



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

128 GREENFIELD AVENUE  
SAN ANSELMO, CA

San Anselmo Retail & Office Space



REPRESENTED BY:

**JOHN MOHUN, AGENT**  
LIC # 02232254 (415) 461-1010, EXT 126  
[JMOHUN@KEEGANCOPPIN.COM](mailto:JMOHUN@KEEGANCOPPIN.COM)



# OFFICE SPACE FOR LEASE



128 GREENFIELD AVENUE  
SAN ANSELMO, CA

RETAIL & OFFICE SPACE

## PROPERTY INFORMATION

### HIGHLIGHTS

- Excellent Location
- Walkable to restaurants, shops, and public amenities
- Located just steps from downtown San Anselmo
- Prime mixed-use building

### OFFICE SPACE

**Suite A:** 1,200+/- sq. ft.

**Suite B:** 2,000+/- sq. ft.

### DESCRIPTION

Ground-floor retail space just off downtown San Anselmo's main corridor. Open layout, glass storefront, excellent visibility. Delivered as a stripped shell, ready for build-out. Ideal for retail, office, or service use.

Second-floor office with private entrance and parking. Includes multiple rooms, an open workspace, and a full bathroom. Bright and flexible layout, perfect for professional or wellness users.

\*Square foot measurements provided by owner. Tenant to independently verify.

### LEASE TERMS

#### Size

1,200 - 2,000+/- sq. ft.

#### Rate

\$2.35 per sf

#### Terms

NNN

#### Parking

On-site and abundant street parking

#### Zoning

G-3 General Commercial

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

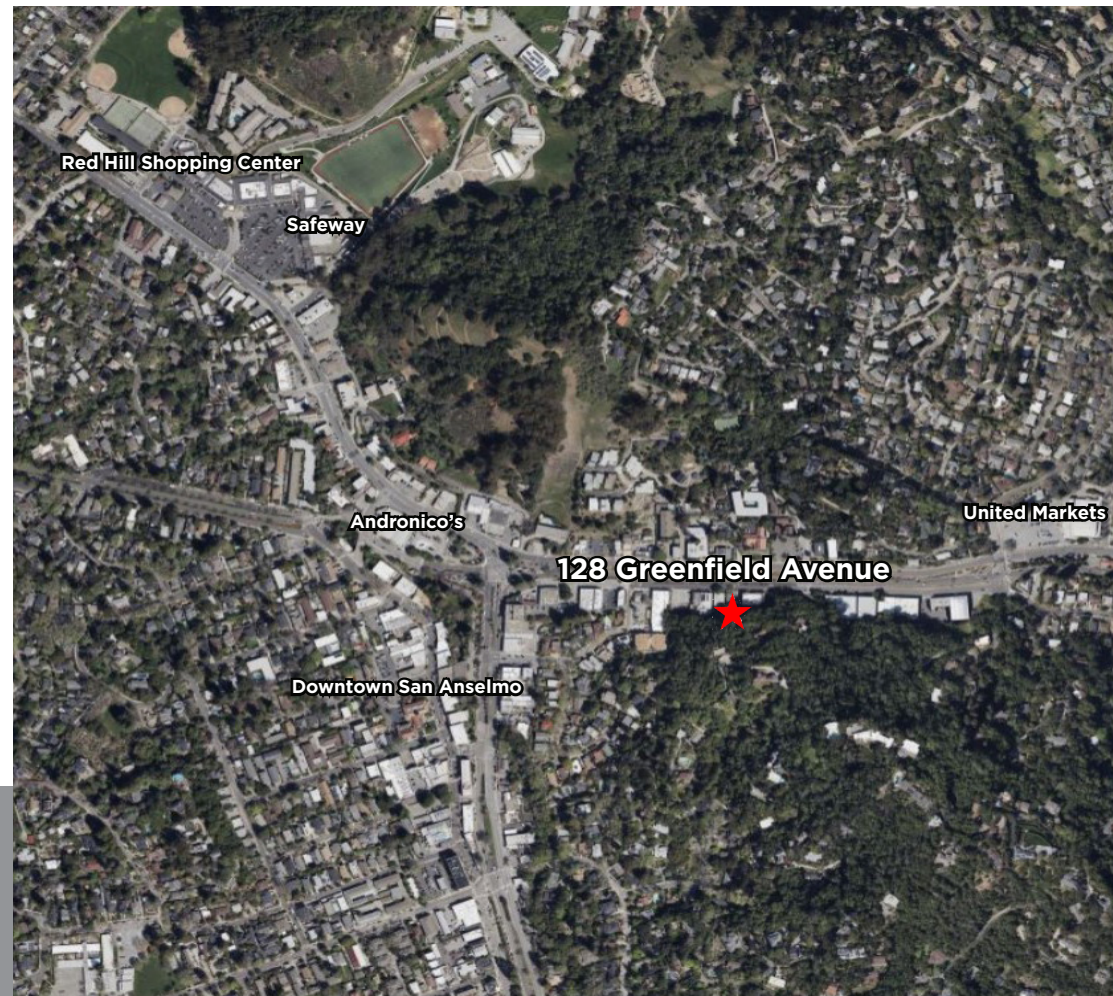
128 Greenfield Ave. is conveniently located approximately one block east of the The Hub intersection in a highly visible location and is a short walk to Downtown San Anselmo.

