



For Lease: Downtown Retail Space

1295 2nd Street, San Rafael, CA

- Restrooms with Showers
- High Traffic Count
- Close to Downtown
- Large Open Spaces
- Many Possibilities

Offering Summary

Available Sq. Ft.:	4,515 +/- sf
Initial Base Rent:	\$1.50 + NNN
Lease Type:	NNN
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
www.hlcre.com



For Lease: Downtown Retail

1295 2nd Street, San Rafael, CA 94901

Property Description:

This second-floor downtown retail space features two entrances, a reception area, four restrooms, showers, and two expansive open areas. The property benefits from ample street and city parking, along with strong pedestrian and vehicular traffic passing by daily.

Location Description:

This property is located in downtown San Rafael at the corner of C Street and 2nd Street, close to numerous banks, offices, stores and restaurants. The property is also conveniently located within 0.4 miles of the San Rafael Smart Train station.

Space Information/Features:

Total Available Square Feet:	4,515 +/- sq. ft. (owner building plans are source, agents have not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	Unassigned/Unreserved - First come

Building Information/Features:

Total Building Square Feet:	7,765 +/- sq. ft.
Year Constructed:	1964 +/-
Zoning Designation:	T4N 40/50
Fire Sprinklers:	No
Heating & Air Conditioning:	No
Flood Zone Designation:	Zone AH

An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths from 1-3 feet. NFIP's floodplain management regulation must be enforced and mandatory purchase of flood insurance applies.

Lease Terms:

Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.50 psf/mo (\$6,772.50/mo)
Lease Type:	NNN (0.60 psf/mo - \$2,709/mo)
Tenant Expenses:	Utilities, trash, janitorial and prorata increases in real estate taxes and insurance over base year

