



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**121 TUNSTEAD AVE  
SAN ANSELMO, CA**

**RETAIL/RESTAURANT  
OPPORTUNITY**



REPRESENTED BY:

**MATT STORMS, PARTNER**  
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# RETAIL/RESTAURANT SPACE FOR LEASE



121 TUNSTEAD AVE  
SAN ANSELMO, CA

## RETAIL/RESTAURANT OPPORTUNITY

## PROPERTY INFORMATION

### HIGHLIGHTS

San Anselmo's most exciting new retail development

- Best patio opportunity in San Anselmo
- Brand new renovation
- Dynamic lifestyle branding opportunity
- Coastal travel stop
- Flexible square footage
- Indoor/outdoor opportunity on site
- Marin's best gourmet neighborhood
- Distinctive new destination for San Anselmo

### DESCRIPTION OF PREMISES

121 Tunstead presents retailers with the opportunity to be part of a dynamic new development in San Anselmo's downtown core. Dramatic windows and skylights create light-filled spaces, and the large patio allows for a charming experience with views of the hillsides and the historic buildings of downtown. While full service restaurants, cafes (or QSRs) will thrive with the indoor-outdoor dining experience the building provides, all general retailers will find an opportunity to shine.

### DESCRIPTION OF AREA

San Anselmo's downtown core is a dynamic, pedestrian-friendly area with a vibrant mix of shops and restaurants. The wide variety of lively cultural events throughout the year, such as the San Anselmo Art and Wine Festival, Picnics on the Plaza, Country Fair Day and Parade, the Annual Holiday Lighting Ceremony and Breakfast with Santa make San Anselmo a keystone for activity in the county.

### LEASE TERMS

#### Terms

5-10 years

NNN

#### Total Building Size

5,000+/- sq ft

### DEMOGRAPHICS, 5 MILE RADIUS

#### Population

128,718

#### Average Household Income

\$150,395

#### San Anselmo Median Home Sale Price 2022

\$1,879,500

#### Marin County Average Sales Price Per Square Foot 2022

\$1,004 psf

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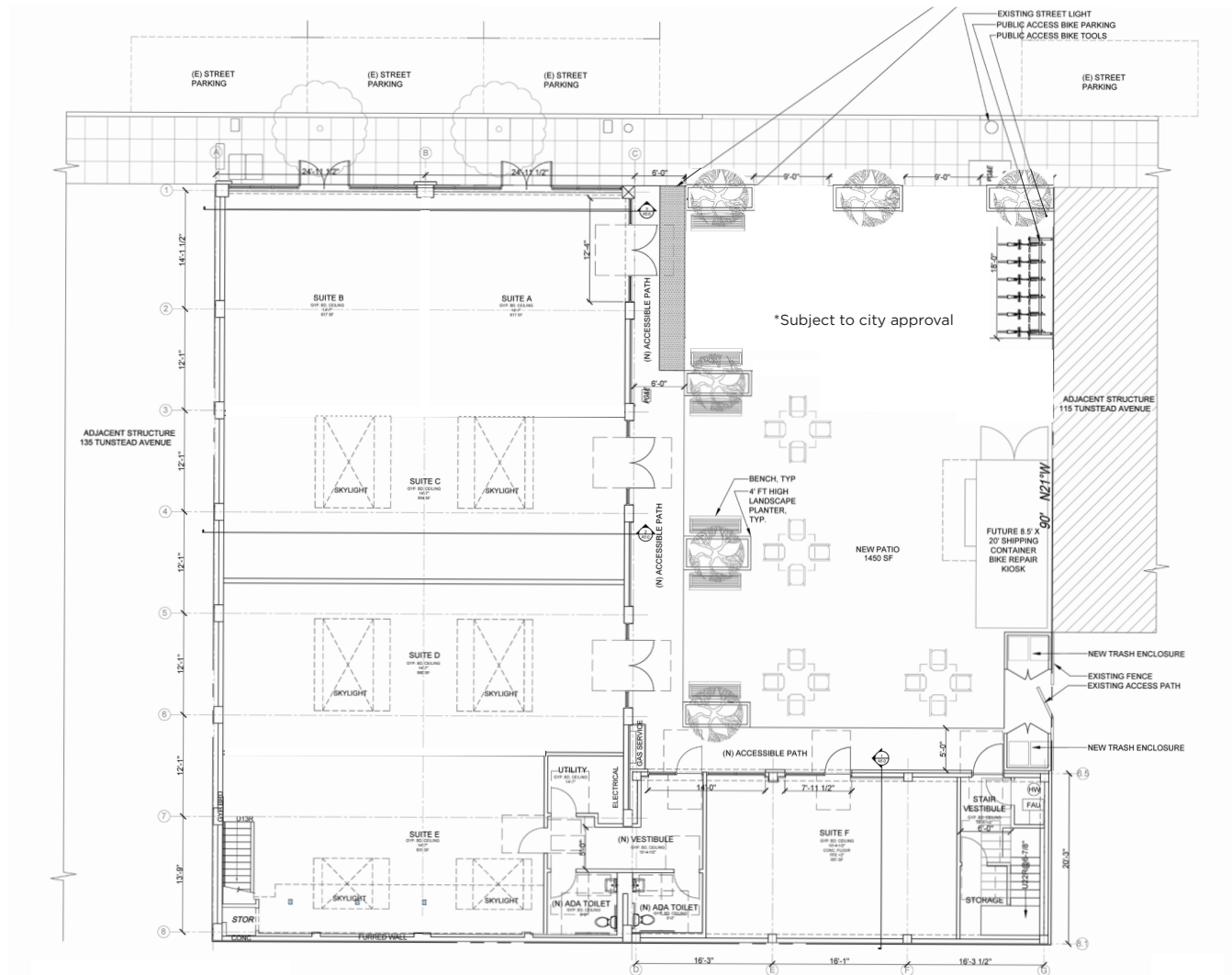
# FLOOR PLAN



