



For Lease: Retail Space

528 San Anselmo Ave., San Anselmo, CA 94960

- Great Glass Line
- Open Space Plan
- Shared Restroom
- Lots of Light
- Great Walk-by Traffic

Offering Summary

| | |
|--------------------|--------------|
| Available Sq Ft: | 1,700 +/- sf |
| Initial Base Rent: | \$4,950/mo. |
| Lease Type: | Mod. Gross |
| Min. Lease Term: | 3 - 5 Years |
| Available: | Now |

Contact:

Dirck Brinckerhoff
(415) 446-4222
dirck@hlcre.com
Lic#: 00657732

Peter Gettner
(415) 269-3622
peter@hlcre.com
Lic#: 00785623



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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. 9/10/20

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Building/Space Description:

This retail space features an inviting, expanded sidewalk space, full-front glassline, and an open space plan. Shared HVAC and restroom. Great walk-by traffic.

Location Description:

This highly visible property is located in heart of downtown San Anselmo's vibrant retail area, surrounded by shops and restaurants. Great walk-by and drive-by traffic.

Space Information/Features:

| | |
|------------------------------|------------------------------------------------------------------------------|
| Total Available Square Feet: | 1,700 +/- sq. ft. (owner is source. Agents have not verified square footage) |
| Divisible/Can Add: | No |
| Parking: | Street parking |

Building Information/Features:

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Total Building Square Feet: | 4,989 +/- sq. ft. |
| Year Constructed: | 1923 +/- |
| Zoning/Permitted Uses: | C-2 (Central Commercial District) |
| Fire Sprinklers: | No |
| 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:

| | |
|---------------------|----------------------------------------------------------------------------------------|
| Minimum Lease Term: | 3 - 5 years |
| Lease Type: | Modified Gross (plus annual COL increases) |
| Tenant Expenses: | Electricity, gas, internet and water, interior maintenance, R.E. taxes over base year. |

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

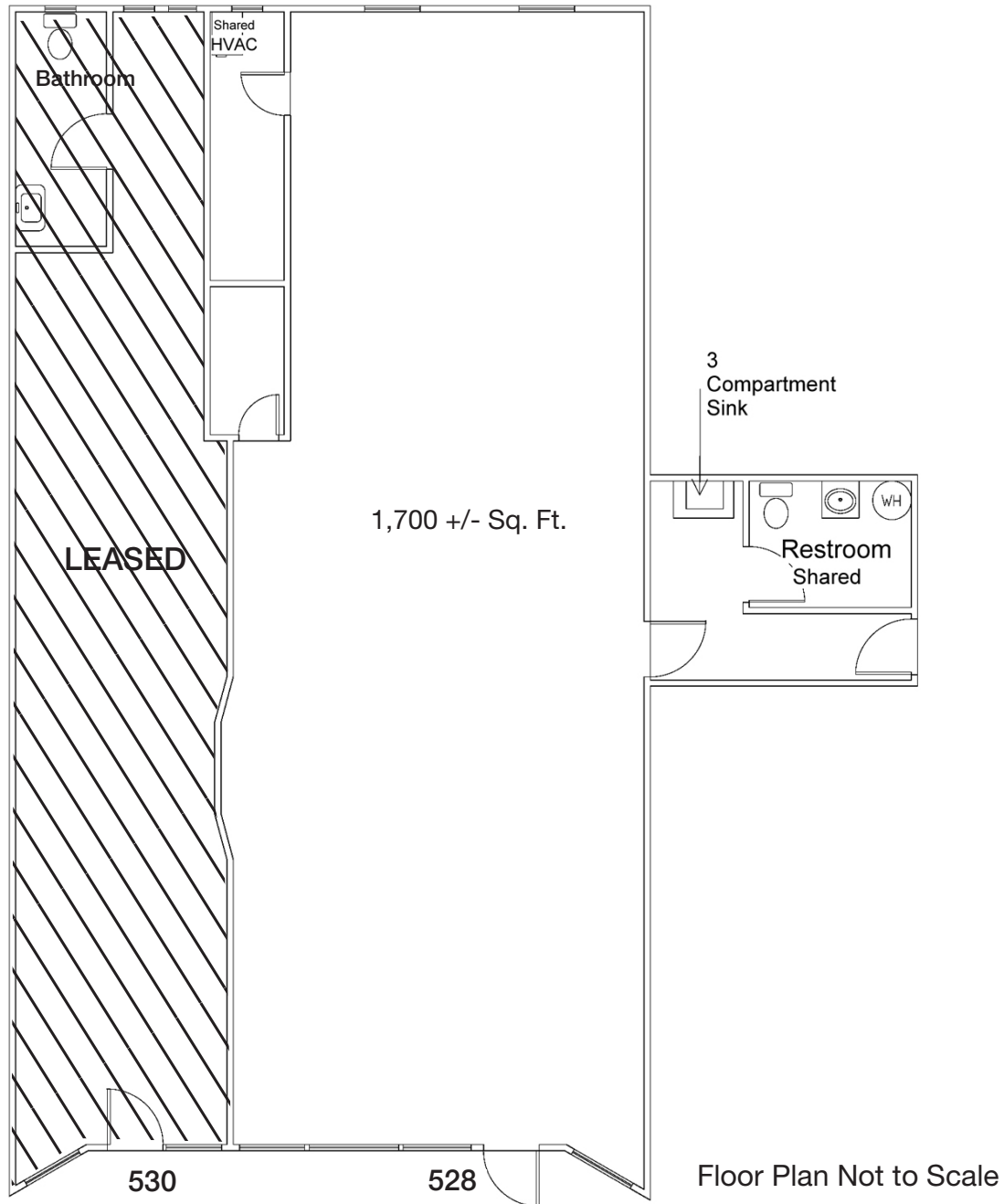


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Sir Francis Drake Blvd.



San Anselmo Avenue