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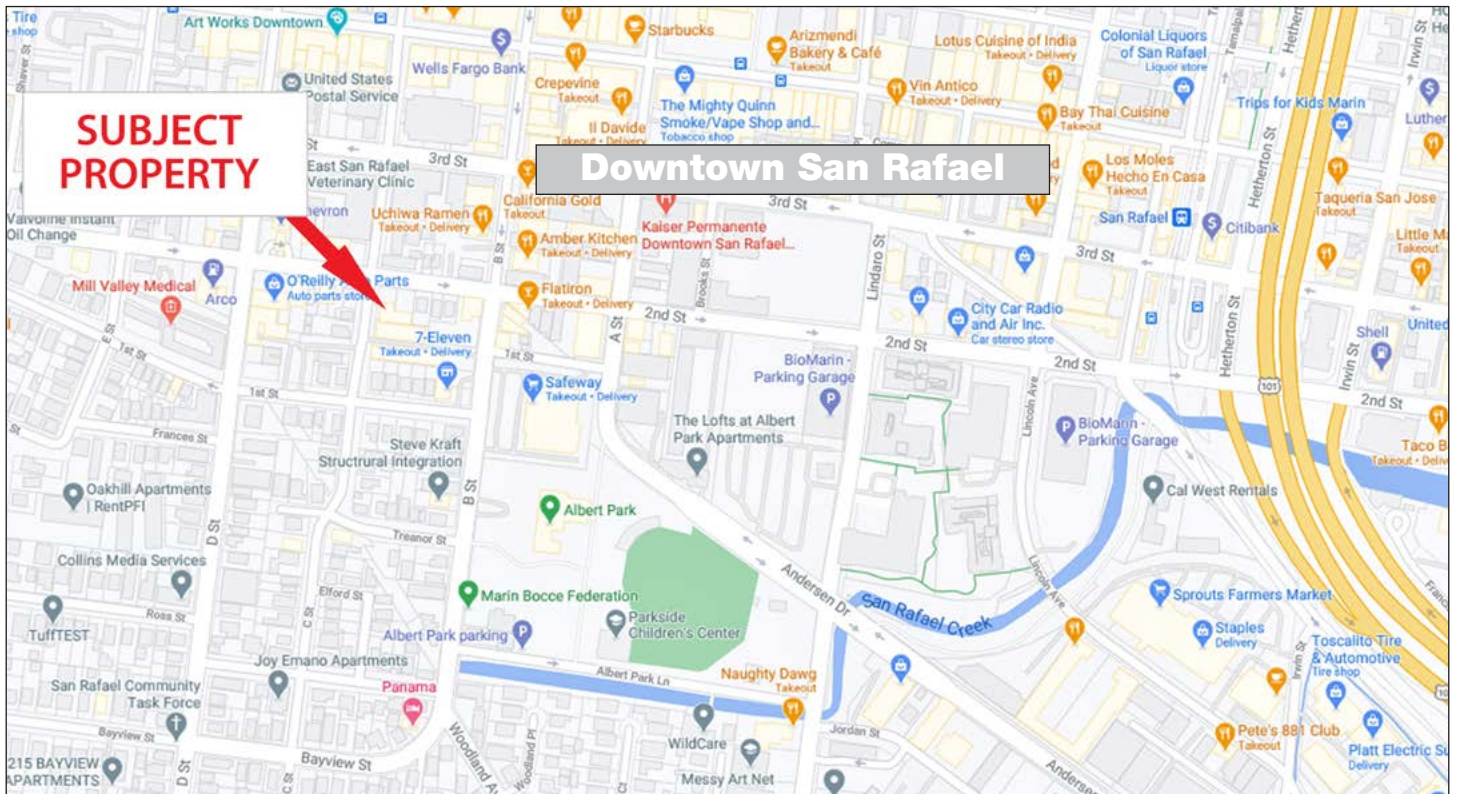
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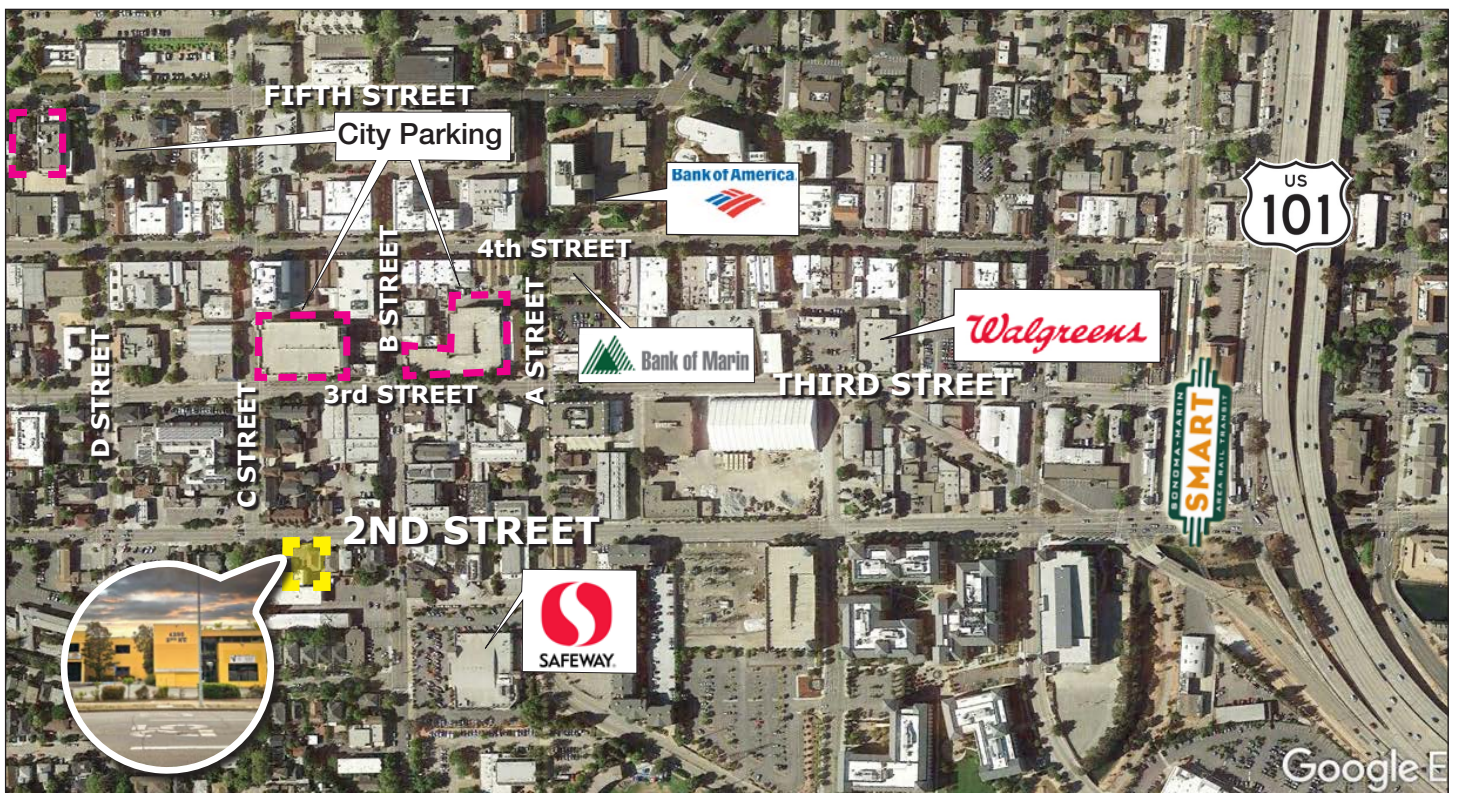


