Price Per Sq. Ft.: \$644.63



3. 650 Frontage Rd. Mill Valley, CA 94941

Price: \$1,800,000
 Square Feet: 2,640
 Price Per Sq. Ft.: \$629
 Sale Date: 2/2026



2. 325 Pine St. Sausalito, CA 94965

Price: \$1,475,000
 Square Feet: 2,108
 Price Per Sq. Ft.: \$699
 Sale Date: 3/2023



4. 270 Miller Ave. Mill Valley, CA 94941

Price: \$3,372,000
 Square Feet: 4,800
 Price Per Sq. Ft.: \$702
 Sale Date: 8/2025



SAUSALITO, CA

POPULATION

7,021

MEDIAN AGE

55.8

MEDIAN HOUSEHOLD INCOME

\$173,030

NUMBER OF EMPLOYEES

4,110

MEDIAN PROPERTY VALUE

\$1,858,900



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm’s expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team’s approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



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