

**FOR LEASE**

# 41 TAMAL VISTA BOULEVARD

Corte Madera, CA 94925



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



**NICK EGIDE**  
CA LIC #01859524  
(415) 762-8067  
nick@meridiancommercial.com

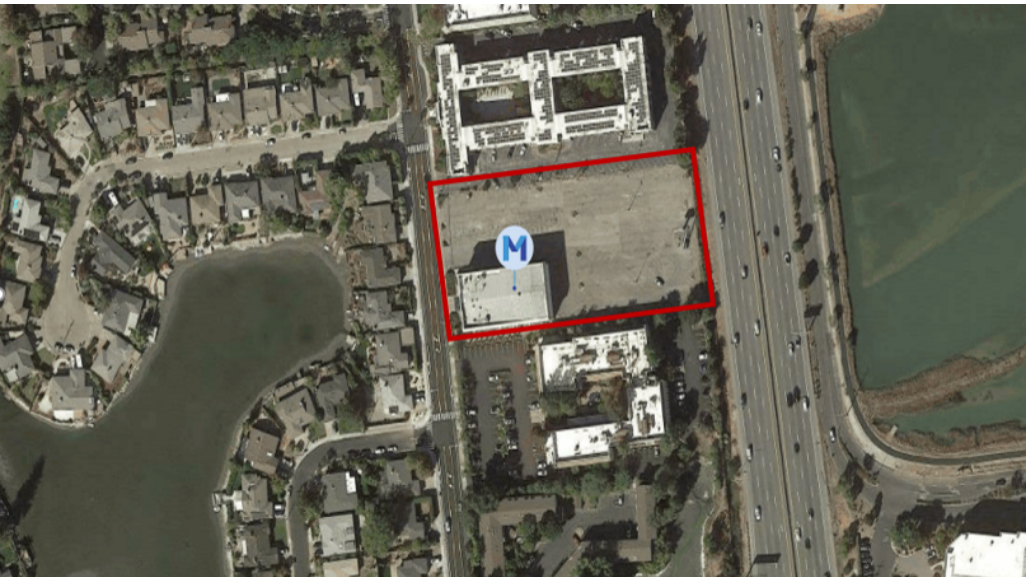
615A E. Washington St. | Petaluma, CA 94952 | <https://www.meridiancommercial.com>

# FOR LEASE

Property Summary

# 41 TAMAL VISTA BOULEVARD

Corte Madera, CA 94925



## PROPERTY DESCRIPTION

41 Tamal Plaza is offered as freeway fronting parking lot space being made available on a short term basis. Property is well suited for car sales/storage, outdoor furniture sales, or event planning. The Corte Madera movie theater building is still in its similar condition from when the theater moved out.

## PROPERTY HIGHLIGHTS

- Short term lease opportunity (1-3 Years)
- Lot size 88,427 square feet
- High visibility parking lot right on Highway 101
- 187 parking stalls
- Theater building 11,600 square feet

## LOCATION DESCRIPTION

Located adjacent to one of Marin's strongest commercial vicinities. Some neighbors include: Corte Madera Town Center, Marketplace, and The Village at Corte Madera. Close freeway access allows for easy Highway 101 ingress and egress. Just minutes from a number of shopping and dining amenities.

## OFFERING SUMMARY

Lease Rate:	\$20,000.00 per month (NNN)
Available SF:	±11,621 SF
Building Size:	±11,621 SF
Property Type:	Retail



**NICK EGIDE**  
CA LIC #01859524  
(415) 762-8067  
nick@meridiancommercial.com

**FOR LEASE**

Additional Photos

**41 TAMAL VISTA BOULEVARD**

Corte Madera, CA 94925



**NICK EGIDE**

CA LIC #01859524

(415) 762-8067

[nick@meridiancommercial.com](mailto:nick@meridiancommercial.com)

