



**Price
Reduced!**



For Lease: Retail Space

3815 Redwood Hwy. Ste. C, San Rafael, CA

- Retail with Highway Visibility
- High Ceilings
- Highway Visible Signage
- Good On-Site Parking
- Not Suitable for Church or Assembly

Offering Summary

Available Sq Ft:	2,940 +/- sf
Initial Base Rent:	\$1.50 \$1.75 psf
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	NOW

Contact:

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

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Property Description:

This property is a retail storefront with approximately 16 foot high ceilings. Great signage opportunity, visible from Hwy. 101.

Location Description:

This property is located in the Terra Linda area of San Rafael, on Highway 101 Frontage Road across from the Marin County Civic Center. Easy access to Hwy. 101.

Space Information/Features:

Total Available Square Feet:	2,940 +/- sq. ft. (the owner is source, agent has not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	24 unreserved and shared parking spaces in rear parking lot and additional street parking

Building Information/Features:

Total Building Square Feet:	9,025 +/- sq. ft.
Year Constructed:	1941 +/-
Zoning Designation:	G-C (General Commercial)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Terms:

Minimum Lease Term:	3-5 Years
Initial Base Rent:	\$1.50 per sq. ft. (\$4,410.00 per month)
Base Rent Increases:	3% per annum
Lease Type:	NNN \$.52 psf/ mo. (\$1,525 + water/sewer)
Tenant Expenses:	Gas, electricity, janitorial, trash
Lease Special:	*3 months free on 36 month term