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## FIRST FLOOR



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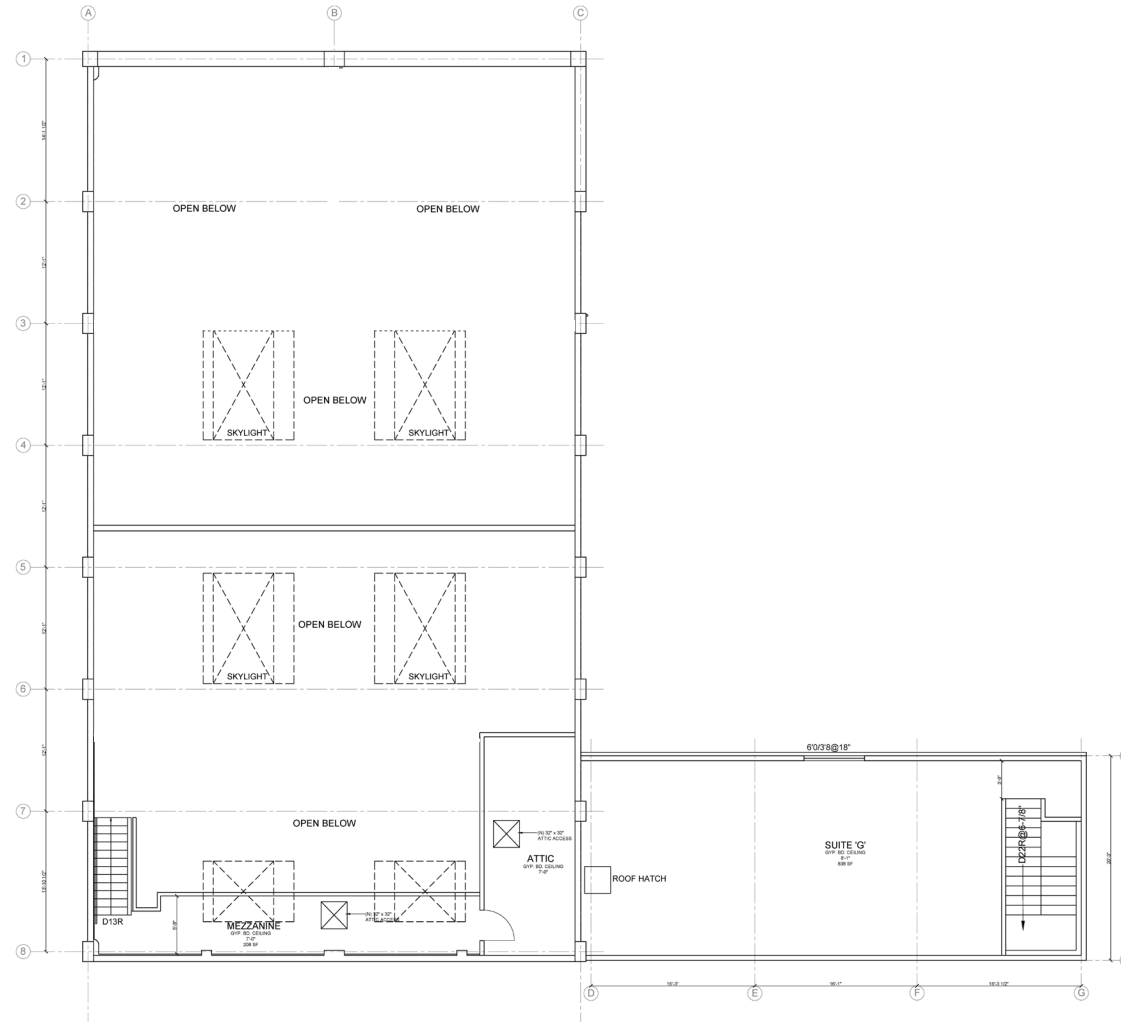
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## SECOND FLOOR



