



**YOUR NAME HERE**

1033

**NO  
PARKING**  
RESERVED  
FOR VEHICLE  
POOL

## For Lease: Downtown Retail/Office Space

1033 C Street, San Rafael, CA

- Downtown Retail/Office
- Upgraded HVAC & Electric
- Skylights
- Offices and Storage Area
- City Parking is Across the Street

### Offering Summary

|                           |                     |
|---------------------------|---------------------|
| <b>Available Sq. Ft.:</b> | <b>2,187 +/- sf</b> |
| <b>Initial Base Rent:</b> | <b>\$1.95 psf</b>   |
| <b>Lease Type:</b>        | <b>Mod. Gross</b>   |
| <b>Lease Term:</b>        | <b>3 - 5 Years</b>  |
| <b>Available:</b>         | <b>Now</b>          |

Contact: **Dirck Brinckerhoff**  
(415) 446-4222  
[dirck@hlcre.com](mailto:dirck@hlcre.com)  
DRE Lic#: 00657732



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

# For Lease: Downtown Retail/Office Space

1033 C St., San Rafael, CA 94901

## Property Description:

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This first-floor, downtown retail/office space has window frontage on C street. There is a large front space, 2 private office spaces, a kitchenette, large open area in the rear, two restrooms and storage. There is ample street parking and city parking, and plenty of foot traffic passing by the property.

## Location Description:

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Located in downtown San Rafael between Fourth Street and Fifth Avenue. Neighboring tenants include San Rafael's new Public Safety Building and San Rafael City Hall as well as numerous banks, offices and restaurants. A City parking lot is located across the street. The property is also conveniently located within 0.6 miles of the San Rafael Smart train station.

## Space Information/Features:

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|                              |  |
|------------------------------|--|
| Total Available Square Feet: | 2,187 +/- sq. ft. (owner building plans are source, agents have not verified square footage) |
| Retail Type:                 | Street   |
| Divisible:                   | No   |
| Signage:                     | Yes, Fascia  |
| Parking:                     | Street parking and parking garage across the street  |

## Building Information/Features:

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|                             |   |
|-----------------------------|---|
| Total Building Square Feet: | 9,500 +/- sq. ft.   |
| Year Constructed:           | 1941  |
| Zoning Designation:         | <a href="#">T5N 40/60 (T5 Neighborhood)</a>   |
| Fire Sprinklers:            | Yes   |
| Heating & Air Conditioning: | Yes   |
| Flood Zone Designation:     | Zone X (An area that is determined to be outside the 100- and 500-year floodplains) |

## Lease Terms:

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|                      |                                 |
|----------------------|---------------------------------|
| Lease Term:          | 3 - 5 Years                     |
| Initial Base Rent:   | \$1.95 per sq. ft.              |
| Base Rent Increases: | 3 % per annum                   |
| Lease Type:          | Modified Gross                  |
| Tenant Expenses:     | Utilities, trash and janitorial |

