



**Price  
Reduced!**



## For Lease: Retail Space

3815 Redwood Hwy. Ste. C, San Rafael, CA

- Retail with Highway Visibility
- High Ceilings
- Highway Visible Signage
- Good On-Site Parking
- Not Suitable for Church or Assembly

### Offering Summary

Available Sq Ft:	2,940 +/- sf
Initial Base Rent:	<b>\$1.50</b> <del>\$1.75</del> psf
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	NOW

Contact:

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## Property Description:

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This property is a retail storefront with approximately 16 foot high ceilings. Great signage opportunity, visible from Hwy. 101.

## Location Description:

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This property is located in the Terra Linda area of San Rafael, on Highway 101 Frontage Road across from the Marin County Civic Center. Easy access to Hwy. 101.

## Space Information/Features:

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Total Available Square Feet:	2,940 +/- sq. ft. (the owner is source, agent has not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	24 unreserved and shared parking spaces in rear parking lot and additional street parking

## Building Information/Features:

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Total Building Square Feet:	9,025 +/- sq. ft.
Year Constructed:	1941 +/-
Zoning Designation:	<a href="#">G-C (General Commercial)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Terms:

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Minimum Lease Term:	3-5 Years
Initial Base Rent:	\$1.50 per sq. ft. (\$4,410.00 per month)
Base Rent Increases:	3% per annum
Lease Type:	NNN \$.69 psf/ mo. (\$2,028.60)
Tenant Expenses:	Gas, electricity, janitorial, trash, water/sewer, HVAC maintenance

