



For Lease : End Cap Retail/Office Space

21 San Anselmo Avenue, San Anselmo, CA

- High Open Beam Ceiling
- Retail or Office Permitted
- Signalized Corner Location
- Lots of Light
- End Cap: Fronts 2 Streets
- On-site Parking

Offering Summary

Available Sq Ft:	1,687 +/- sf
Initial Base Rent:	\$2.75 psf
Lease Type:	NNN (\$0.60)
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

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Property Description:

21 San Anselmo Avenue is the corner end cap unit of a 3 unit strip shopping center. The property is concrete block with storefront glass and a flat roof with a surrounding mansard. It was constructed in approximately 1960 and has on-site parking. Sign may be installed on the fascia above the entrance door to each premises. 8 Bolinas Avenue 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:	1,687 +/- 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:	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:	2 to 5 Years
Initial Base Rent:	\$2.75 psf (\$4,639.25/mo)
Base Rent Increases:	3 % per annum
Lease Type:	NNN \$0.60 (\$1,012.20/mo)
Tenant Expenses:	Interior maintenance, gas, electricity, internet, trash, phone, NNN

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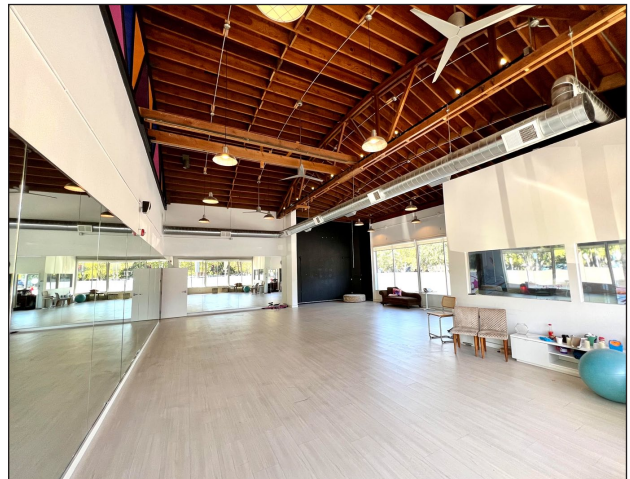
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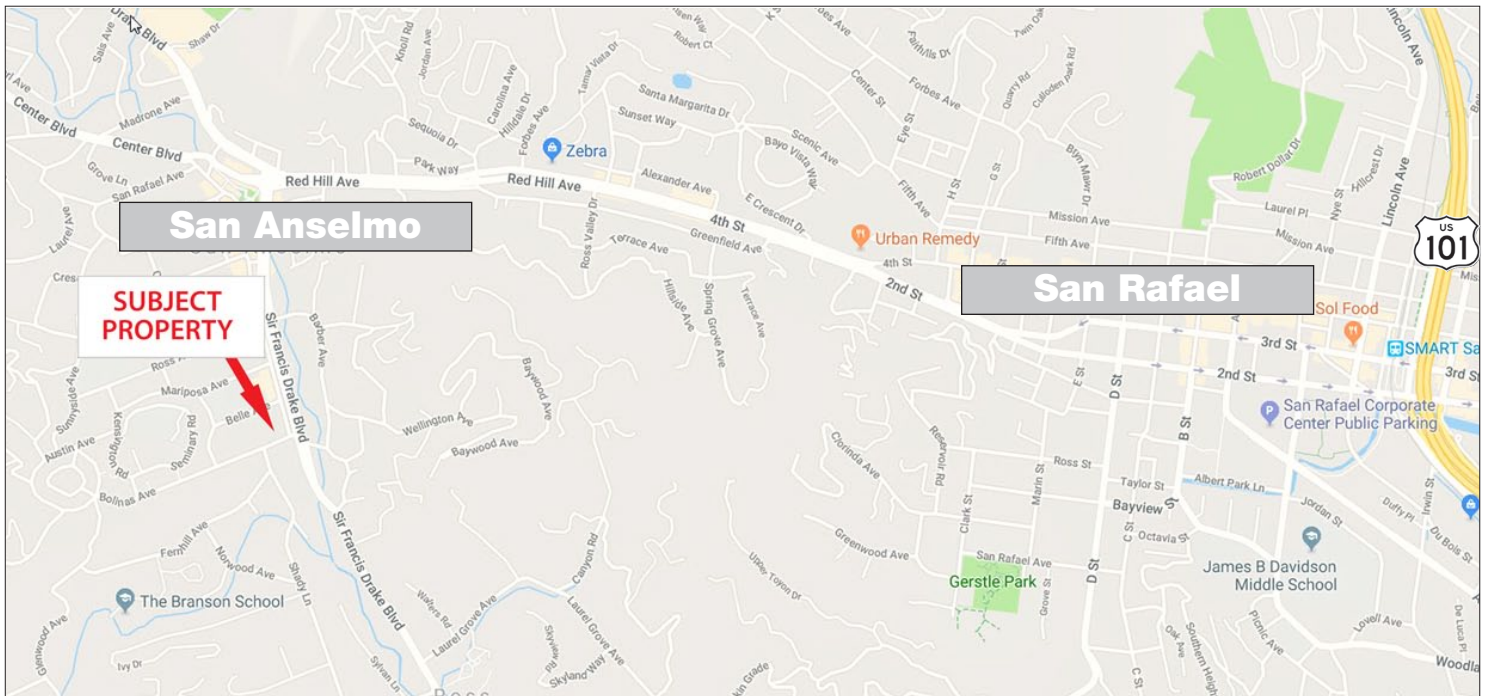


