



FOR LEASE

869 W. FRANCISCO BLVD.
SAN RAFAEL, CA

- High Visibility
- Showroom
- Bulk Retail
- Parking on Site



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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DRE LIC # 01814831

For Lease: Showroom/Retail Space

869 W. Francisco Blvd., San Rafael, CA 94901



Offering Summary

| | |
|---------------------------|----------------------|
| Available Sq Ft: | 20,838 +/- sf |
| Initial Base Rent: | \$1.90 psf |
| Lease Type: | NNN |
| Lease Term: | 5 - 10 Years |
| Available: | 12/1/22 |



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869 W. Francisco Blvd., San Rafael, CA 94901

Property Description:

This property sits at the 3-way, signaled intersection of W. Francisco Blvd and Anderson Dr. and is a major arterial to and from US 101. It was most recently occupied by Office Depot, and includes 16,508 sq. ft. of sales area, 3,800 sq. ft. of storage, 410 sq. ft. of office, and 120 sq. ft. of bathrooms. The total building sq. ft. is 20,838. There is currently (1) 14' roll up warehouse door, but 2 additional roll-up doors can be reopened on the Anderson Dr. side of the property.

Location Description:

This high visibility property is located near numerous auto dealerships and many other national and regional retailers. It is located approximately 1 mile from downtown San Rafael.

Space Information/Features:

| | |
|------------------------------|---|
| Total Available Square Feet: | 20,838 +/- sq. ft. (the owner is source, agent has not verified square footage) |
| Sales Area: | 16,508 +/- sq. ft. |
| Storage Area: | 3,800 +/- sq. ft. |
| Office Area: | 410 +/- sq. ft. |
| Restroom Area: | 120 +/- sq. ft. |
| Retail Type: | Bulk Retail, possible auto dealership with CUP |
| Power: | 120/208 V 3 phase 800 amp |
| Warehouse Roll-up Doors: | 1 w/ ability to add 2 more |
| Warehouse Ceiling Height: | Approx. 18 +/- ft. |
| Divisible: | No |
| Signage: | Yes - Monument Sign & Large Facade Signs |
| Parking: | 42 parking spaces |



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Building Information/Features:

| | |
|-----------------------------|--|
| Total Building Square Feet: | 20,838 +/- sq. ft. |
| Year Constructed: | 1960 – Extensively Remodeled in 2000 |
| Zoning Designation: | FBWC |
| Fire Sprinklers: | Yes |
| HVAC: | (6) 7 ton roof mounted heat pumps |
| Heating & Air Conditioning: | Yes |
| Flood Zone Designation: | Zone AE - An area inundated by 100-year flooding. The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on 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. |