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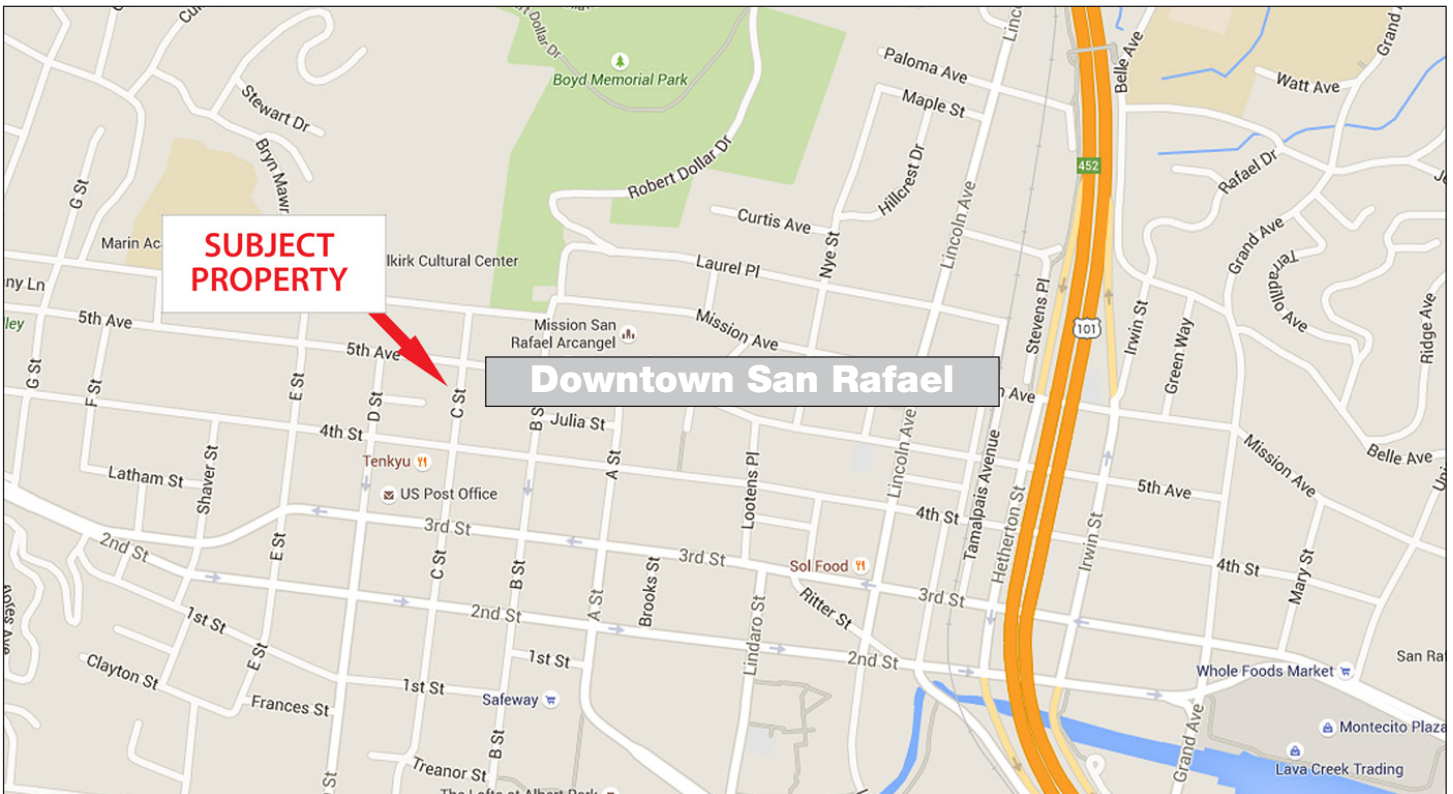


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# For Lease: Downtown Retail/Office Space

