

OFFICE & RETAIL FOR LEASE

MARIN SQUARE

25-75 Bellam Boulevard
SAN RAFAEL, CALIFORNIA

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CENTER HIGHLIGHTS

25-75 Bellam Boulevard

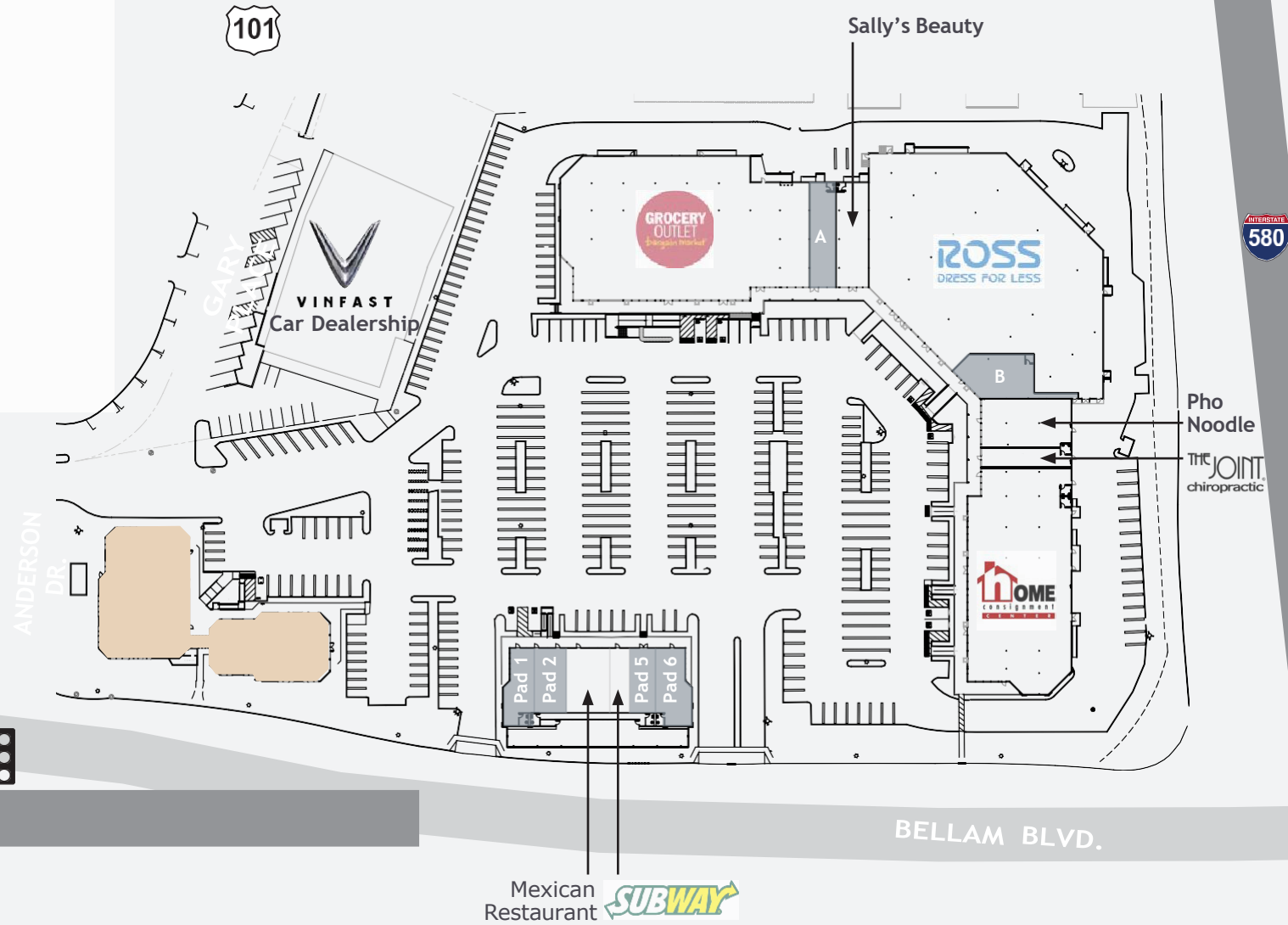
- + Centrally located in high – income Marin County
- + Multiple points of ingress and egress
- + Bordered by US 101 and Interstate 580
- + 15 minute drives to both San Francisco and Berkeley/Oakland markets
- + Excellent visibility and access
- + Anchored by Grocery Outlet and Ross