## NEARBY AMENITIES

- Safeway
- Red Hill Shopping Center
- Downtown San Anselmo
- Andronico's Supermarket
- United Markets

## TRANSPORTATION ACCESS

- 2.0 miles from Hwy 101
- 0.3 miles from San Anselmo Hub



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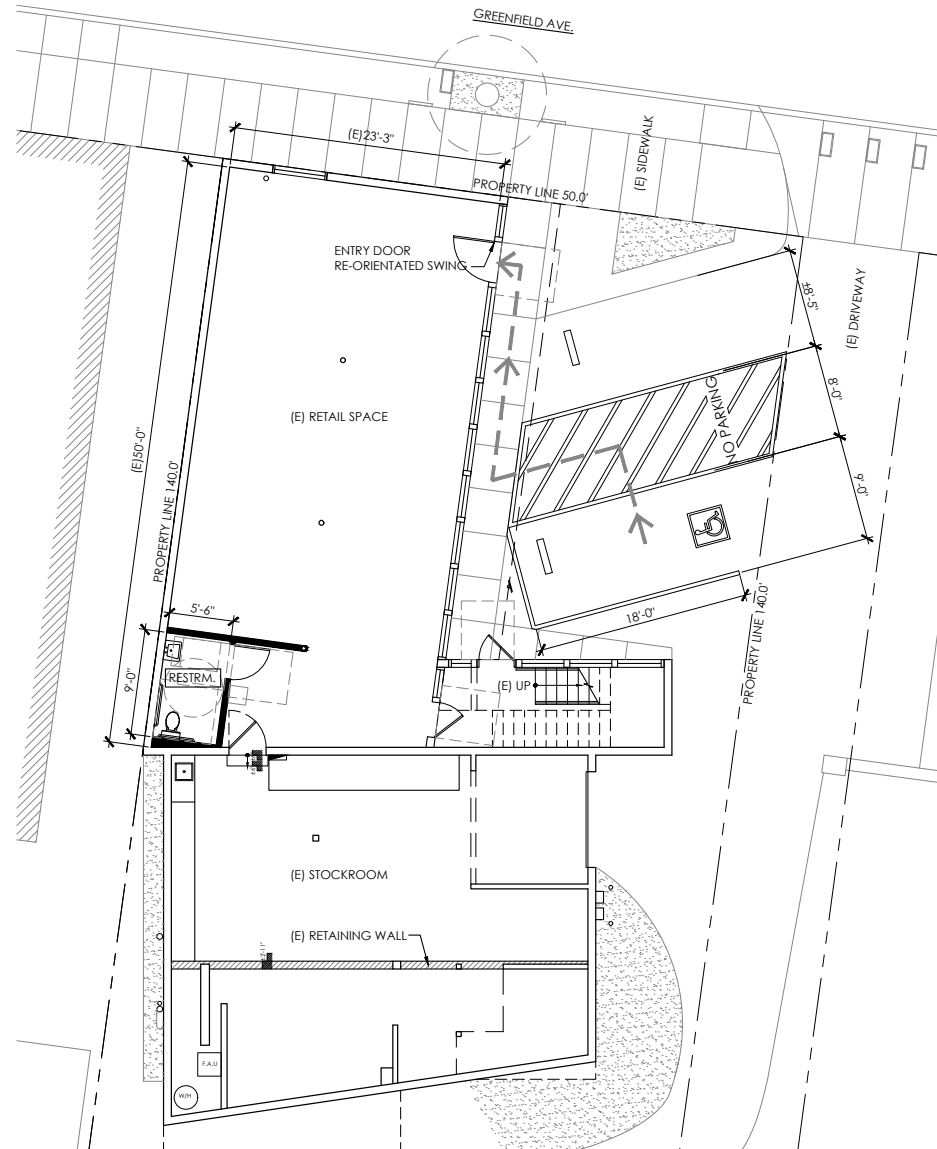


# FLOOR PLAN GROUND FLOOR



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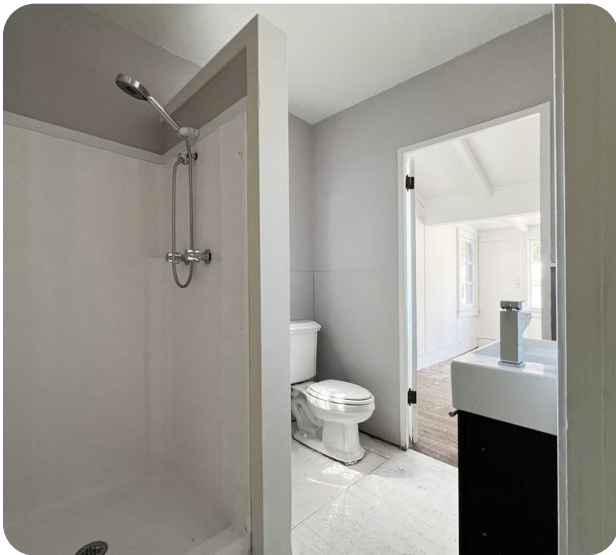


# PHOTOS



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