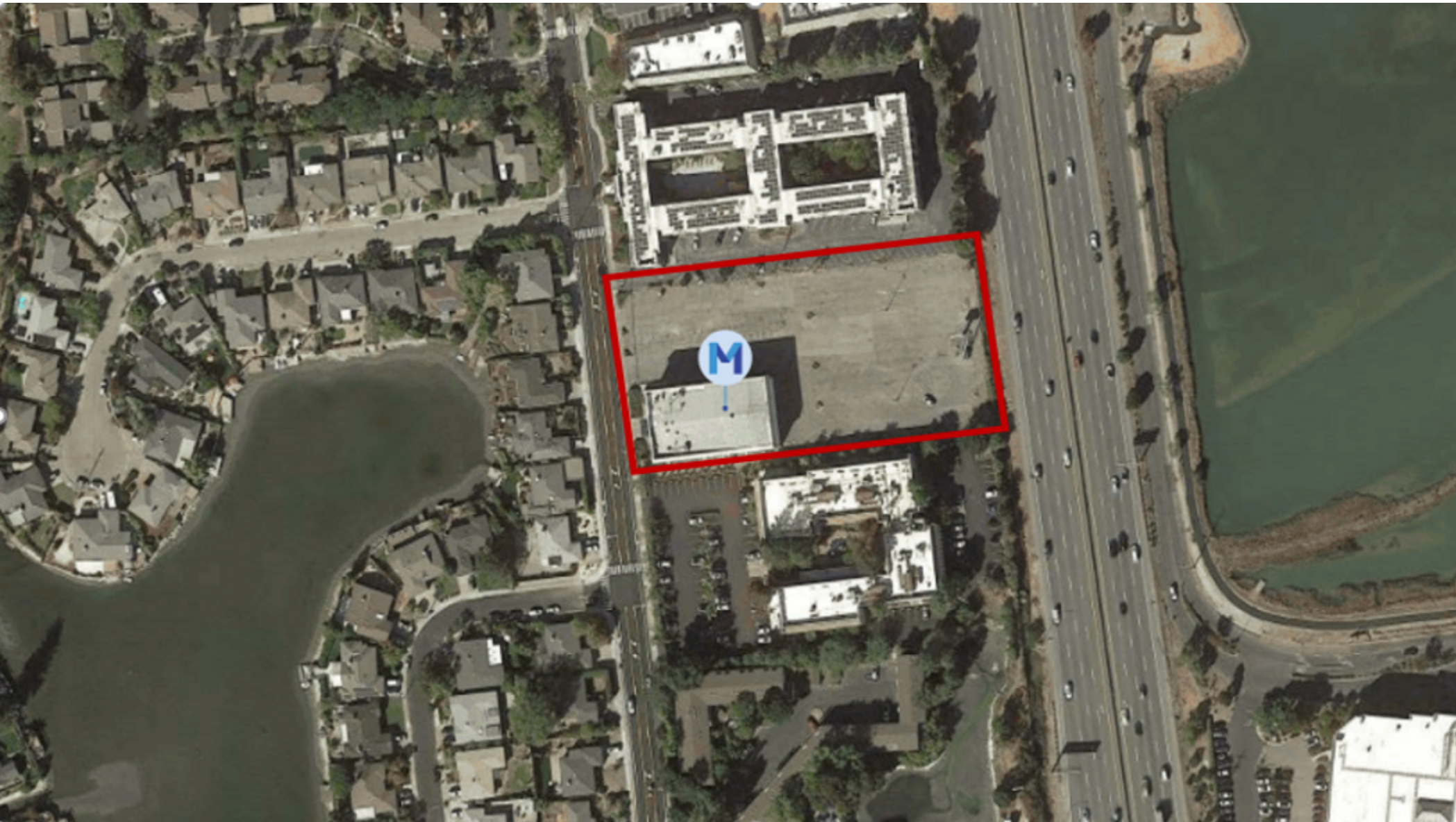


**FOR LEASE**

Location Map

**41 TAMAL VISTA BOULEVARD**

Corte Madera, CA 94925



**NICK EGIDE**

CA LIC #01859524

(415) 762-8067

[nick@meridiancommercial.com](mailto:nick@meridiancommercial.com)