SITE PLAN

Available Space

- + A JUST LEASED
- + B ±2,025 SF
- + Pad 1 ±1,613 SF
- + Pad 2 JUST LEASED
- + Pad 5 JUST LEASED
- + Pad 6 ±1,610 SF





OFFICE & RETAIL OPPORTUNITY

25 Bellam Boulevard

- + 1,486 SF to 24,204 SF available
- + Renovated building ready for tenant finishes
- + Medical and professional office use permitted
- + Elevator
- + Private deck and operable windows on 2nd floor
- + Natural light throughout
- + Freeway visible signage
- + Tall ceilings + large glass line
- + Seeking showroom, home improvement, fitness, medical or office
- + High profile corner location



OFFICE/RETAIL – 1ST FLOOR

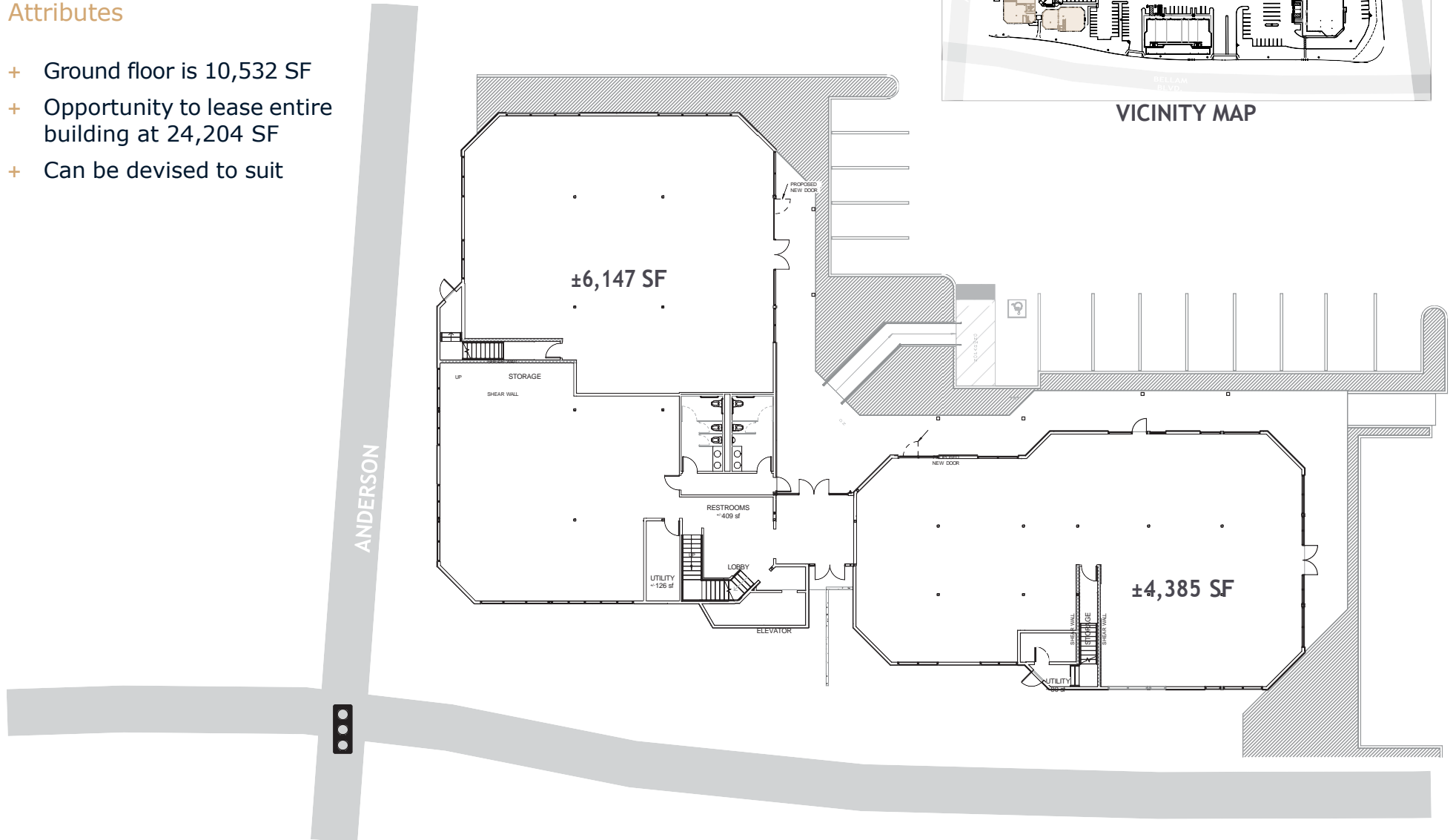
25 Bellam Boulevard

Attributes

- + Ground floor is 10,532 SF
- + Opportunity to lease entire building at 24,204 SF
- + Can be devised to suit



