



## For Lease: Retail/Salon

322 San Anselmo Ave., San Anselmo, CA

- Open Area
- Private Restroom
- Lots of Light
- HVAC

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>884 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.81 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>NOW</b>

Contact:

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**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
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# For Lease: Retail/Office Suite

322 San Anselmo Ave., San Anselmo, CA 94960

## Building/Space Description:

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This seldom offered retail/salon space, has a large open area and a private restroom.

## Location Description:

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This highly visible property is located, 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:

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Total Available Square Feet:	884 +/- sq. ft. (Owner is source. Agents have not verified square footage.)
Divisible/Can Add:	No
Parking:	Street parking only

## Building Information/Features:

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Total Building Square Feet:	2,359 +/- sq. ft.
Year Constructed:	1947 +/-
Zoning/Permitted Uses:	<a href="#">C-2 (Central Commercial District)</a>
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:

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Minimum Lease Term:	2 years
Initial Base Rent:	\$2.81 per sq. ft. (\$2485.00 per month)
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 +\$35/mo. for landscaping

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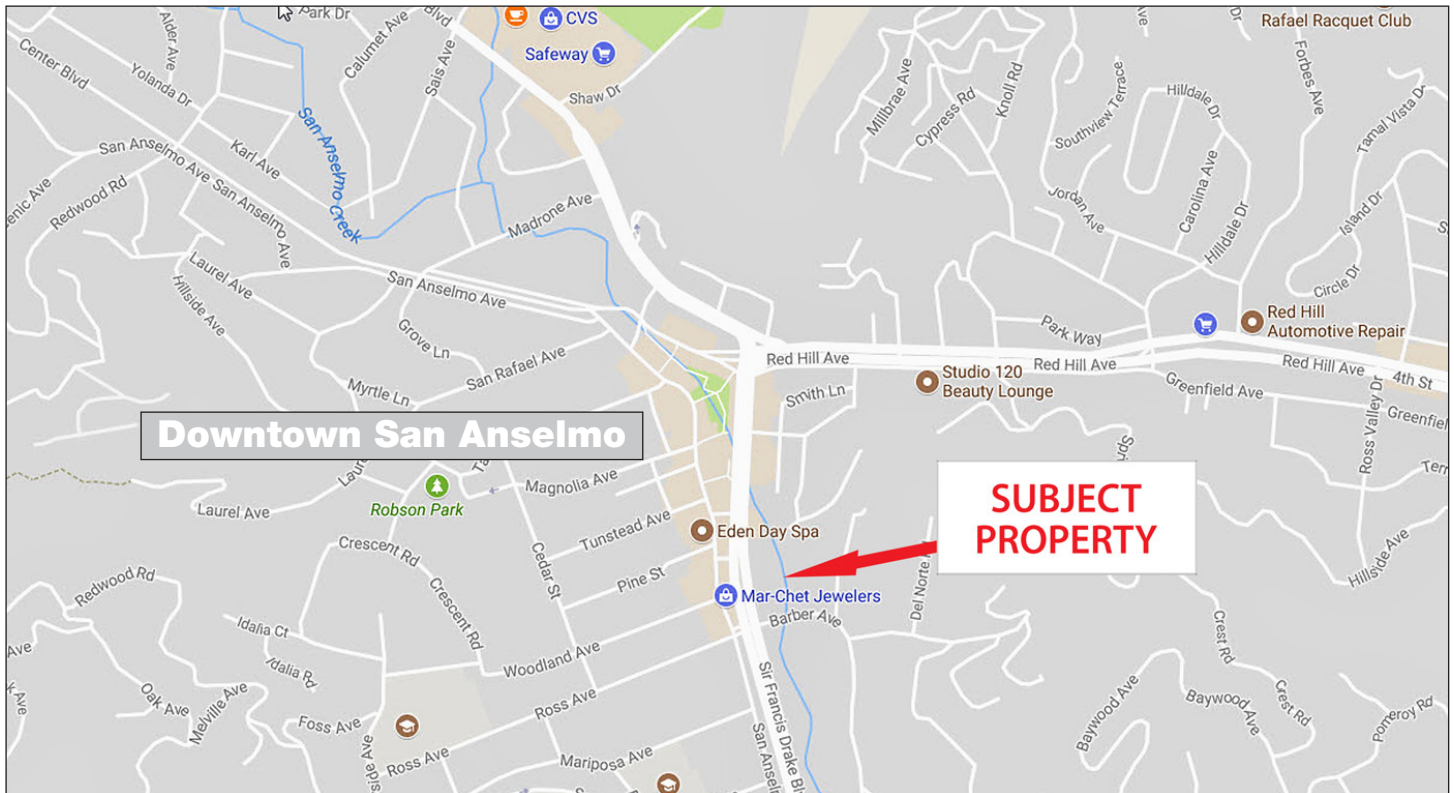
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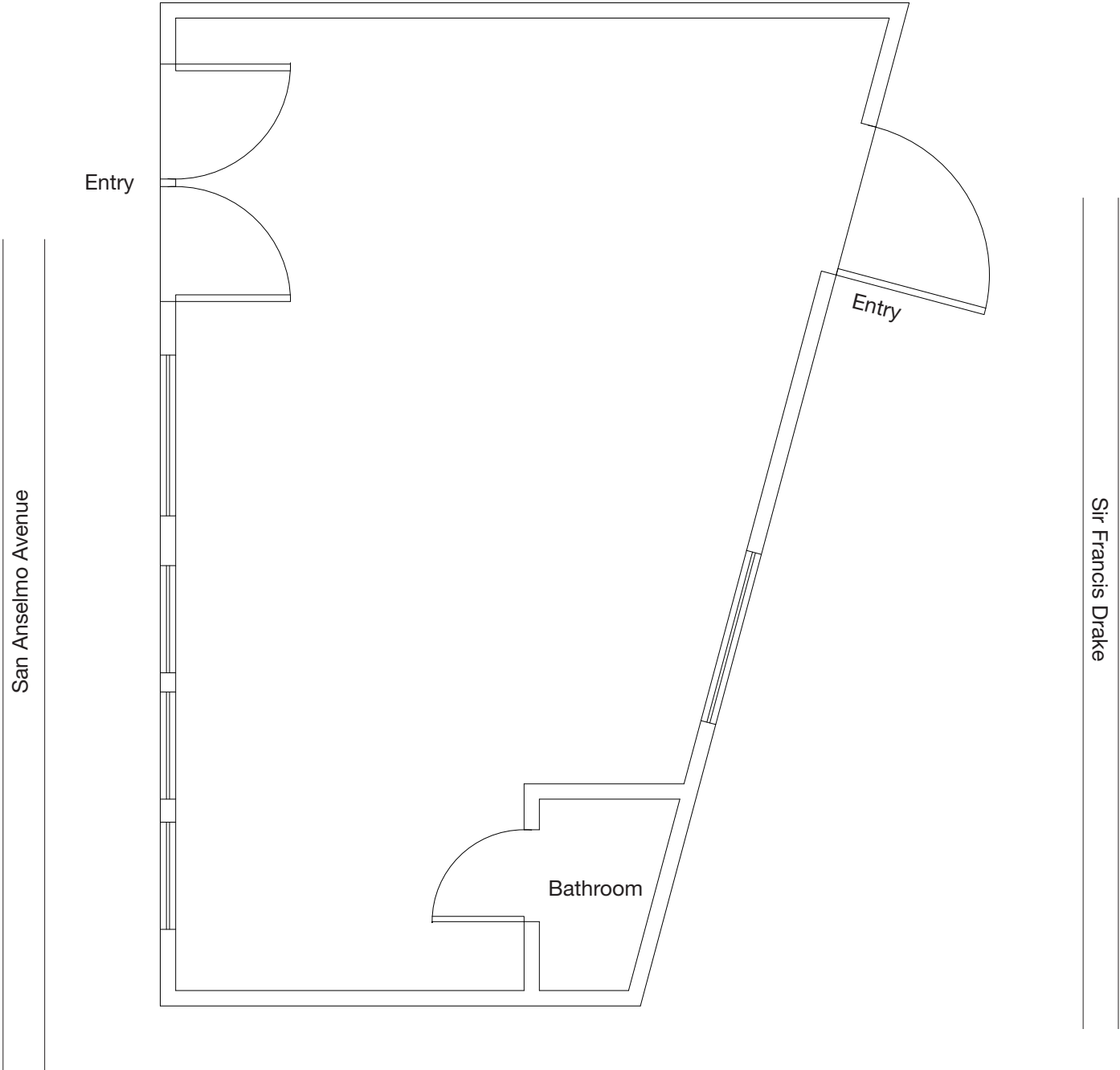
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