



## 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](mailto:dirck@hlcre.com)  
Lic#: 00657732

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



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

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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:	<a href="#">C-2 (Central Commercial District)</a>
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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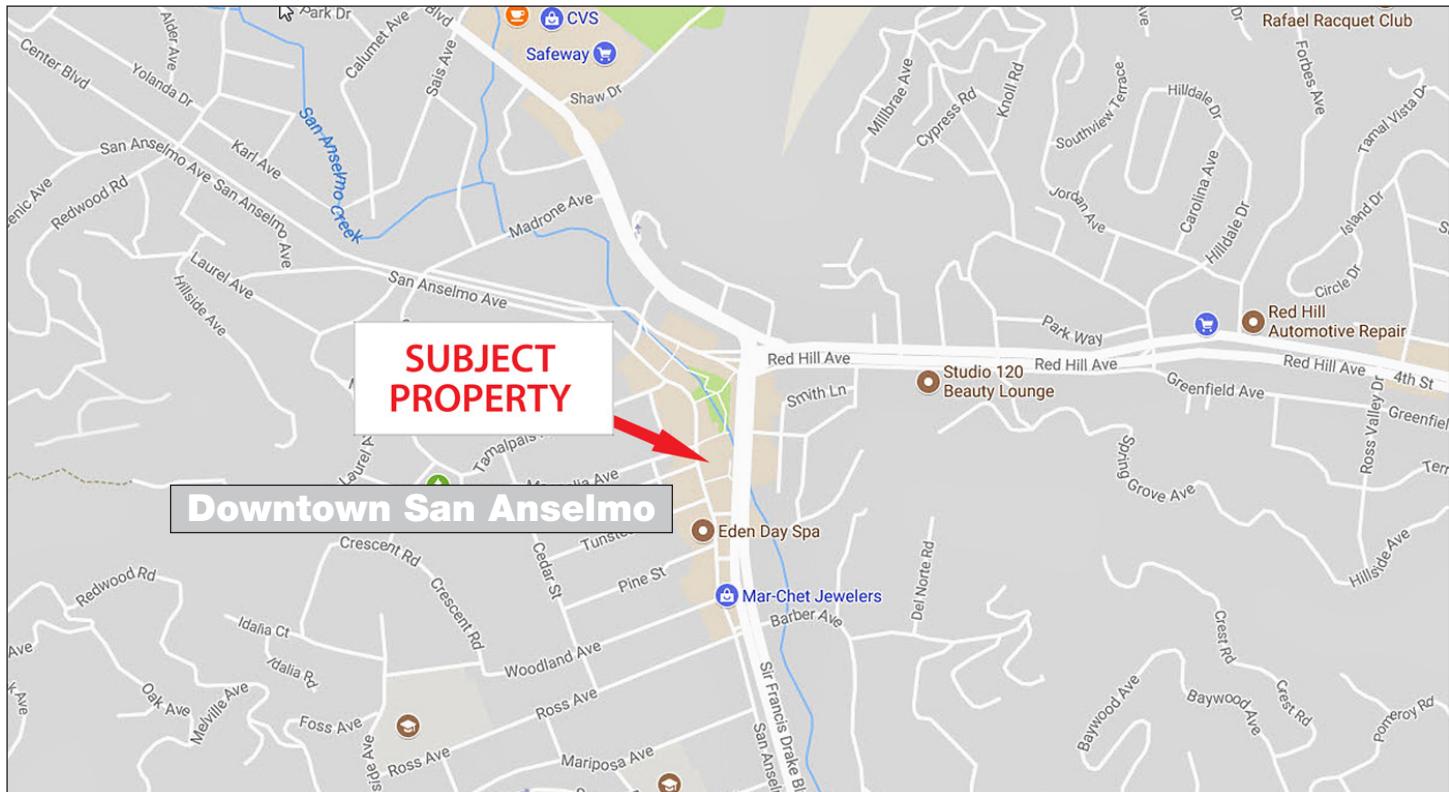


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[Click here to View in Google Maps](#)

