



YOUR NAME HERE



**For Lease: End Cap Retail/Office Space**

**8 Bolinas Ave., San Anselmo, CA**

- Retail or Office Permitted
- Good Exposure
- Signalized Intersection
- On-site Parking
- Monument Signage

<b>Offering Summary</b>	
<b>Available Sq Ft:</b>	<b>1,749 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.25 psf</b>
<b>Lease Type:</b>	<b>NNN (\$0.55)</b>
<b>Lease Term:</b>	<b>2 - 5 Years</b>
<b>Available:</b>	<b>Contact Listing Agent</b>

Contact:

**Bob Knez**  
 (415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
 Lic#: 00640535

**Mark Cooper**  
 (415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
 Lic# 01814831



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

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 2/14/23

# For Lease: End Cap Retail/Office Space

8 Bolinas Ave., San Anselmo, CA 94960

## Property Description:

---

8 Bolinas Avenue is an end unit of a 3-unit strip shopping center. A sign may be installed on the fascia above the entrance door to each premises and on the monument sign. Premises will be renovated to "shell" to accommodate new tenant(s) with upgraded ADA restroom and ready for paint finish. 21 San Anselmo Ave. is also available.

## Location Description:

---

This property is a neighborhood strip shopping center at the signalized intersection of San Anselmo Avenue and Bolinas Avenue. Bolinas Avenue is the main street leading to the San Francisco Theological Seminary. The site is surrounded by a good mix of multi-unit and single family housing.

## Space Information/Features:

---

Total Available Square Feet:	1,749 +/- sq. ft. (the owner is source, agent has not verified square footage)
Retail Type:	Strip Center
Divisible:	No
Signage:	Fascia
Parking:	19 spaces on site, unreserved and shared between all tenants

## Building Information/Features:

---

Total Building Square Feet:	5,431 +/- sq. ft.
Year Constructed:	1955 +/-
Zoning Designation:	<a href="#">C-3 (General Commercial District)</a> Most retail and office uses are permitted, however, some uses may require a conditional use permit.
Fire Sprinklers:	No
Heating & Air Conditioning:	No
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 applies.

## Lease Terms:

---

Lease Term:	2 to 5 Years
Initial Base Rent:	\$2.25 per sq. ft. (\$3,935.35/mo)
Base Rent Increases:	3 % per annum
Lease Type:	NNN (\$0.55 psf = \$961.95/mo)
Tenant Expenses:	Interior maintenance, gas, electricity, internet, trash, phone

### Contact:

**Bob Knez**  
(415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535

**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831



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

# For Lease: End Cap Retail/Office Space

8 Bolinas Ave., San Anselmo, CA 94960

## Demographics:

2017	1 Mile	3 Miles	5 Miles
Average Household Income	\$193,101	\$184,988	\$189,720
Total Population	12,630	83,231	133,350



Contact:

**Bob Knez**  
(415) 446-4220  
[bob@hlcre.com](mailto:bob@hlcre.com)  
Lic#: 00640535

**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

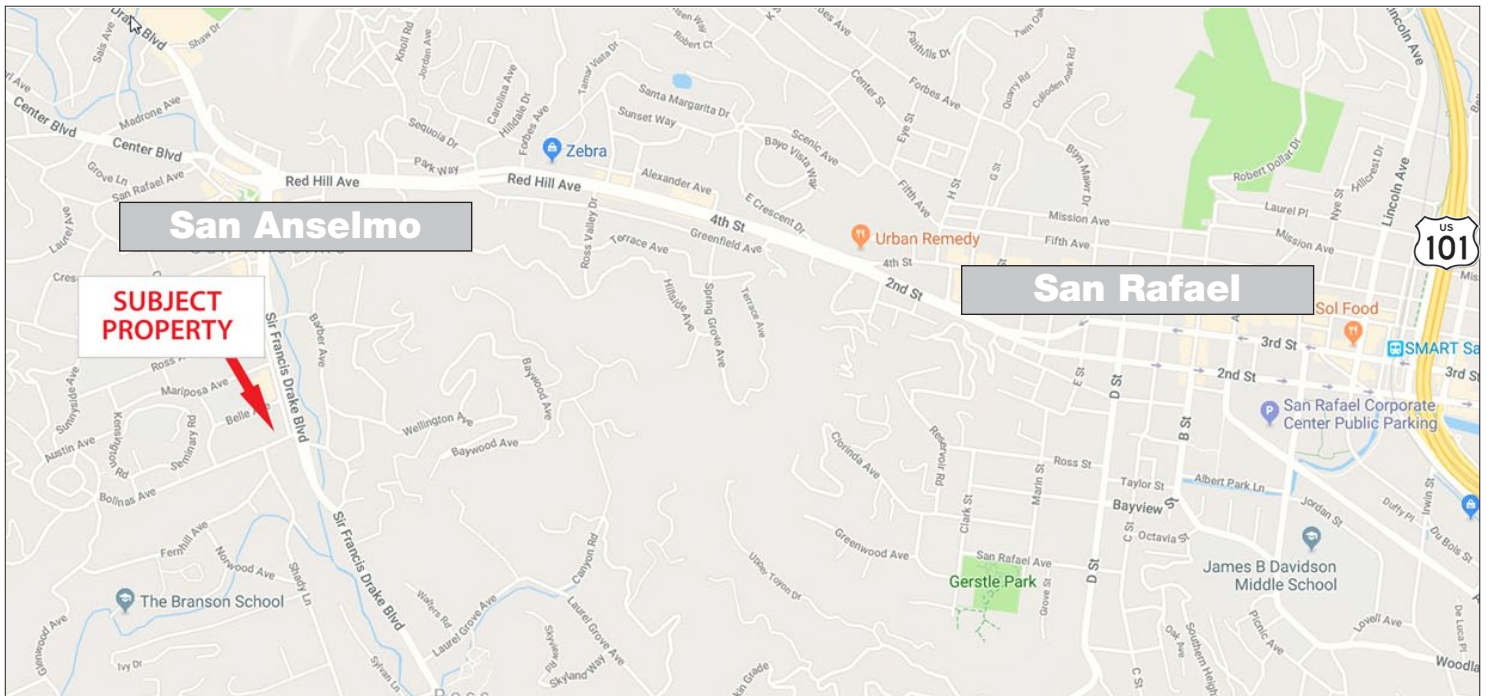


**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: End Cap Retail/Office Space

8 Bolinas Ave., San Anselmo, CA 94960



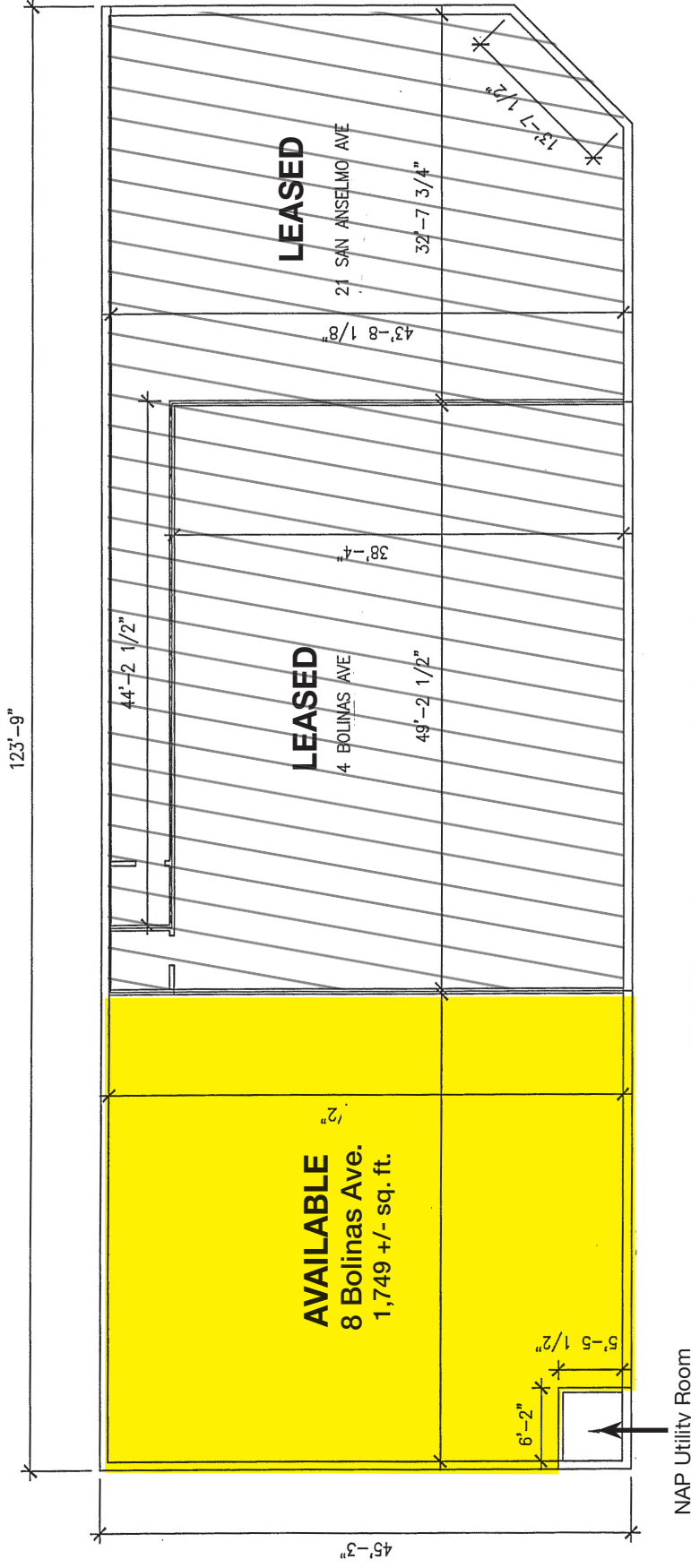
[Click here to View in Google Maps](#)