1033 C St., San Rafael, CA 94901



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



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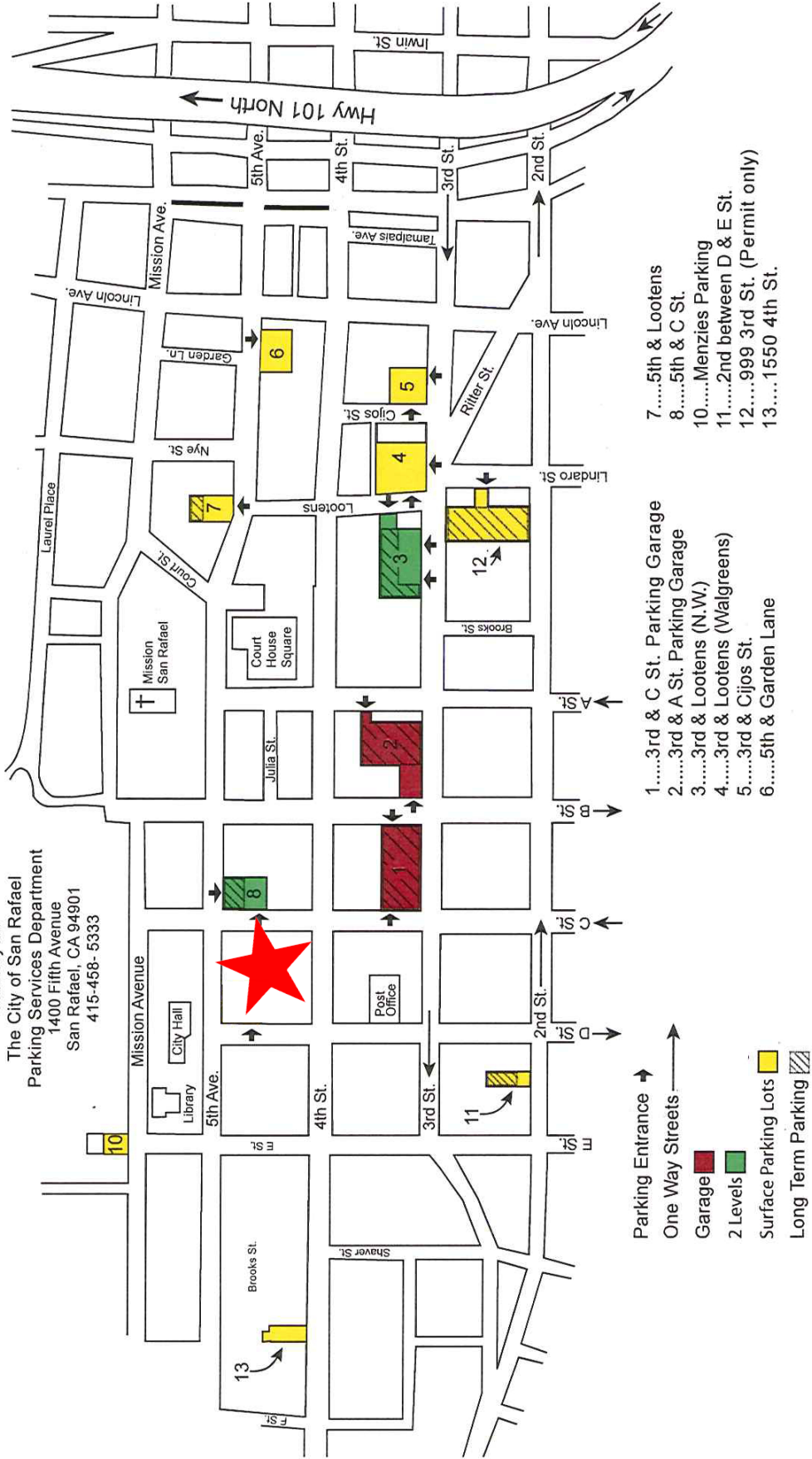


# For Lease: San Rafael Retail Space

1340 Fourth St., San Rafael, CA 94901

## The City of San Rafael's Downtown Parking Lots

Courtesy of:  
 The City of San Rafael  
 Parking Services Department  
 1400 Fifth Avenue  
 San Rafael, CA 94901  
 415-458-5333



