



## For Lease: Showroom/Warehouse Space

777 E. Francisco Blvd., San Rafael, CA

- Large Showroom
- Great Window Line
- High Visibility
- Warehouse Space
- Parking on Site

### Offering Summary

Available Sq Ft:	20,000 +/- sf
Initial Base Rent:	\$1.20 psf
Lease Type:	NNN (\$0.25 psf)
Lease Term:	5 - 10 Years
Available:	Now

Contact:

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**HL Commercial Real Estate**

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

[www.hlcre.com](http://www.hlcre.com)

# For Lease: Showroom/Warehouse Space

777 Francisco Blvd. E., San Rafael, CA 94901

## Property Description:

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This retail space, most recently used as a furniture outlet, includes 16,000 +/- sq. ft. of showroom space with office space and restrooms and a 4,000 +/- sq. ft. warehouse with 2 roll-up doors. The retail portion has an 80 feet glassline and 18 foot high ceilings (once drop-ceiling in showroom is removed). Abundant parking. Pole sign available.

## Location Description:

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The high-visibility property is located on Francisco Blvd. E., just south of San Rafael's downtown and on one of its main business streets, close to Hwy. 101 and Interstate 580. The property is surrounded by many retail and commercial businesses. San Rafael is within a 35 minute drive to San Francisco to the South.

## Space Information/Features:

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Total Available Square Feet:	20,000 +/- sq. ft. (the owner is source, agent has not verified square footage)
Showroom:	16,000 +/- sq. ft.
Warehouse:	4,000 +/- sq. ft.
Retail Type:	Highway Visible
Power:	600 amps
Warehouse Roll-up Doors:	2
Warehouse Ceiling Height:	16 Feet
Divisible:	No
Signage:	Yes - pole sign and on building
Parking:	14 parking spaces and street parking



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.

# For Lease: Showroom/Warehouse Space

777 Francisco Blvd. E., San Rafael, CA 94901

## Building Information/Features:

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Total Building Square Feet:	20,000 +/- sq. ft.
Year Constructed:	1959 +/-
Zoning Designation:	<u><a href="#">GC (General Commercial District)</a></u> Allows for a mix of commercial and retail land uses including auto sales, parts and supplies, animal retail, computer and furniture as well as appliance, art supply, bicycle sales, sporting goods, beauty shops and more. It also allows for bakeries, catering and public parks and gardens.
Fire Sprinklers:	Yes
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 Terms:

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Minimum Lease Term:	5 - 10 Years
Initial Base Rent:	\$1.20 per sq. ft.
Lease Type:	NNN (\$0.25 per square foot)
Base Rent Increases:	3% per annum

### Contact:

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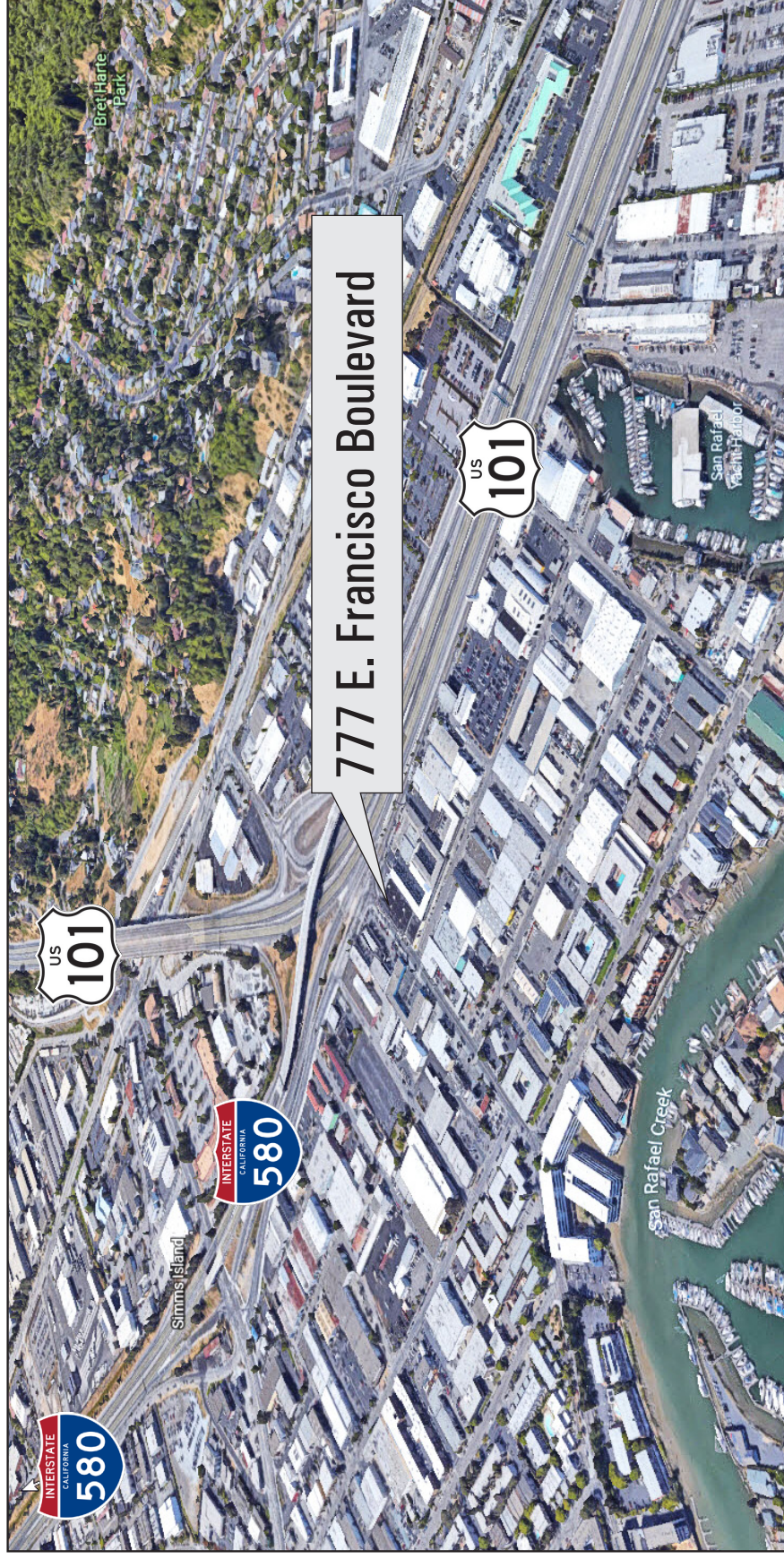
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# For Lease: Downtown Retail Space

777 Francisco Blvd. E., San Rafael, CA 94901



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

# For Lease: Showroom/Warehouse Space

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