VICINITY MAP



OFFICE/RETAIL – 2ND FLOOR

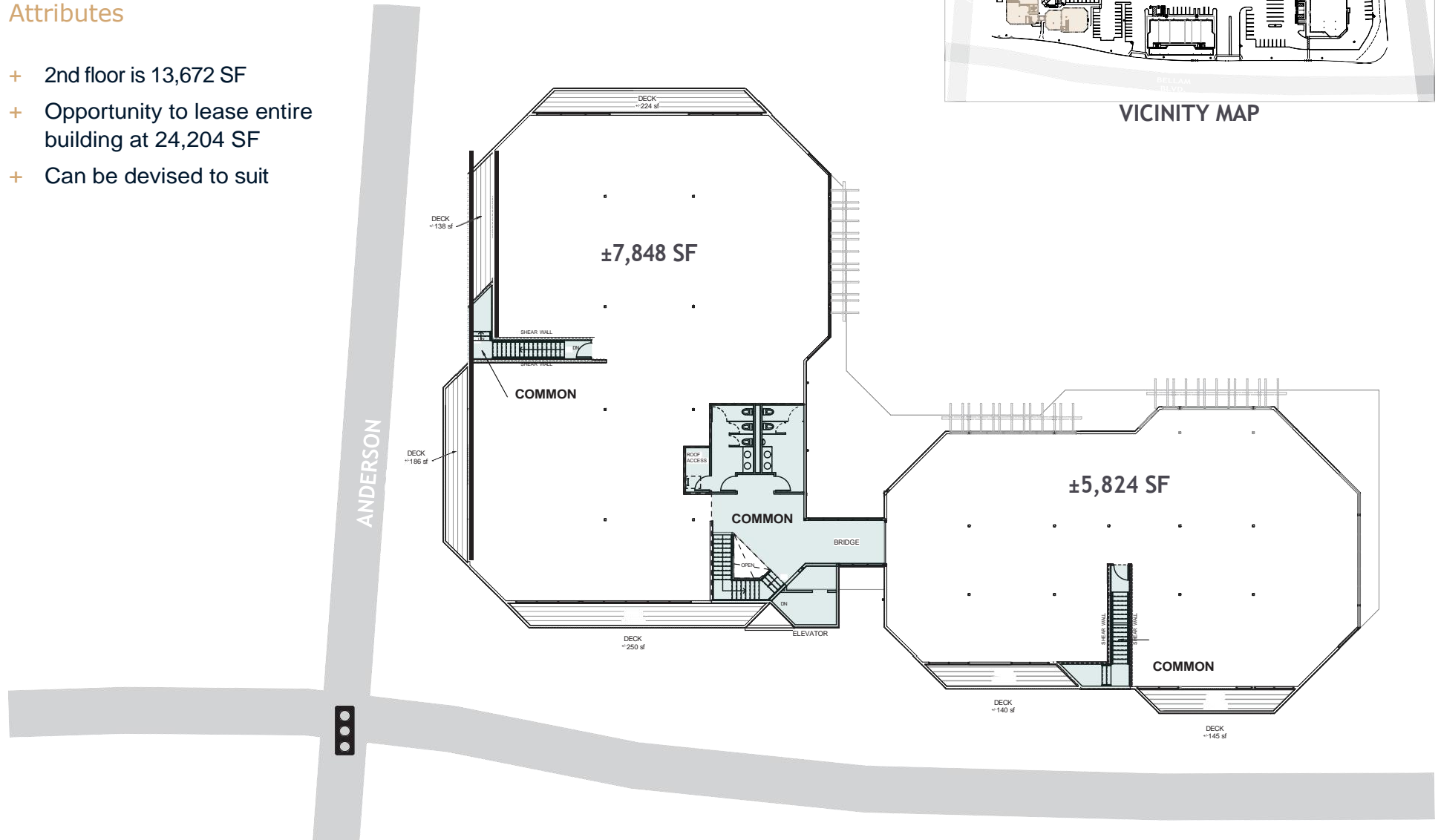
25 Bellam Boulevard

Attributes

- + 2nd floor is 13,672 SF
- + Opportunity to lease entire building at 24,204 SF
- + Can be devised to suit



