

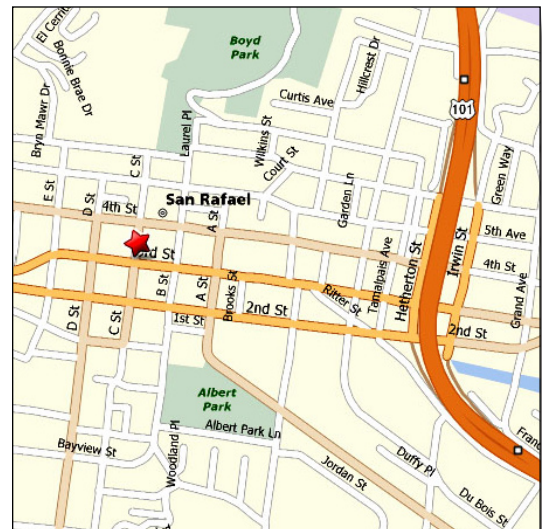


917 C Street, San Rafael, CA

For Lease: Central Core Retail Space

- Wide storefront retail-showroom area
- Almost 40' of glass display facing C Street
- Double door entry
- 3,270 sf showroom including 180 sf office
- 3,000 sf warehouse
- Showroom and office avail. together or sep.
- Individual restrooms
- 6 on-site parking spaces
- Freight door and loading dock at warehouse

\$1.45 psf retail
\$0.90 psf warehouse



Contact:

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For Lease : Central Core Retail Space

917 C Street, San Rafael, CA 94901

Property Description:

Clean 3,270 sq. ft. storefront location a block from 4th Street. Recent carpeting, paint and ceiling lighting. Showroom opens to warehouse area but can be secured. 3,200 sq. ft. warehouse contains a restroom, man door, freight door and an additional fenced/gated parking area for 6 cars.

Available Retail Space:	3,270 +/- square feet
Available Warehouse Space:	3,200 +/- square feet
Total Rentable Space:	6,470 +/- square feet
Divisible:	No
Year Built:	1945+/-
Parking:	6 Spaces
Zoning:	2/3 MUW
Fire Sprinklers:	None
Available:	30 Days

Lease Terms:

Initial Base Rent:	\$1.45 psf retail space \$0.90 psf warehouse space
Lease Term:	3-5 years
Lease Type:	NNN = \$0.30

Location Description:

Directly across the street from San Rafael's new 400+ parking garage. 1 block from 4th Street and 2 blocks from the absolute center of San Rafael. Located at the corner of 3rd Street, Central Marin's major one-way multi-lane westbound surface street serving San Anselmo, Fairfax, the San Geronimo Valley and West Marin.

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