

**Move-in
Special!**

HL



For Lease: Small San Rafael Retail Space

975 Grand Avenue, San Rafael, CA

- 1st Year Bonus Rent \$1.50 psf
- Lots of Glass Line
- Good Demographics
- On-site Parking
- Take-out Food Use Possible

Offering Summary

Available Sq. Ft.:	400 +/- sf
Initial Base Rent:	*\$1.50 psf
Lease Type:	NNN
Lease Term:	3 Years
Available:	Now

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
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For Lease: Small San Rafael Retail Space

975 Grand Ave., San Rafael, CA 94901

Building/Space Description:

This hard to find small retail space has lots of glass line and on-site parking. All tenant share common area restrooms. Other tenants include Dry Cleaner, Coffee Shop, Hair Salon, Nail Salon and DMV Auto Registration Services.

Location Description:

The hard to find space is located in a strip shopping center near to Whole Foods, United Market and Montecito Shopping Center.

Space Information/Features:

Total Available Square Feet:	400 +/- sq. ft. (the landlord's architect is source)
Divisible/Can Add:	No
Signage:	Yes, facade wall over entry
Number of Parking Spaces:	14 Unreserved spaces, plus 2 hour non-metered street parking.

Building Information/Features:

Total Building Square Feet:	4,647 +/- sq. ft.
Year Constructed:	1956 +/-
Zoning/Permitted Uses:	C/O-D (Commercial/Office District) Most retail uses are permitted
Fire Sprinklers:	No
Heating and Air Conditioning:	Yes
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:	3 Years
Initial Base Rent:	*\$1.50 per sq. ft. year 1 (\$600 per month) \$3.00 per sq. ft. year 2 (\$1,200 per month) \$3.09 per sq. ft. year 3 (\$1,236 per month)
Load Factor:	2.7%
Base Rent Increases:	3% per annum
Lease Type:	NNN (calendar year 2021 is \$1.09 psf/mo.)
Tenant Separate Expenses:	Electricity, gas, internet, garbage and water