CBKF ENGINEERS

ALTA/ACSM LAND TITLE SURVEY

GENERAL NOTES

- 1. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. RECORD TITLE ENCUMBRANCES ARE BASED ON A PRELIMINARY REPORT BY STEWART TITLE GUARANTEE COMPANY, 7676 HAZARD CENTER DRIVE, SUITE 1400, SAN DIEGO, CALIFORNIA, ORDER NO. 01190-10100, DATED APRIL 17, 2014. THE SURVEYOR ASSUMES NO LIABILITY FOR TITLE RECORDS.
3. THE DATE OF INTEREST IN THE LAND INDICATED BY RECORDS OR REFERRED TO IS A REC AS TO CORTE MADERA THEATERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.
4. THIS SURVEY WAS PERFORMED AT THE REQUEST OF CENMARK USA, INC., 2000 DANLAW PARKWAY, SUITE 300, PLANO, TEXAS.
5. THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 41 TAMAL VISTA BLVD, CORTE MADERA, CA 94925.
6. THE SUBJECT PROPERTY IS COMPRISED OF MARIN COUNTY ASSessor'S PARCEL NO. 024-001-025.
7. THE SUBJECT PROPERTY APPEARS ON P.L.R.M. COMMUNITY PANEL RUBBER OVERCOATINGS, AND LIES WITHIN ZONE AC (S.F. 30), PARTICULARLY DESCRIBED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (SAGE FLOOD ELEVATIONS DETERMINED)".
8. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-3 HIGHWAY COMMERCIAL DISTRICT.
9. FIELD SURVEY DATE: 09/12/14.
10. BASIS OF BEARING: MAP OF INDIANA GARDENS SUBDIVISION NO. 6, FILED IN VOL. 8 OF MAPS, AT PAGE 16, MARIN COUNTY RECORDS.
11. THE LOCATION OF CERTAIN UNDERGROUND IMPROVEMENTS IS BASED ON SURFACE OBSERVATIONS, AND MAY NOT BE EXACT.
12. CERTIFICATION OF THIS SURVEY IS MADE SUBJECT TO THE PROVISIONS OF SECTION 57076.01 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE AND SEES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PARKING STALLS

Table with 2 columns: Stall Type, Count. Includes Regular Survey (172) and Handicapped Stalls (0).

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF CORTE MADERA, COUNTY OF MARIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF KUMIP SUBDIVISION, CORTE MADERA, CALIFORNIA," FILE FOR RECORD MAY 20, 1964 IN VOLUME 12 OF MAPS, AT PAGE 21, MARIN COUNTY RECORDS.

