



For Lease: Retail/Office Suite

524 San Anselmo Ave., San Anselmo, CA

- Great Glass Line on Two Sides
- Open Area
- Private Restroom
- Lots of Light
- HVAC
- Ground Level

Offering Summary

Total Available Sq Ft:	1,250 +/- sf
Initial Base Rent:	\$3.00 psf
Lease Type:	Mod. Gross
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

For Lease: Retail/Office Suite

524 San Anselmo Ave., San Anselmo, CA 94960

Building/Space Description:

This seldom offered ground-level, retail/office space has a large open area and a private restroom.

Location Description:

This highly visible property is located, "On the Bridge" in heart of downtown San Anselmo, surrounded by shops and restaurants and across from the Town Hall and next to Marin Coffee Roasters.

Space Information/Features:

Total Available Square Feet:	1,250 +/- sq. ft. (Owner is source. Agents have not verified square footage.)
Divisible/Can Add:	No
Parking:	Street parking only

Building Information/Features:

Total Building Square Feet:	4,989 +/- sq. ft.
Year Constructed:	1923 +/-
Zoning/Permitted Uses:	C-2 (Central Commercial District)
Fire Sprinklers:	No
Heating & 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 for building owners applies. This space has flooded in the past. Tenants should strongly consider purchasing flood insurance.

Lease Terms:

Minimum Lease Term:	2 years
Initial Base Rent:	\$3.00 per sq. ft. (\$3,750.00 mo)
Base Rent Increases:	Annual CPI Increases
Lease Type:	Modified Gross
Tenant Expenses:	Electricity, gas, internet and water, trash, interior maintenance, liability insurance, R.E. taxes over base year.

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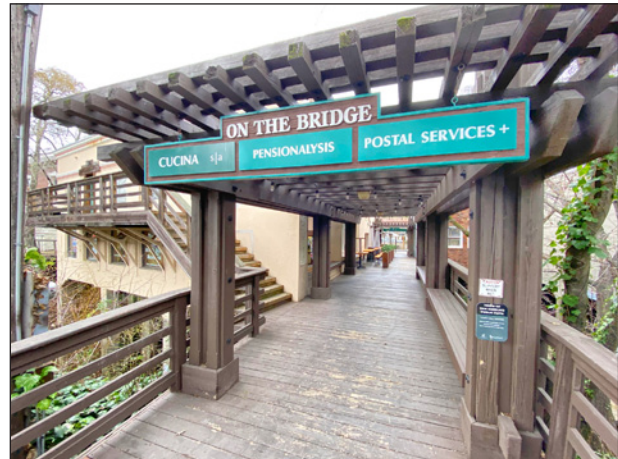
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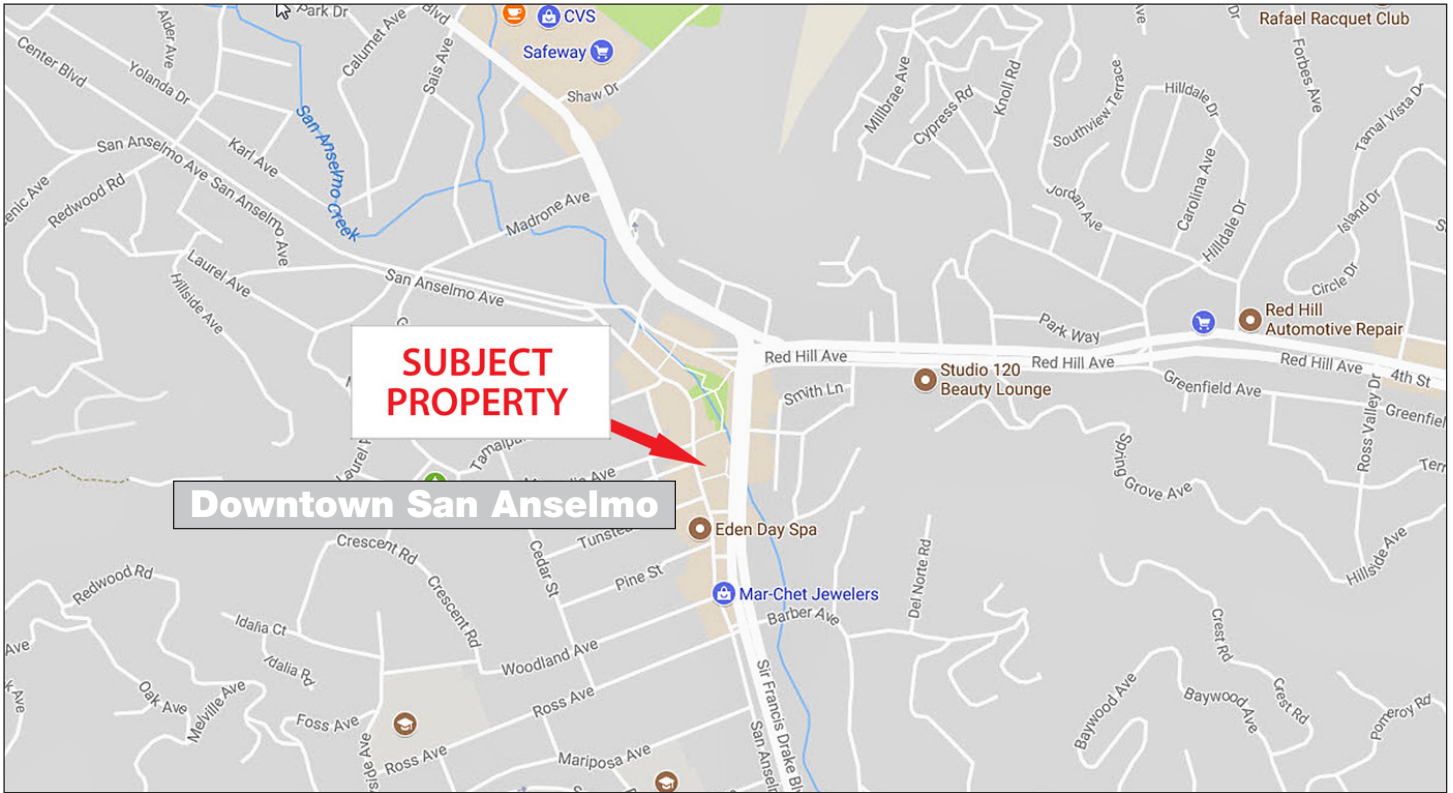