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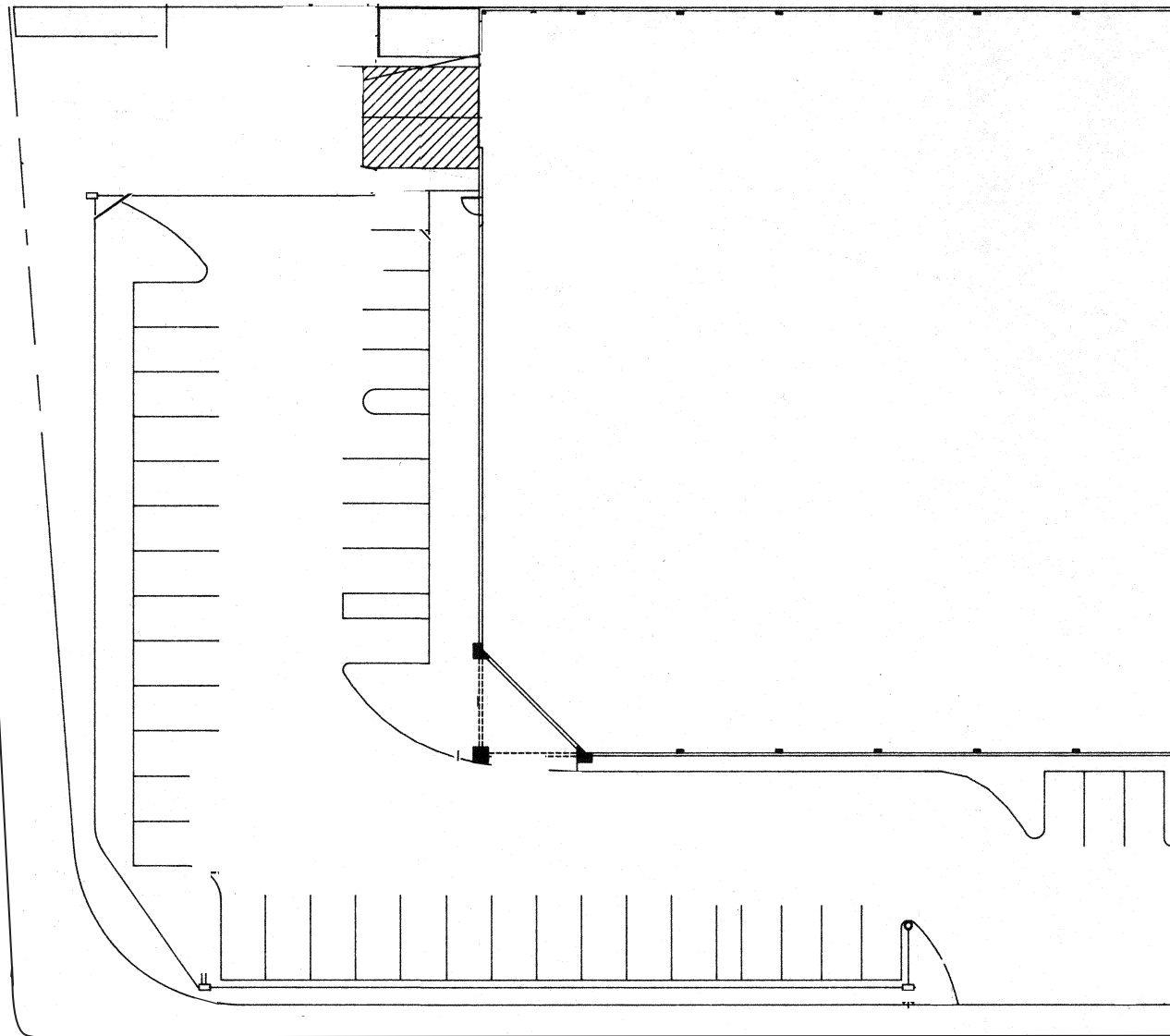
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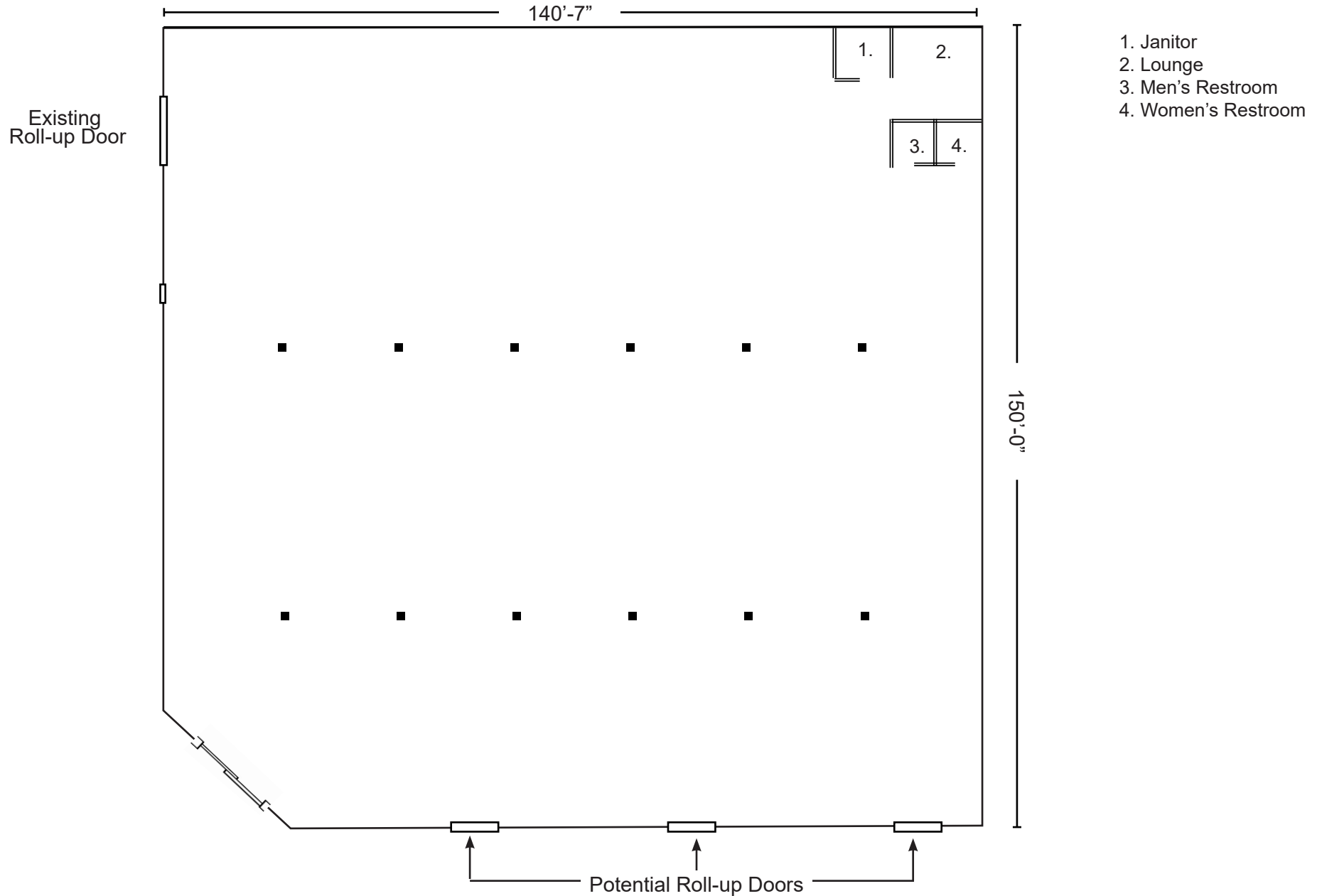
W. FRANCISCO BLVD.



ANDERSEN DRIVE

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

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