EXCEPTIONS FROM COVERAGE - SCHEDULE B - PART II

- 1. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ADJACENT SAID LAND, SUCH RIGHTS HAVING BEEN DERIVED FROM SAID LAND BY THE RECORDS AUGUST 16, 1940, IN BOOK 401 OF OFFICIAL RECORDS AT PAGE 278, AND JULY 9, 1942 IN BOOK 1706 OF OFFICIAL RECORDS AT PAGE 308, MARIN COUNTY RECORDS.
2. ANY OR ANY CLAIM FOR DAMAGES TO THE HEREIN DESCRIBED PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LAYOUTING OR MAINTENANCE OF A FREEWAY CONTIGUOUS THEREAS AS CONTAINED IN THE (SAGE) RECORDS (VOLUME 16, 1940 IN BOOK 401 OF OFFICIAL RECORDS AT PAGE 278 AND JULY 9, 1942 IN BOOK 1706 OF OFFICIAL RECORDS AT PAGE 308, MARIN COUNTY RECORDS.
3. EASEMENTS AS FOLLOWS AS SHOWN IN THE FILED MAP REFERRED TO HEREIN:
FOR A 10 FOOT STRIP GRASSMAE EASEMENT
AFFRITS | SOUTHWESTERLY CORNER
FOR A 5 FOOT OVERHEAD EASEMENT
AFFRITS | WESTERLY LINE
FOR A 2 FOOT BY 20 FOOT ANCHOR EASEMENT
AFFRITS | SOUTHWESTERLY CORNER
FOR A 2 FOOT BY 20 FOOT ANCHOR EASEMENT
AFFRITS | SOUTHWESTERLY CORNER
4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF RESTRICTION AGREEMENT" DATED MARCH 30, 1989, EXECUTED BY AND BETWEEN JOSEPH BLUMENFELD, ET AL AND JUPITER PRODUCTIONS, INC., A CALIFORNIA CORPORATION, RECORD NO. JUNE 2, 1989 IN BOOK 2360 OF OFFICIAL RECORDS AT PAGE 504, MARIN COUNTY RECORDS.
REFERENCE IS HEREBY MADE TO THE PUBLIC RECORD FOR FULL PARTICULARS.
NOTE: SECTION 10904.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: "THESE DOCUMENTS HAVE AN EFFECTIVE DATE BASED ON RACE, COLOR, RELIGION, SEX, MARITAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANCESTRY. THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID. ANY PERSON HOLDING AN INTEREST IN THIS PROPERTY MAY REQUEST THAT THE COUNTY RECORDER REMOVE THE RESTRICTION LANGUAGE PURSUANT TO SUBDIVISION (C) OF SECTION 10904.1 OF THE GOVERNMENT CODE."
5. DEED OF TRUST TO SECURE AN INTEREST IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREIN:
AMOUNT | \$600 SHOWN
DATED | OCTOBER 9, 2008
TRUSTEE | CENTURY THEATERS, INC., A CALIFORNIA CORPORATION
TRUSTEE | STEWART TITLE OF CALIFORNIA, INC.
BENEFICIARY | LEMMA COMMERCIAL PAPER INC.
RECORDED | OCTOBER 11, 2008, AS INSTRUMENT 2008-0062004 OF OFFICIAL RECORDS.
LOAN NO. | 03311340740726W0023382811