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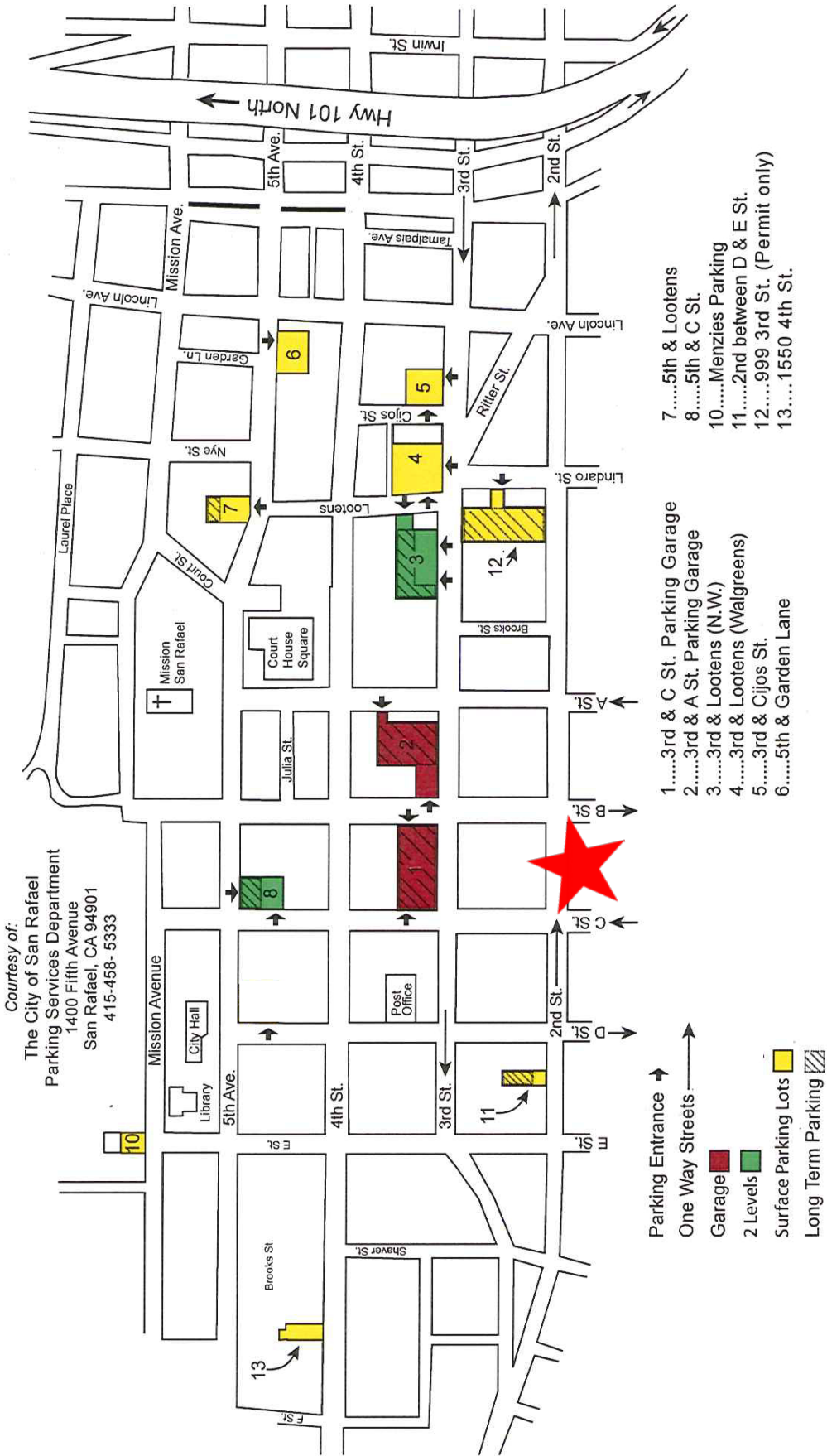
[Click here to View in Google Maps](#)