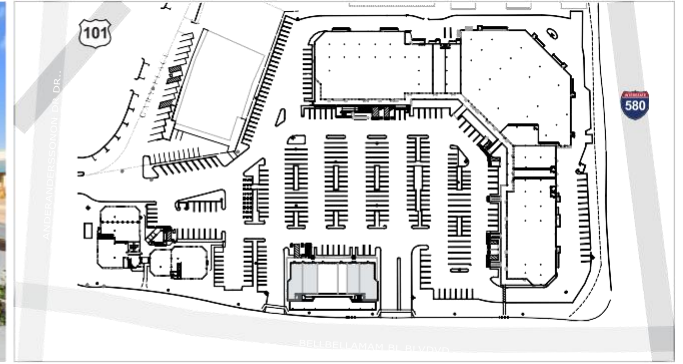
VICINITY MAP



PAD BUILDING

55 Bellam Boulevard

- + Build outs for restaurant
- + Large outdoor patio
- + Large glass line



VICINITY MAP

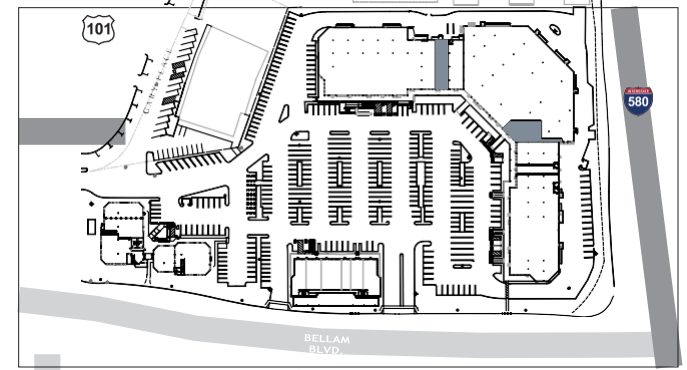


RETAIL

75 Bellam Boulevard

Availabilities

- + A JUST LEASED
- + B ±2,025 SF



VICINITY MAP



BELLAM

LOCATION

- + Center at the offramp of I-580 / US 101
- + Consistent traffic 7 days a week

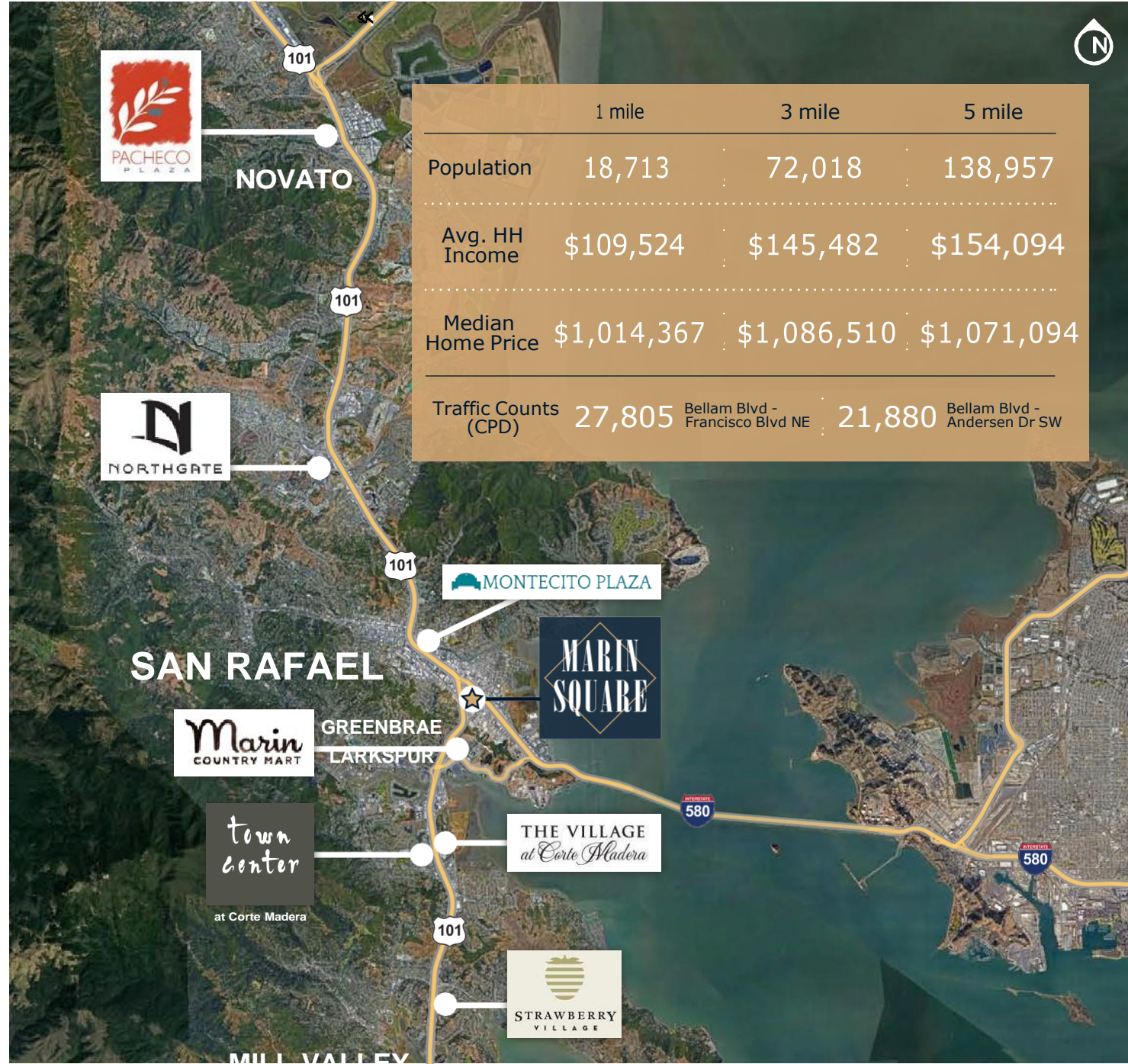


Traffic Patterns in a 5 Mile Radius of 25 Bellam Boulevard

43,182
Total Volume

453 Pedestrians 113 Bicyclists

3,053 AM Average 3,165 PM Average



An aerial photograph of a large shopping center complex. The main building is a long, low structure with a flat roof and large glass windows. Several stores are visible, including a 'ROSS DRESS FOR LESS' store in the center. To the left, there are signs for 'CROBERRYVILLE' and 'CROBERRYVILLE'. The parking lot is filled with cars, and there are trees and landscaping throughout the site. A dark blue diamond-shaped overlay is centered on the image, containing the text 'MARIN SQUARE' in large white letters, followed by a horizontal line and the address '25-75 Bellam Boulevard SAN RAFAEL, CALIFORNIA' in smaller white letters.

MARIN SQUARE

—
25-75 Bellam Boulevard
SAN RAFAEL, CALIFORNIA

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