NOTICE OF RESIGNATION OF AGENT, NOTICE OF APPOINTMENT OF SUCCESSOR AGENT, AND ASSIGNMENT OF MORTGAGE, EXECUTED BY AND BETWEEN LEMMA COMMERCIAL PAPER INC., AN ASSIGNOR AND RESIGNING AGENT, AND BANCALYS BANK P.L.C. AS ASSIGNEE AND SUCCESSOR AGENT, RECORDED OCTOBER 22, 2012, AS INSTRUMENT 2012-0062748 OF OFFICIAL RECORDS.
FIRST AMENDMENT TO DEED OF TRUST, FUTURE FILING, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FINANCING STATEMENT (CALIFORNIA) EXECUTED BY AND BETWEEN CORTE MADERA THEATERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND BANCALYS BANK P.L.C. RECORDED JUNE 23, 2013, AS INSTRUMENT 2013-0062808 OF OFFICIAL RECORDS.
THE ABOVE DEED OF TRUST IS REPLICATED AS AN EQUITY LINE LOAN OR A REVOLVING LINE OF CREDIT, PRIOR TO FINAL PAYOFF AC BELL REQUIRE A WRITTEN STATEMENT FROM THE BENEFICIARY THAT THE ACCOUNT HAS BEEN PAID.
NOTE | SAID ACCOUNT MUST BE CLOSED AT TIME OF PAYOFF.
6. ANY AND ALL UNDISCLOSED LEASES.
7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT DISCLOSED BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY MAKING ENQUIRY OF THE PARTIES IN POSSESSION OF THE HEREIN DESCRIBED LAND.
8. ANY ENCUMBRANCES, LIENS (INCLUDING BUT NOT LIMITED TO ANY STATUTORY LIENS FOR LABOR OR MATERIALS ARISING FROM ANY OBLIGATIONS OR RECENTLY COMPLETED WORKS OR IMPROVEMENTS), ENCUMBRANCES, FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE HEREIN DESCRIBED LAND.
9. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCUMBRANCES OR ANY OTHER FACTS WHICH A CORRECT SURVEY OF THE HEREIN DESCRIBED LAND WOULD DISCLOSE WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS AND THE REQUIREMENT THAT SAID SURVEY MEETS WITH THE HIGHEST STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS.
IF ALTA SURVEY IS OBTAINED, SAID ALTA SURVEY NEEDS TO BE CERTIFIED TO BOTH STEWART TITLE OF CALIFORNIA, INC. AND TO STEWART TITLE GUARANTEE COMPANY, OUR INDENTIFIER.
10. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HEREON OR HEREAFTER FURNISHED, IMPROVED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
11. INDICATED EXCEPTIONS TO TITLE THAT HAVE BEEN PLOTTED AND SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO CENMARK USA, INC.; STEWART TITLE GUARANTEE COMPANY, PRESIDIO BLVD. MARIN, LLC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 REVISOR STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3-A, 3-A(1), 7(A), 7(B)(1), 8, 9, 11(A), 12, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/12/14.
DATE: 09/12/14
[Signature]
RALPH H. THURNE
P.L.S., NO. 4760
[Professional Seal]



