



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

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

Contact:

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

Mark Cooper
 (415) 608-1036
mark@hlcre.com
 Lic# 01814831



HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
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. 10/15/21

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:	C-3 (General Commercial District) 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.
Base Rent Increases:	3 % per annum
Lease Type:	NNN (\$0.55)
Tenant Expenses:	Interior maintenance, gas, electricity, internet, trash, phone

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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



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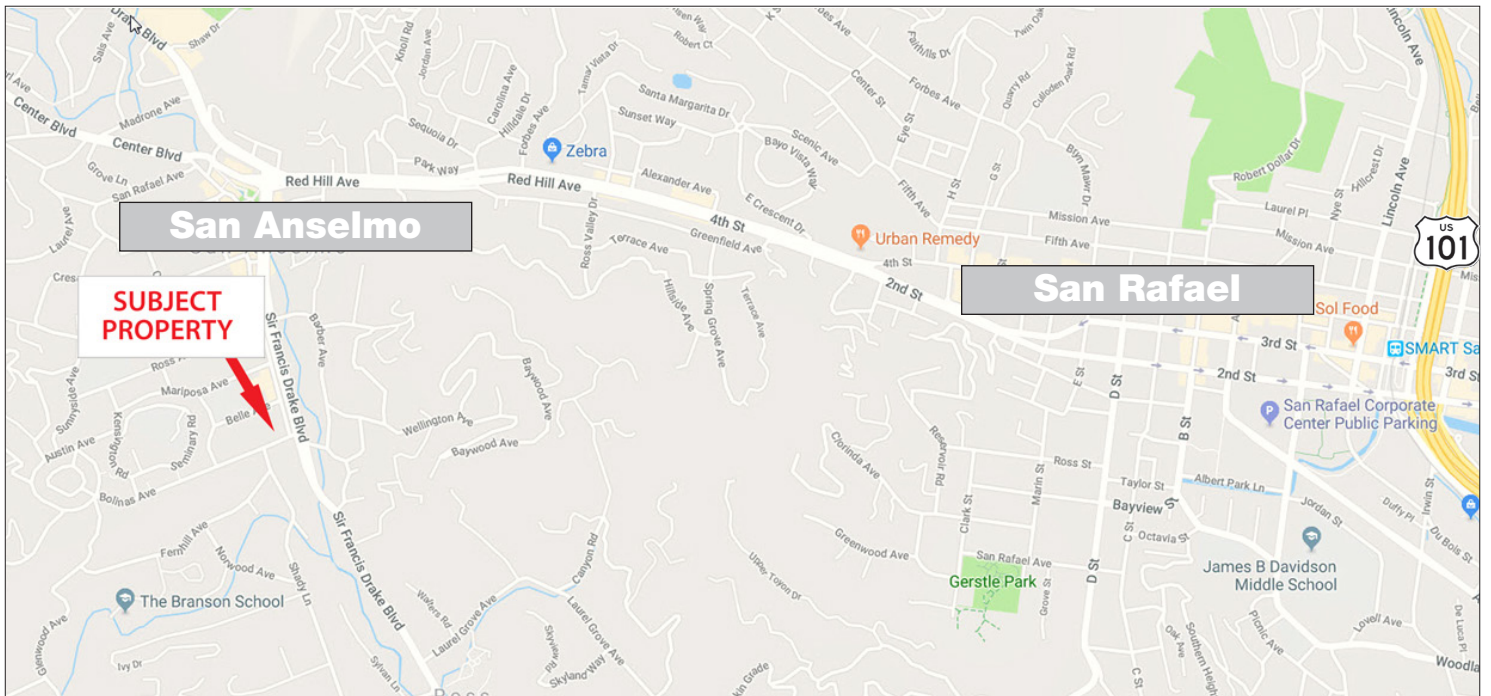