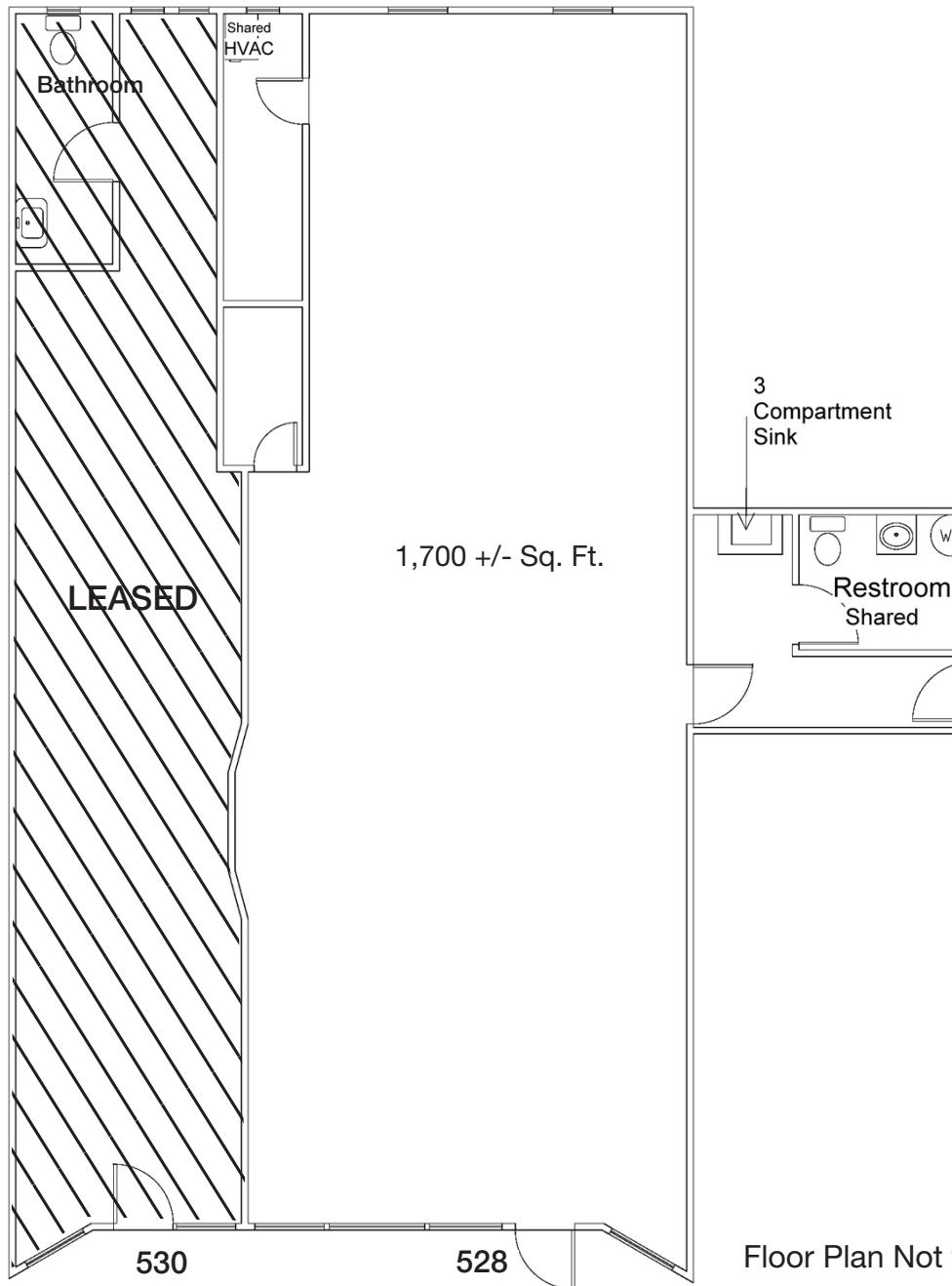


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Sir Francis Drake Blvd.



San Anselmo Avenue