VICINITY MAP NOT TO SCALE

ABBREVIATIONS

- AC ASPHALT CONCRETE
AFN ASSessor'S PARCEL NUMBER
BFP BACKFLOW PREVENTOR
BLDG BUILDING
BLVD BOULEVARD
CONC CONCRETE
DW DRAINAGE
EP EDGE OF PAVEMENT
GP GAS METER
GS GRATE SILEY
GV GATE VALVE
LFP FLOW DRAIN PIPE
M MANSOLE
OH OVERHEAD
O.V. OVERLAP
O.P. OFFICIAL RECORDS
SDO SANFORD CROWN CLEANOUT
TC TOP FACE OF CURB
TYP TYPICAL
WB WATER METER

SYMBOLS & LEGEND



ALTA/ACSM LAND TITLE SURVEY
OF THE LANDS OF CORTE MADERA THEATERS, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION AS DESCRIBED IN THAT CONTRACT FOR TITLE INSURANCE BY STEWART TITLE GUARANTEE COMPANY, ORDER NO. 01190-10100, DATED APRIL 17, 2014.

Table with 2 columns: Date, Name. Includes Survey Date (09/12/14) and Surveyor Name (Ralph H. Thurne).

NICK EGIDE
CA LIC #01859524
(415) 762-8067
nick@meridiancommercial.com

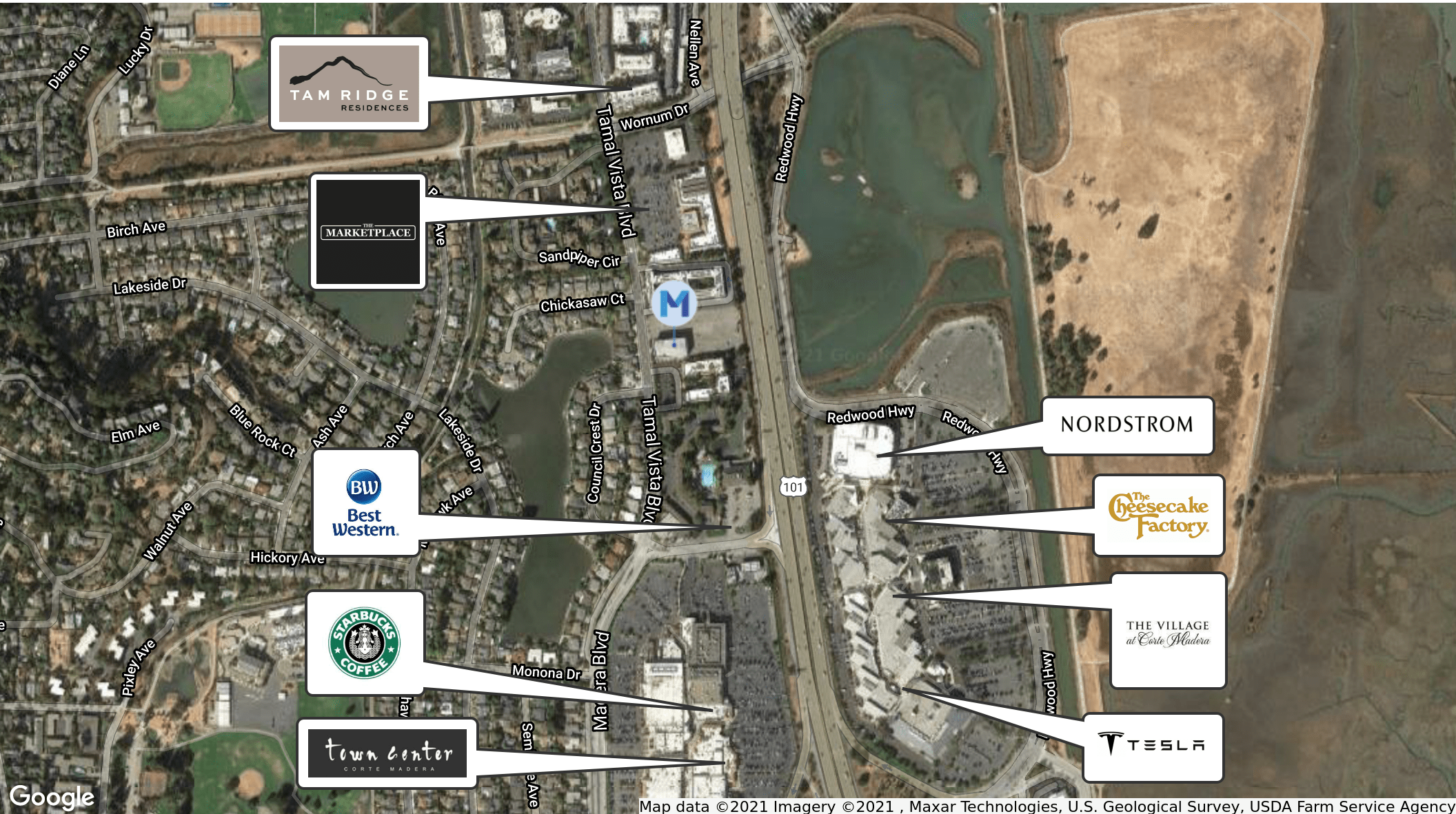