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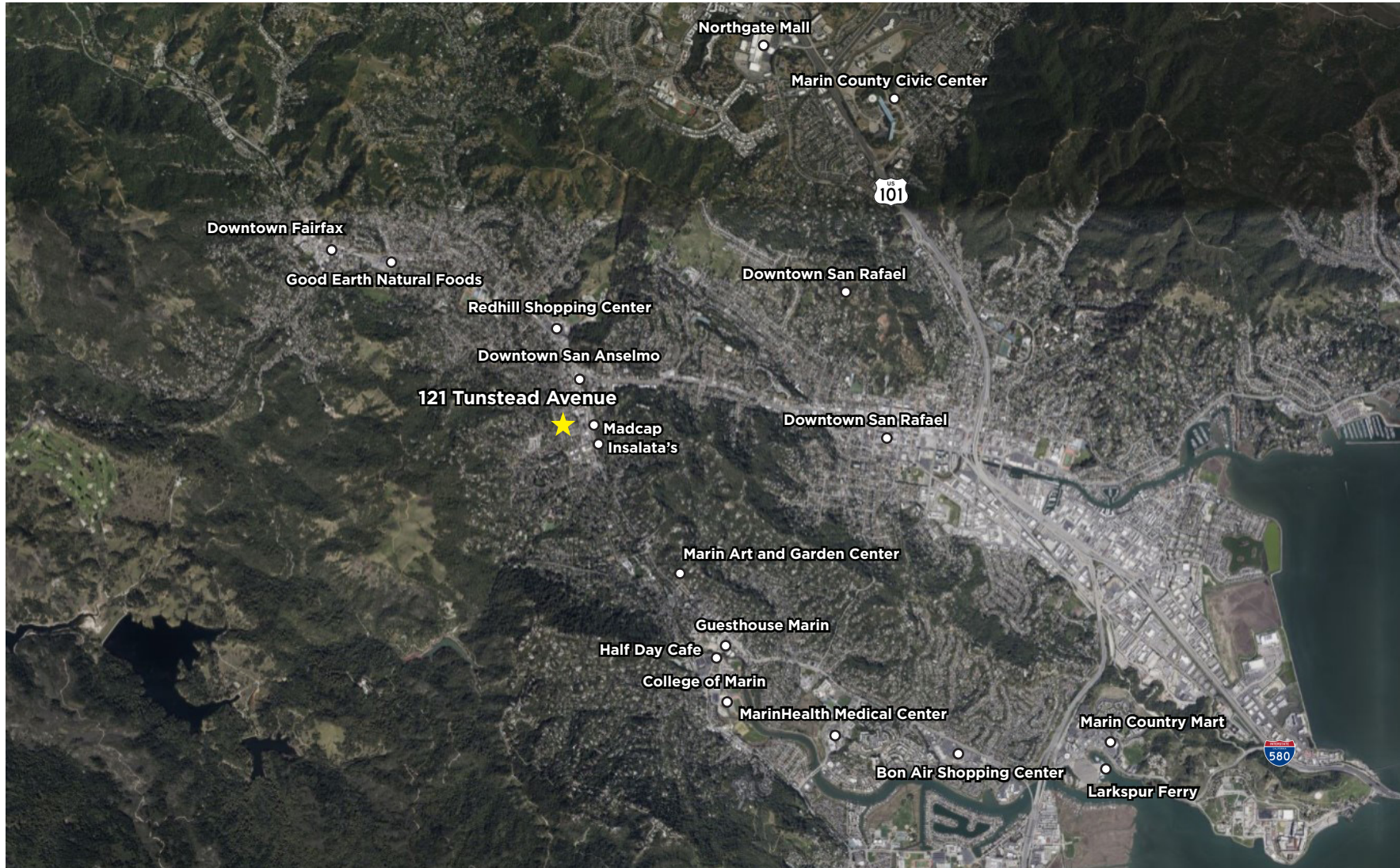


## VICINITY MAP



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