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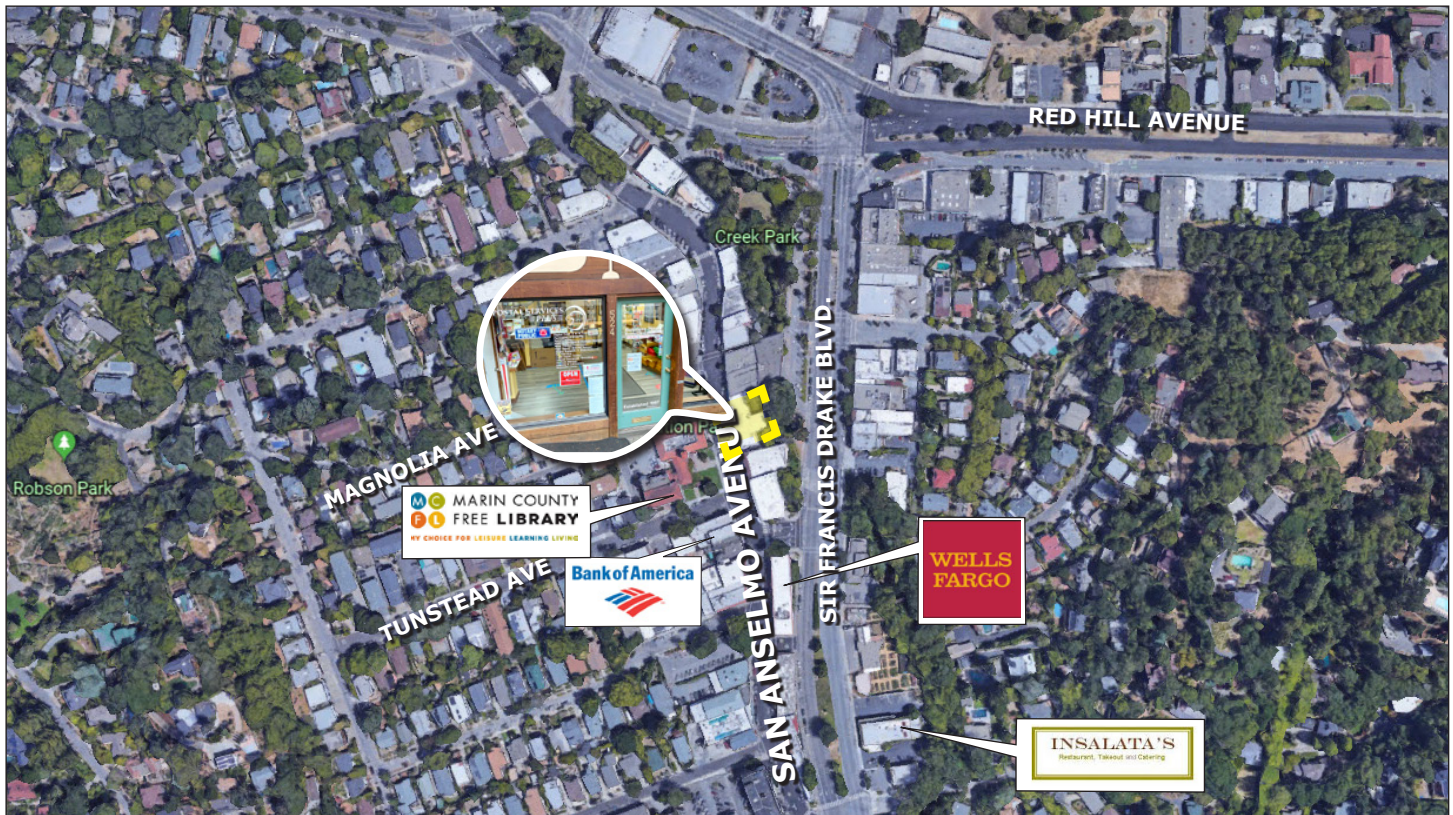
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[Click here to View in Google Maps](#)