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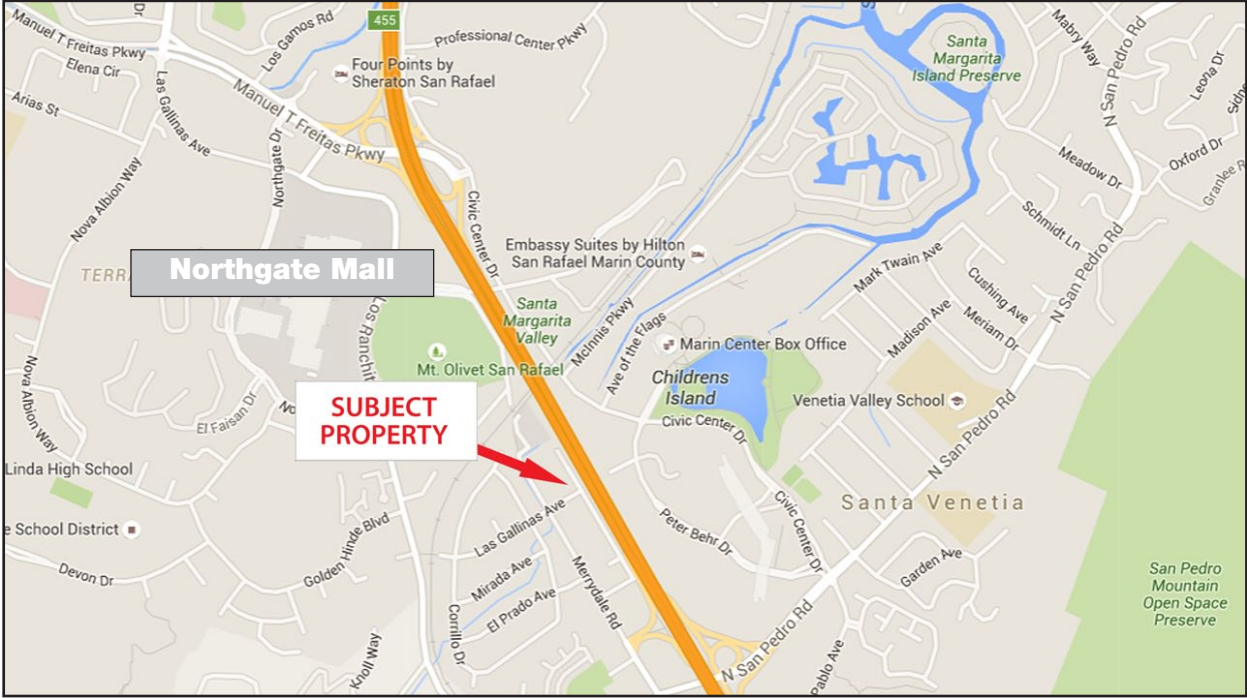
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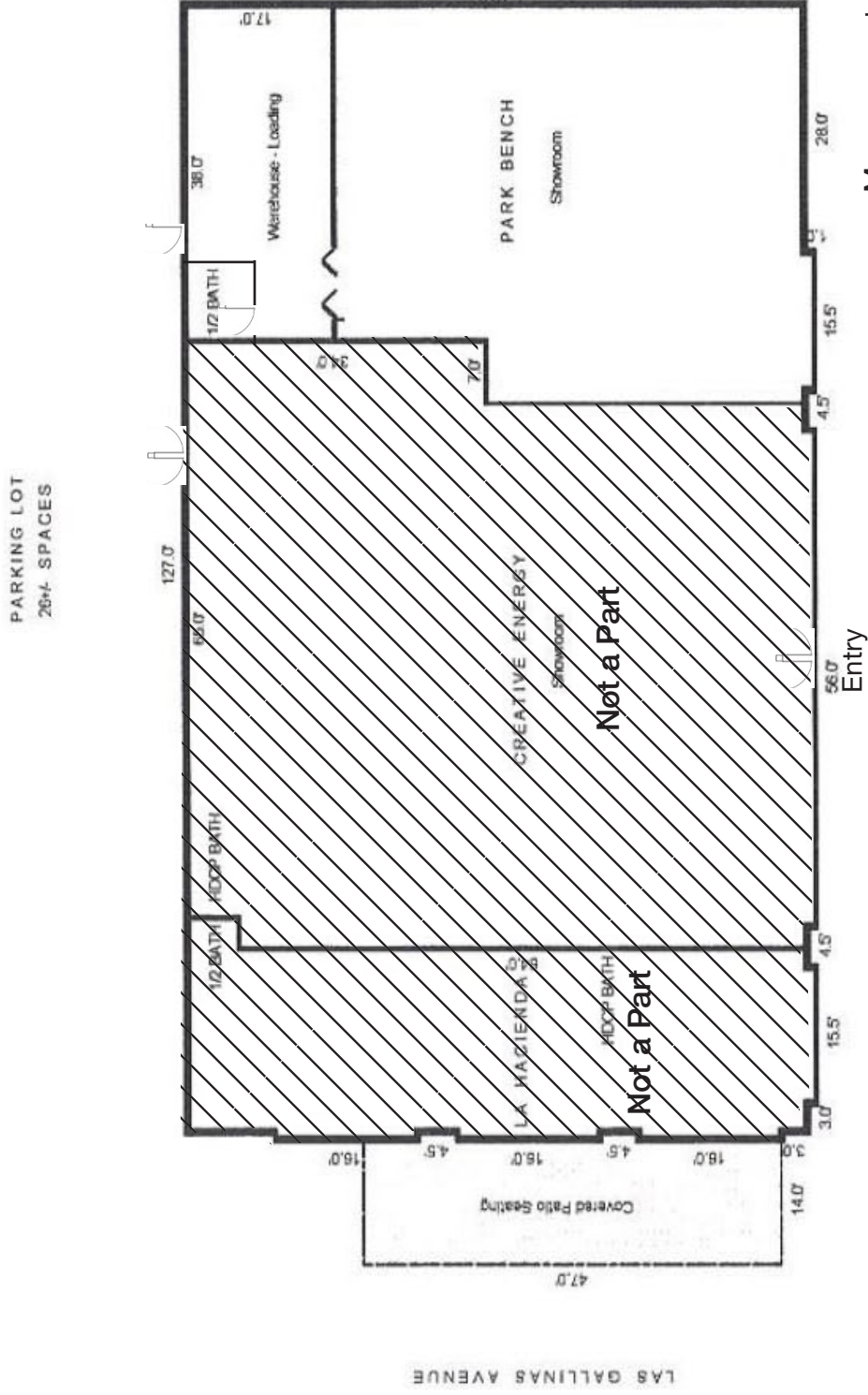
[Click here to View in Google Maps](#)



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Redwood Highway

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