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: End Cap Retail/Office Space

8 Bolinas Ave., San Anselmo, CA 94960

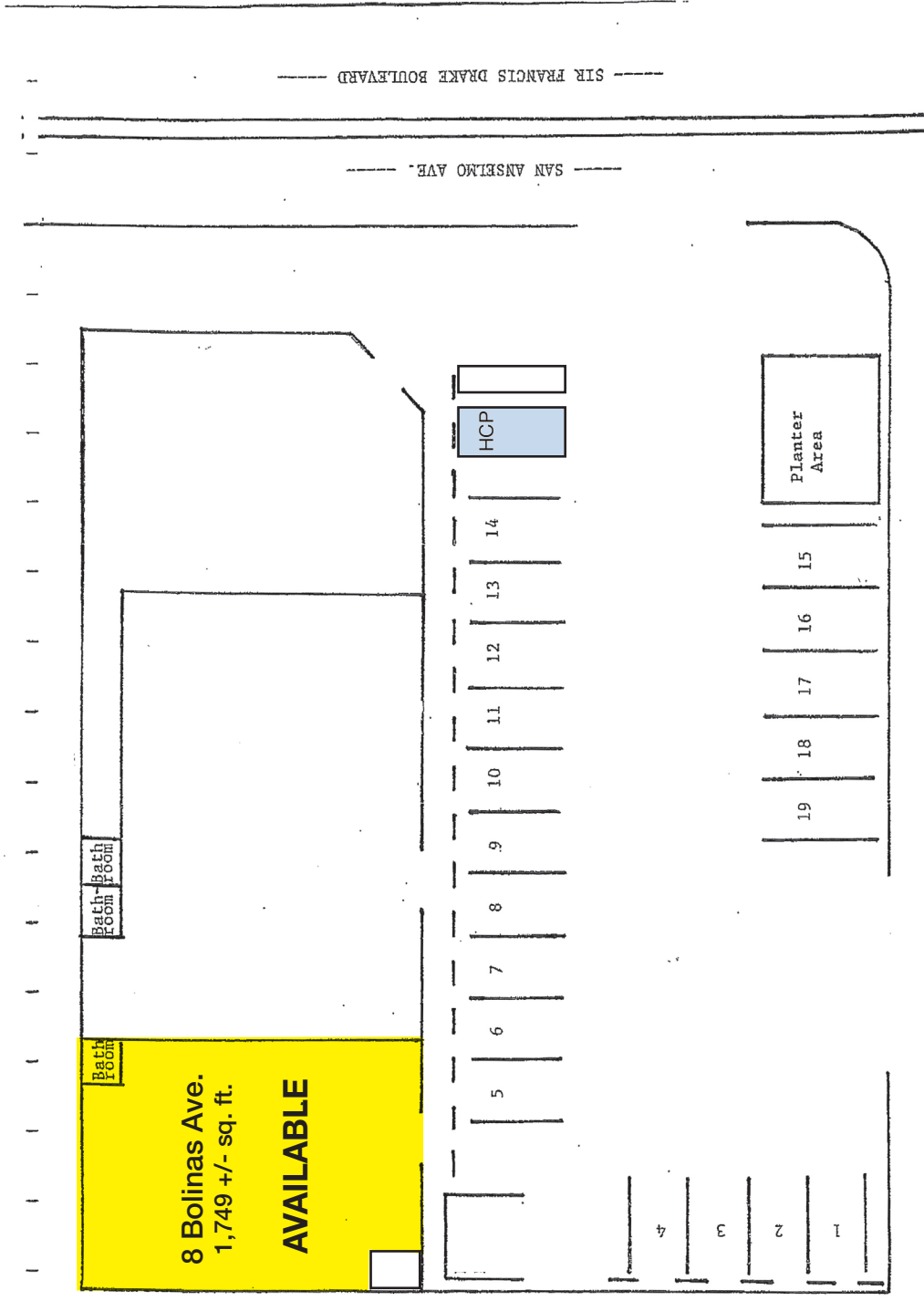


NOT TO SCALE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: End Cap Retail/Office Space

8 Bolinas Ave., San Anselmo, CA 94960



----- BOLINAS AVE. -----

**NOT TO SCALE**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.