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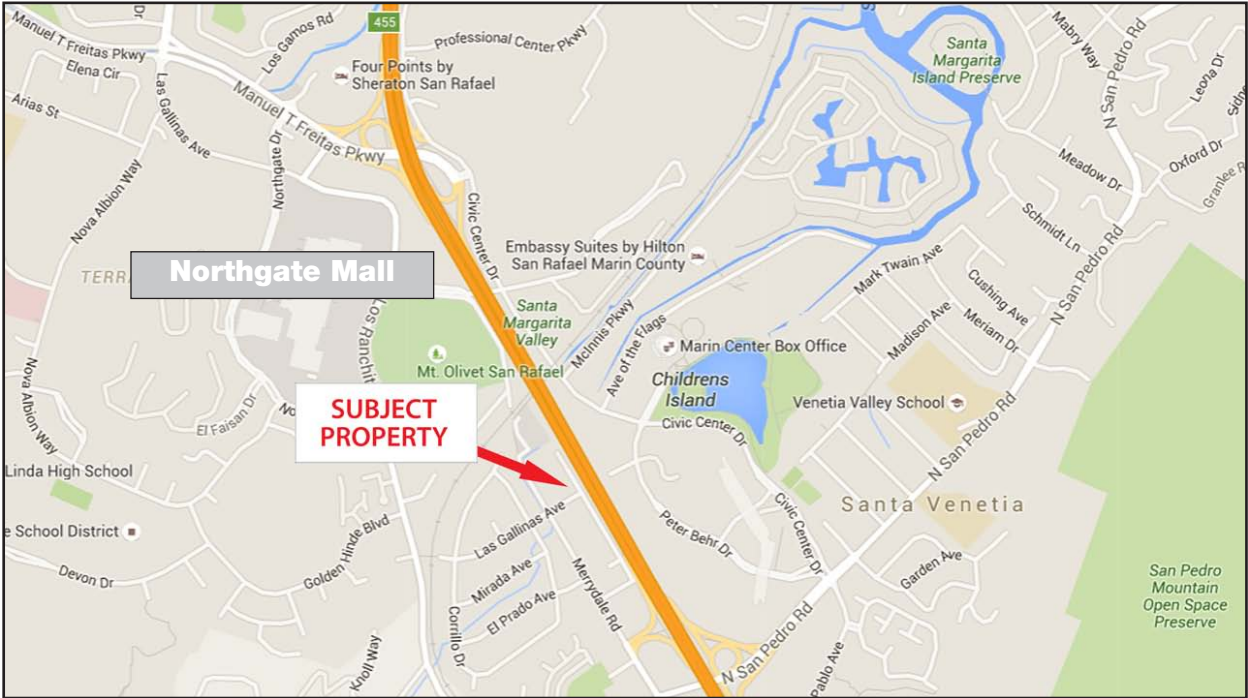
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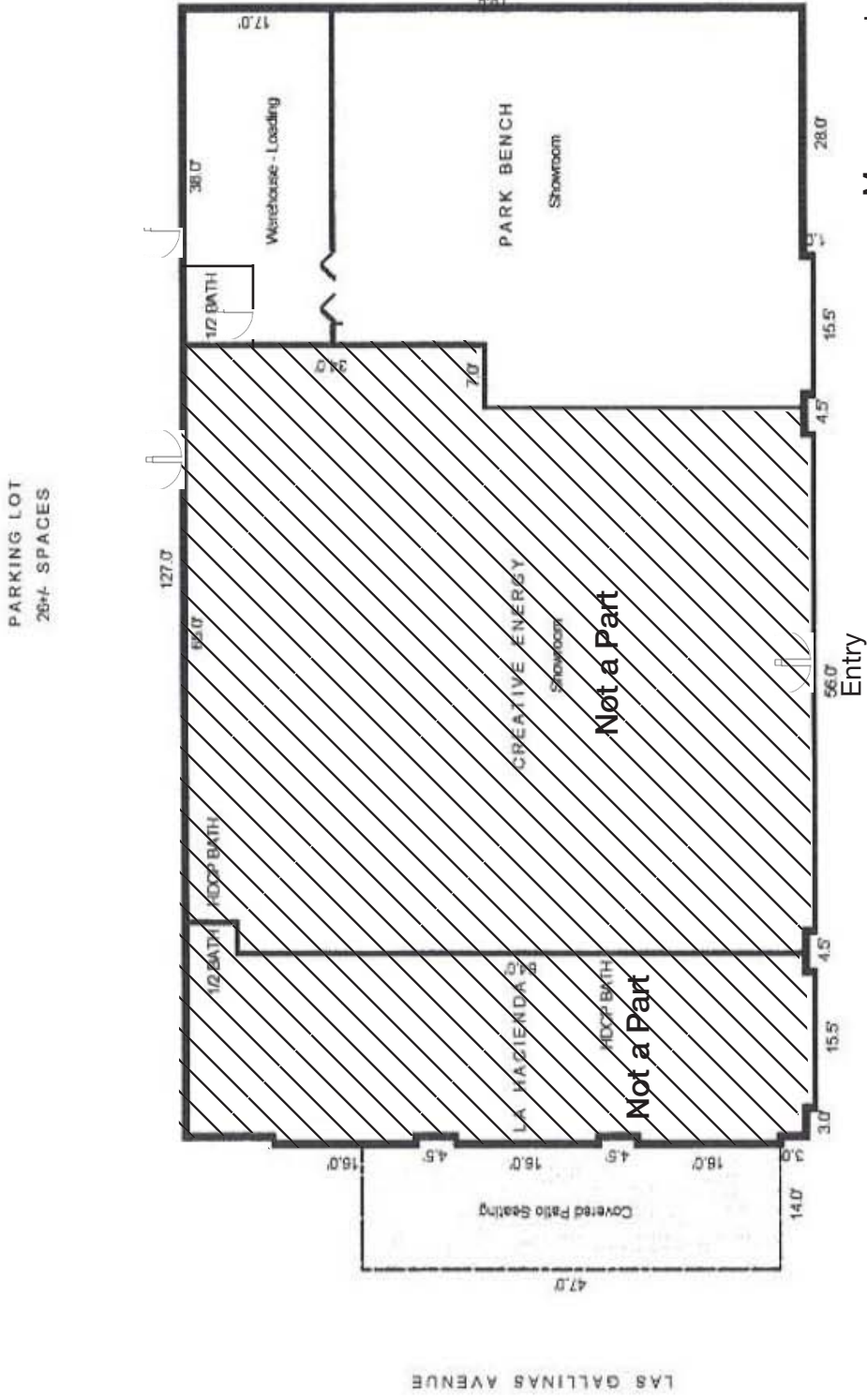
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Measurements are Approximate  
Floor Plan Not to Scale

Redwood Highway

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