# FOR LEASE

Retailer Map

# 41 TAMAL VISTA BOULEVARD

Corte Madera, CA 94925



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# FOR LEASE

## Demographics Map & Report

# 41 TAMAL VISTA BOULEVARD

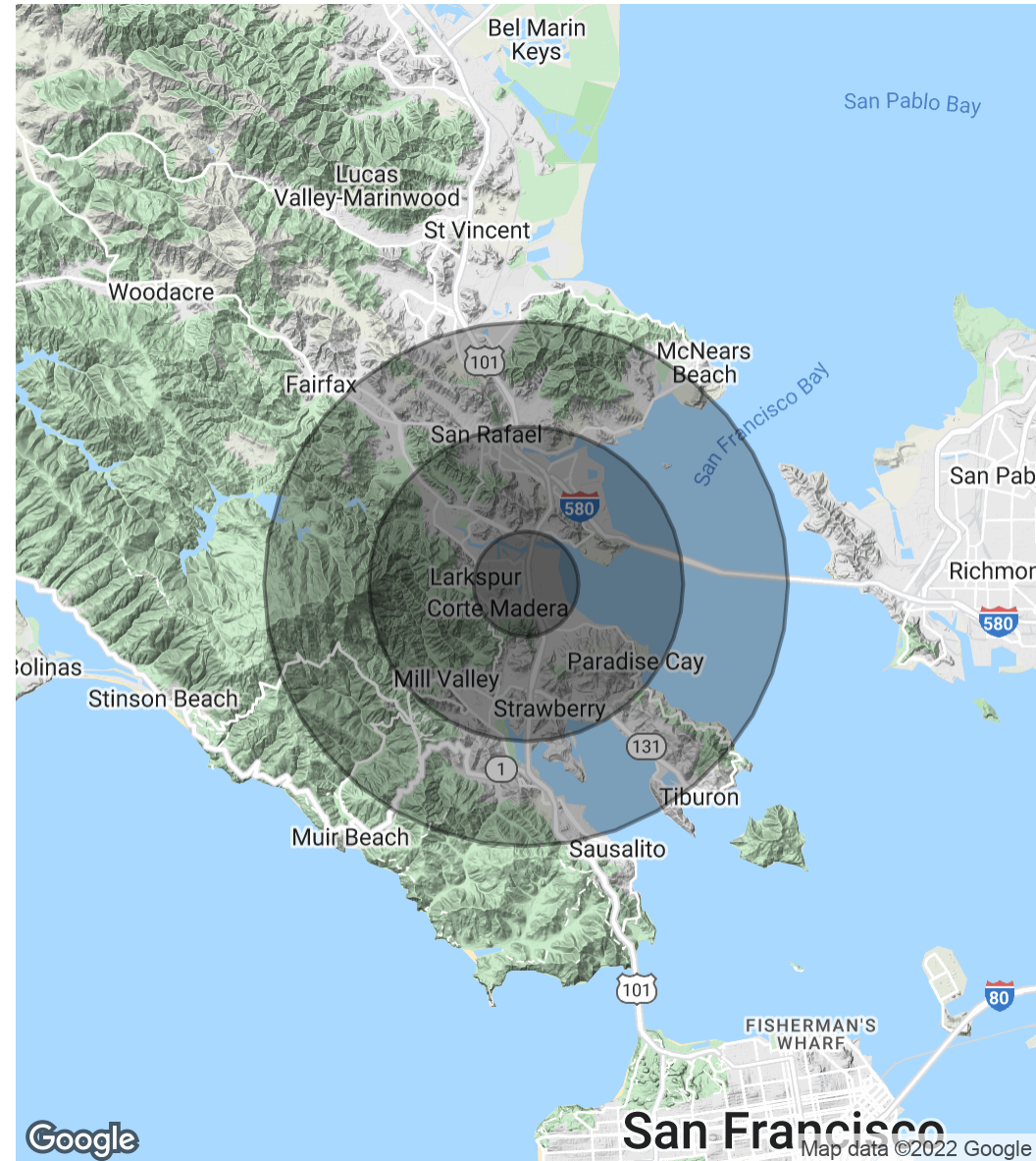
Corte Madera, CA 94925

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,333	76,518	143,357
Average age	45.2	42.2	43.1
Average age (Male)	43.2	41.0	42.2
Average age (Female)	47.1	43.3	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,217	31,957	61,232
# of persons per HH	2.2	2.4	2.3
Average HH income	\$133,106	\$135,371	\$137,272
Average house value	\$844,971	\$953,221	\$950,628

\* Demographic data derived from 2010 US Census



Google

San Francisco

Map data ©2022 Google

**NICK EGIDE**

CA LIC #01859524

(415) 762-8067

[nick@meridiancommercial.com](mailto:nick@meridiancommercial.com)