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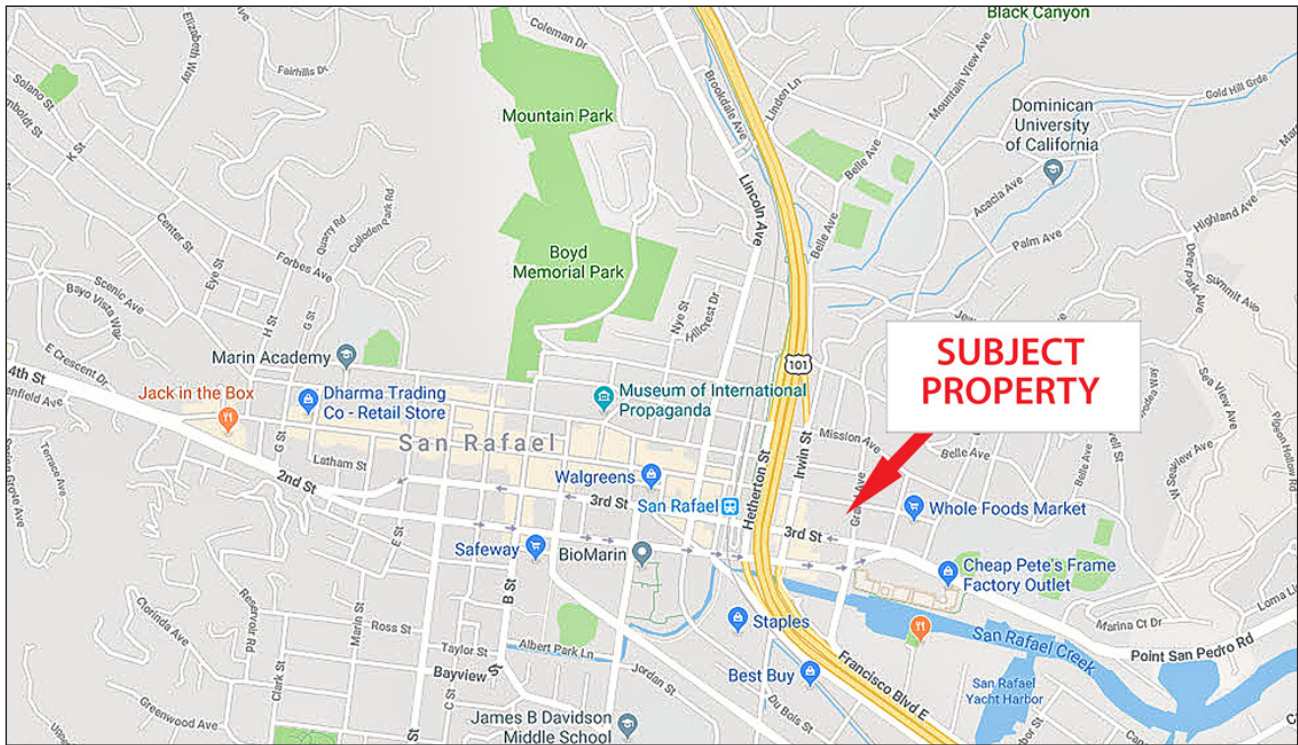
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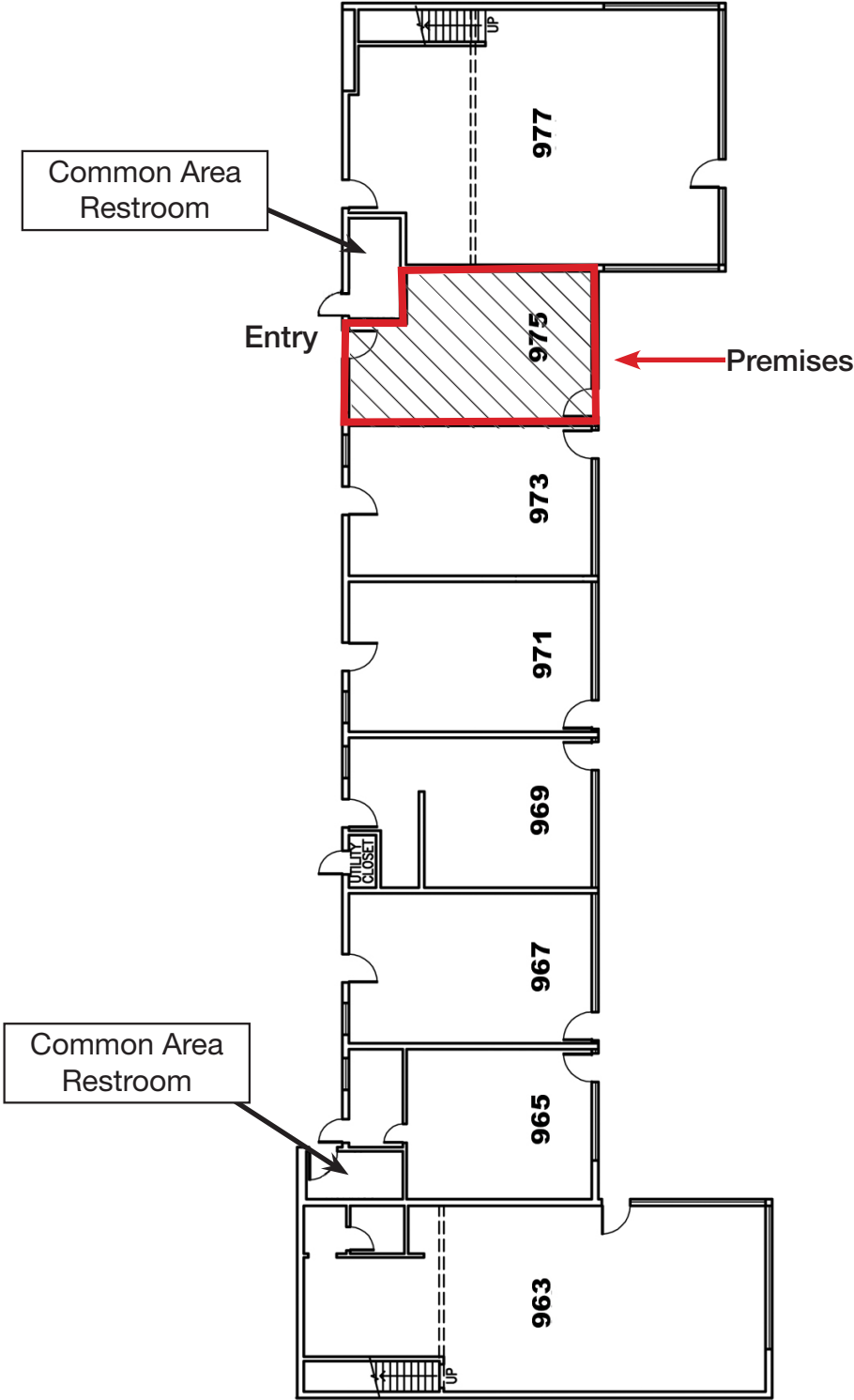
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Floor Plan Not to Scale

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