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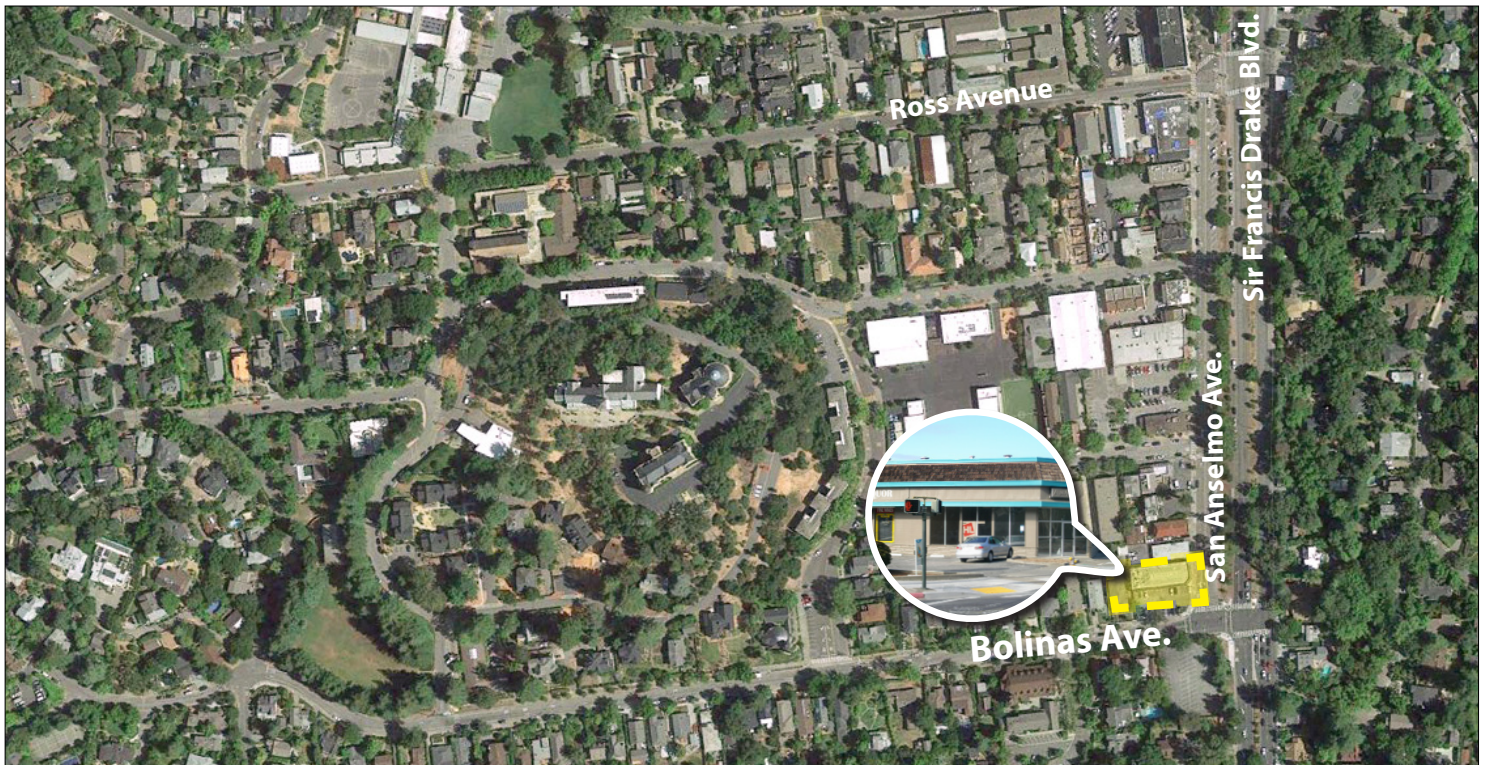
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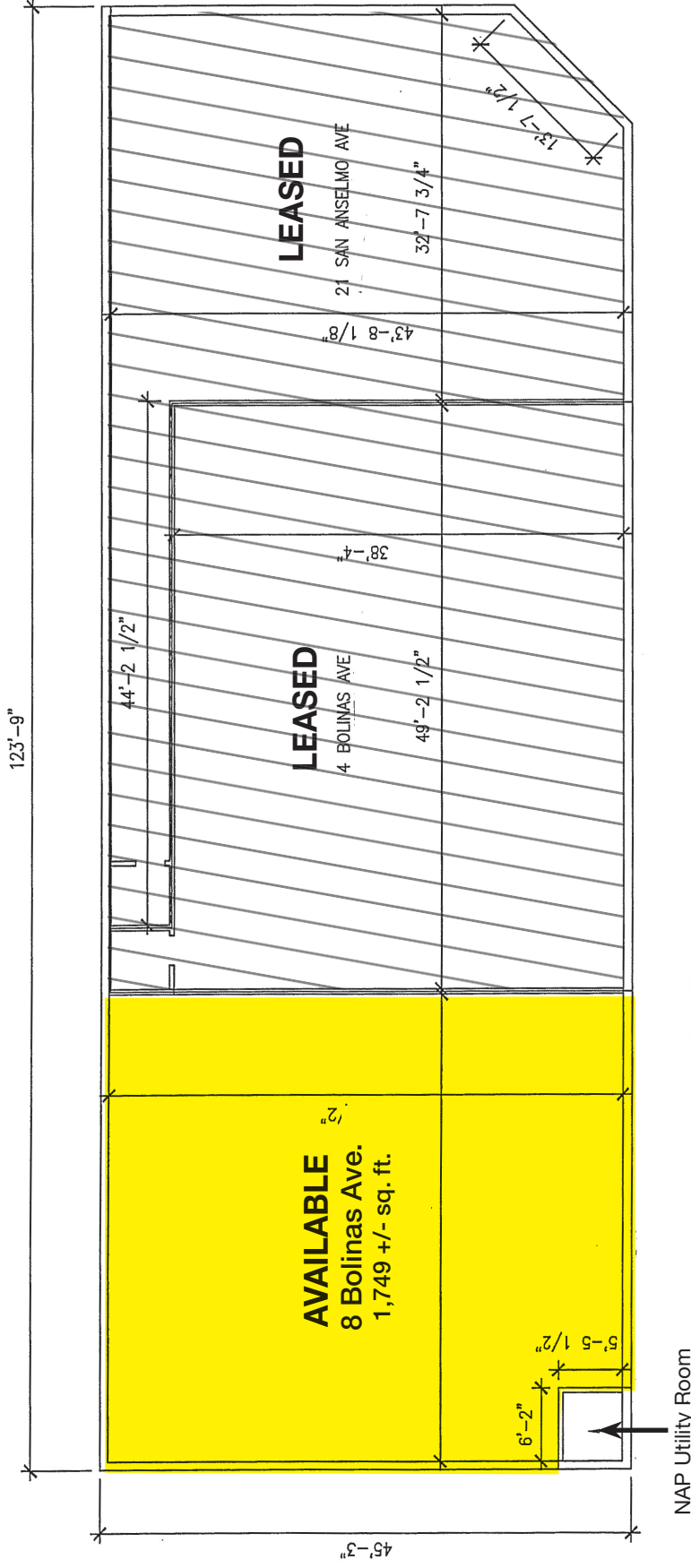
[Click here to View in Google Maps](#)