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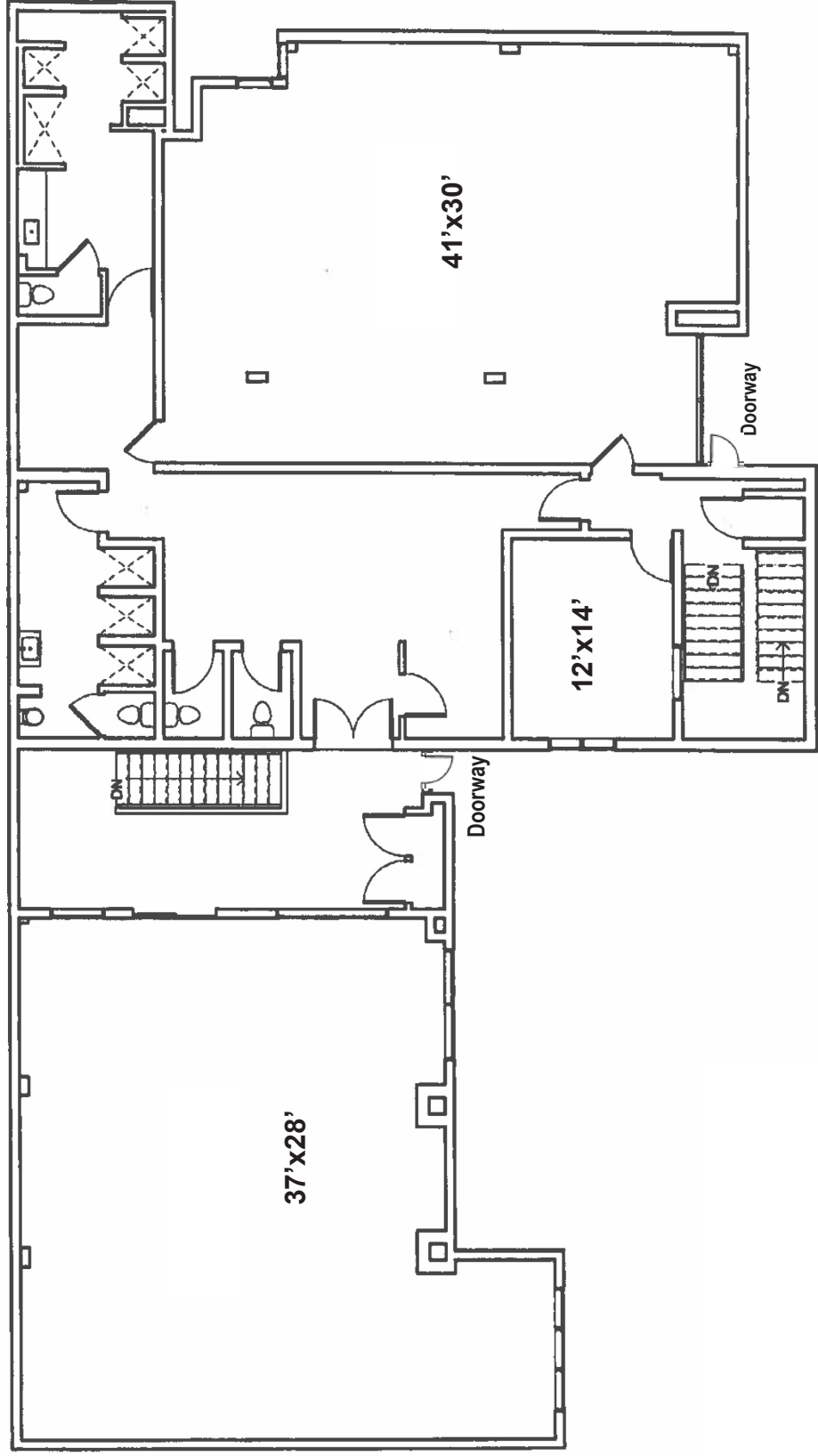
The City of San Rafael's Downtown Parking Lots



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.

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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