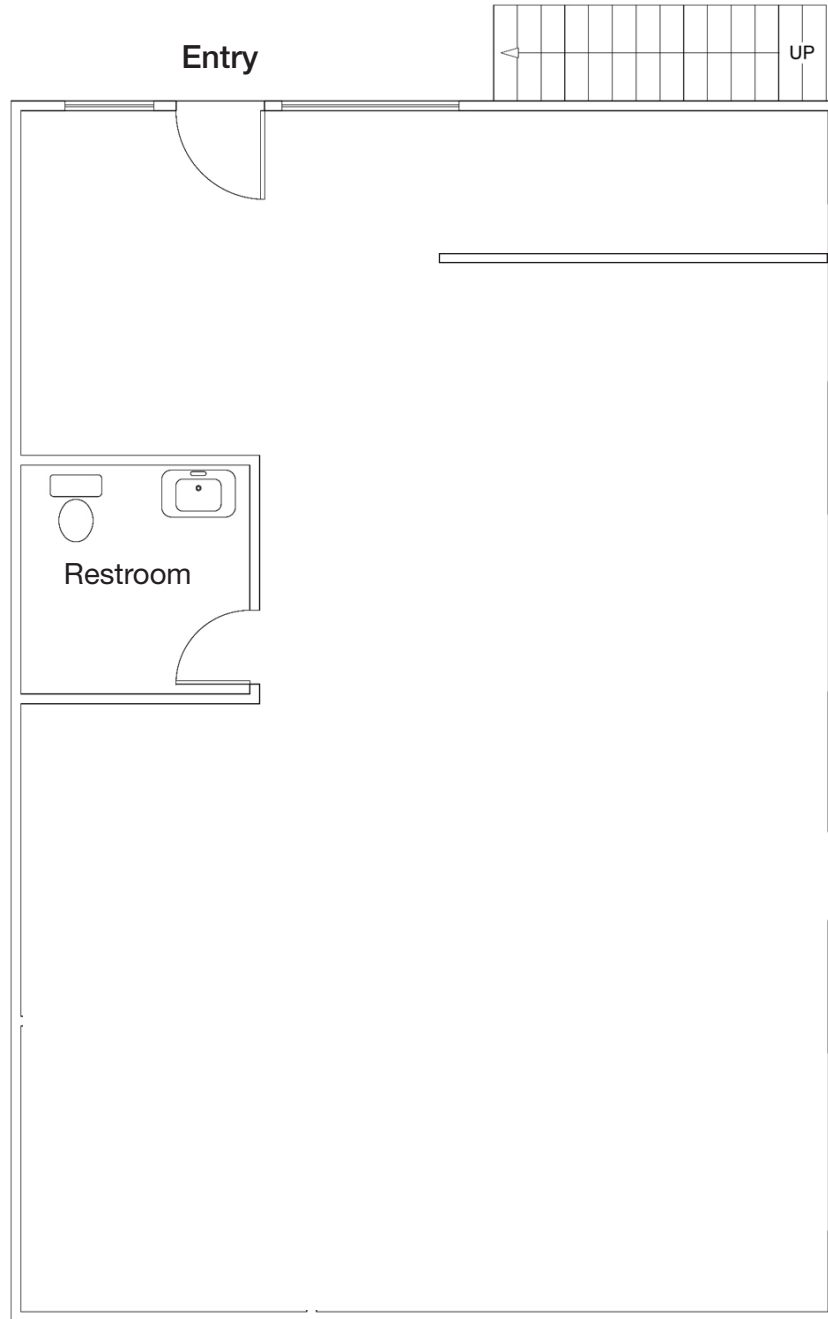


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Down



Floor Plan Not to Scale
For Illustration Only

San Anselmo Avenue