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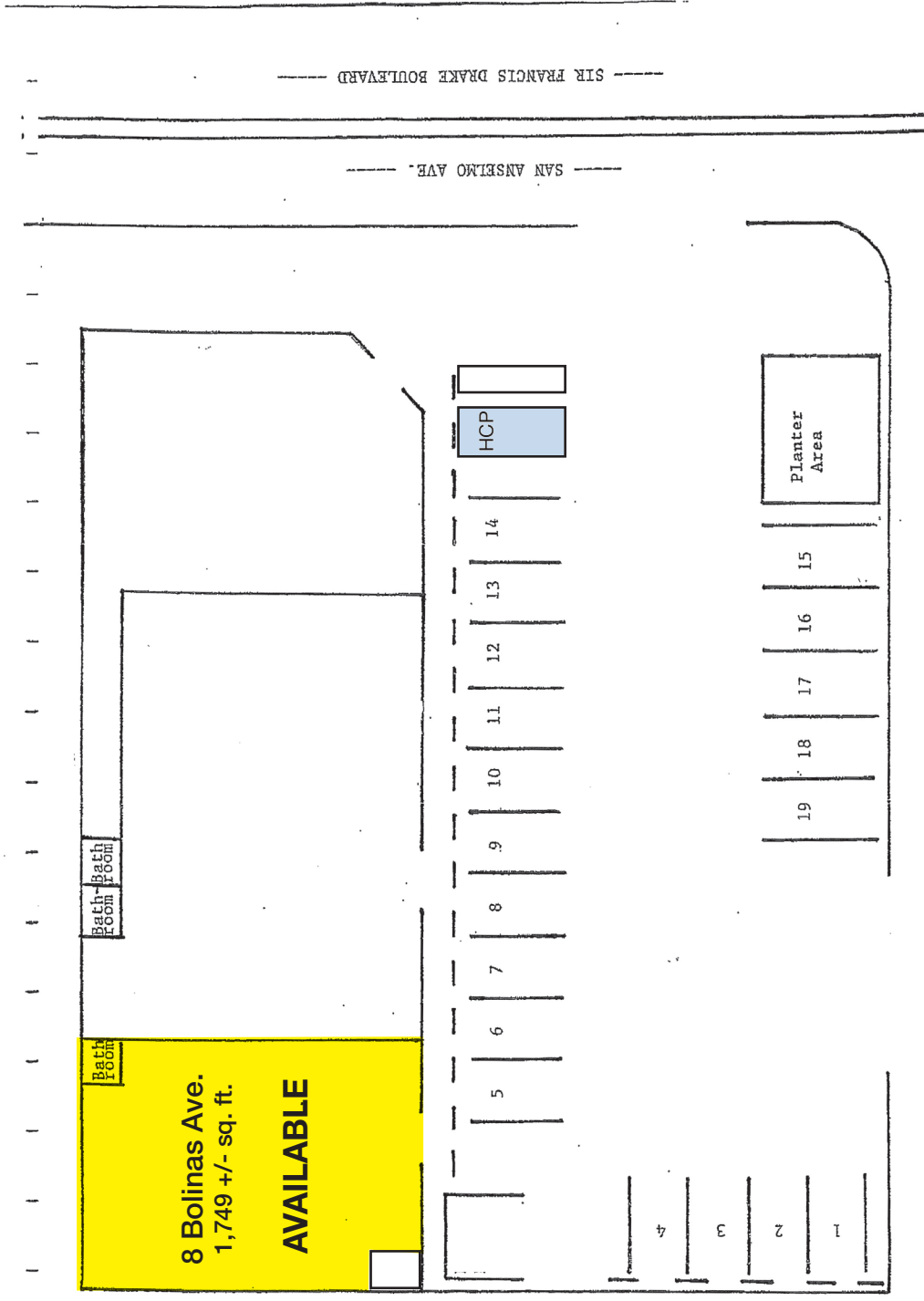
NOTE: DIMENSIONS SHOWN ARE TO FACE OF FINISH WALLS

NOT TO SCALE

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