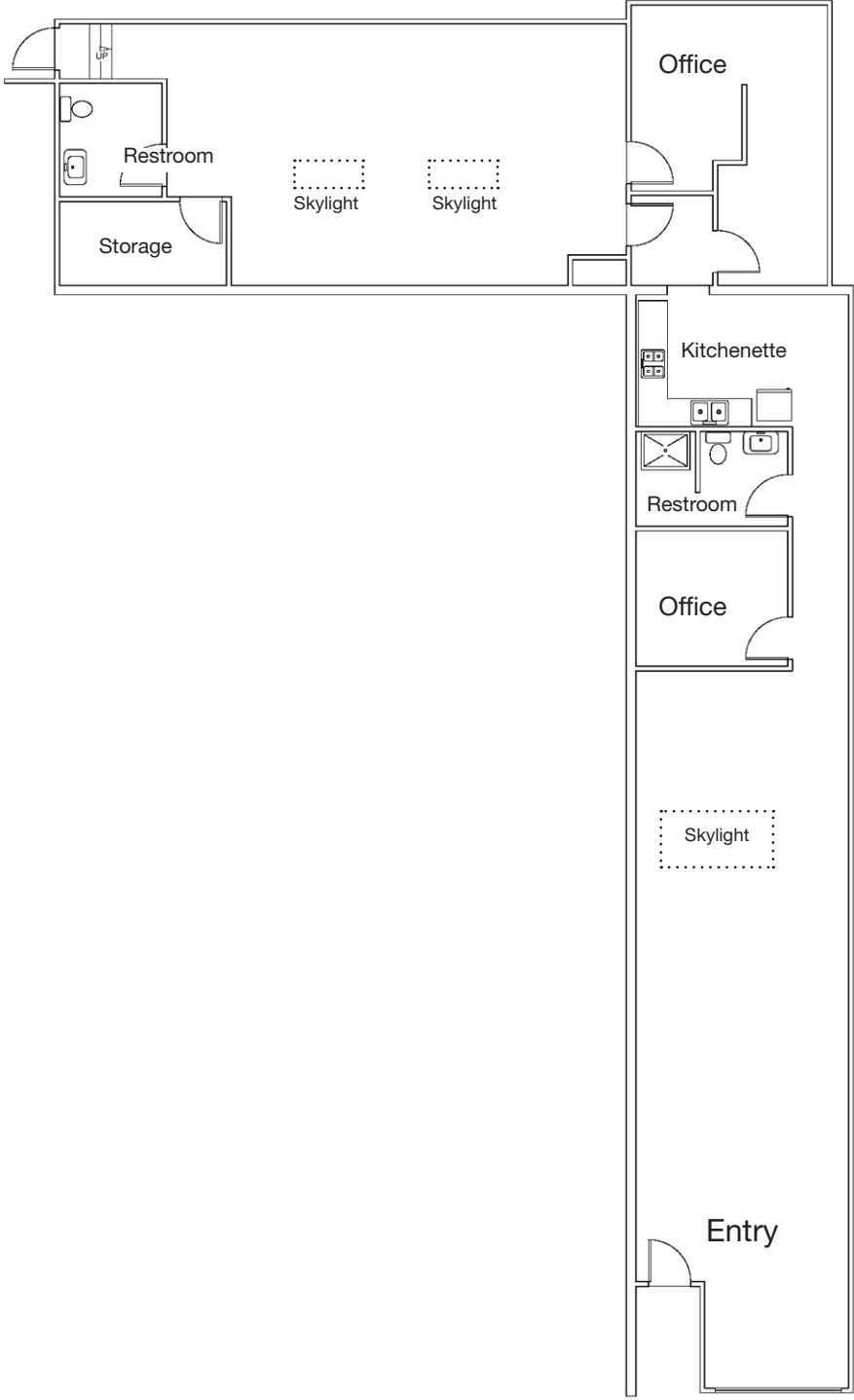
- 1.....3rd & C St. Parking Garage
- 2.....3rd & A St. Parking Garage
- 3.....3rd & Lootens (N.W.)
- 4.....3rd & Lootens (Walgreens)
- 5.....3rd & Cijos St.
- 6.....5th & Garden Lane
- 7.....5th & Lootens
- 8.....5th & C St.
- 10.....Menzies Parking
- 11.....2nd between D & E St.
- 12.....999 3rd St. (Permit only)
- 13.....1550 4th St.

Parking Entrance →  
 One Way Streets →  
 Garage [Red Hatched Box]  
 2 Levels [Green Box]  
 Surface Parking Lots [Yellow Box]  
 Long Term Parking [Yellow Hatched Box]

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Floor Plan Not to Scale

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**C Street**

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