



Keegan & Coppin
COMPANY, INC.

FOR LEASE

295 MAGNOLIA AVENUE
LARKSPUR, CA

DOWNTOWN LARKSPUR
OFFICE OR RETAIL SPACE

Go beyond broker.

REPRESENTED BY:

VESA BECAM, PARTNER
LIC # 01459190 (415) 461-1010, EXT 114
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PROPERTY DETAILS



295 MAGNOLIA AVENUE
LARKSPUR, CA

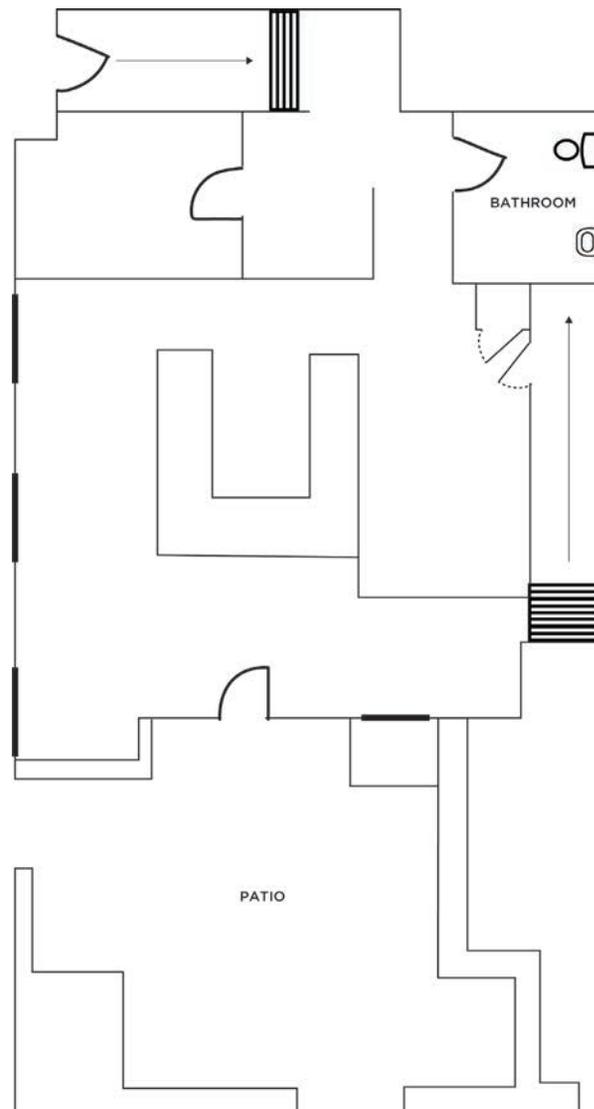
DOWNTOWN LARKSPUR OFFICE/RETAIL SPACE

DESCRIPTION OF PREMISES

This beautiful, recently built commercial unit is ideal for either retail or offices uses, and features many custom finishes, and a sleek, modern design. The large private patio reinforces the charm and visibility of the space. Businesses and customers will appreciate the core downtown location and sense of arrival.

DESCRIPTION OF AREA

Once advertised as the “Gem of California”, downtown Larkspur is officially listed on the National Register of Historic Places. Its fashionable stores and restaurants line Magnolia Avenue, along with dozens of historical buildings, including the Blue Rock Inn and the newly-restored Lark Theatre, a 1930’s art deco movie house. Merchants are known for luxurious, locally sourced wares. Located in the center of downtown Larkspur’s Garden District, the property boasts street frontage on one of the most sought-after blocks on Magnolia Avenue. County’s most popular malls within a three mile radius.



LEASE TERMS

Rate

\$8,000/Month

Gross Unserviced

5+ Year Lease Term Preferred

Size

905+/- sq. ft. Plus a 350+/- sq. ft.

Private Patio

Parking

2 reserved and assigned parking spaces during business hours

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