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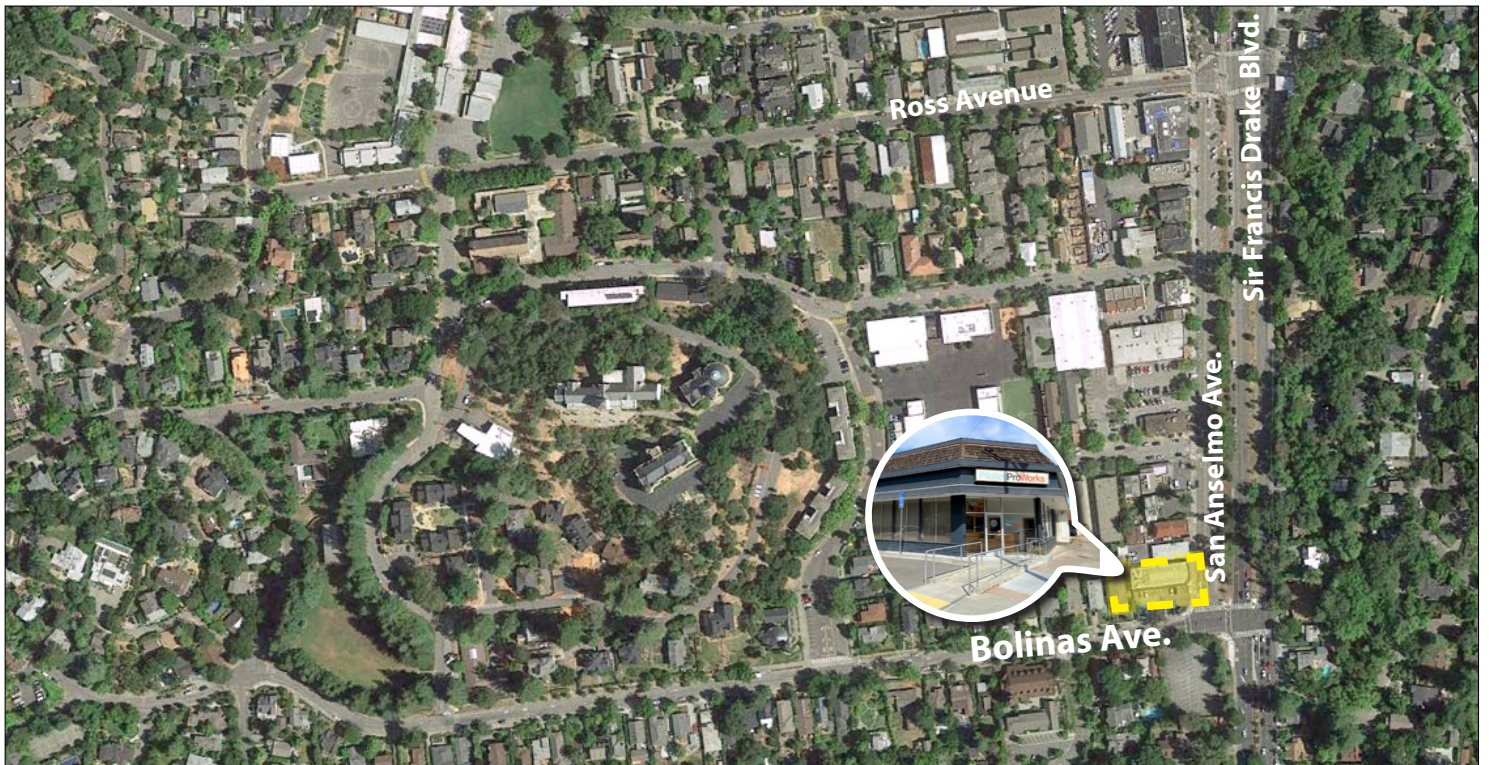
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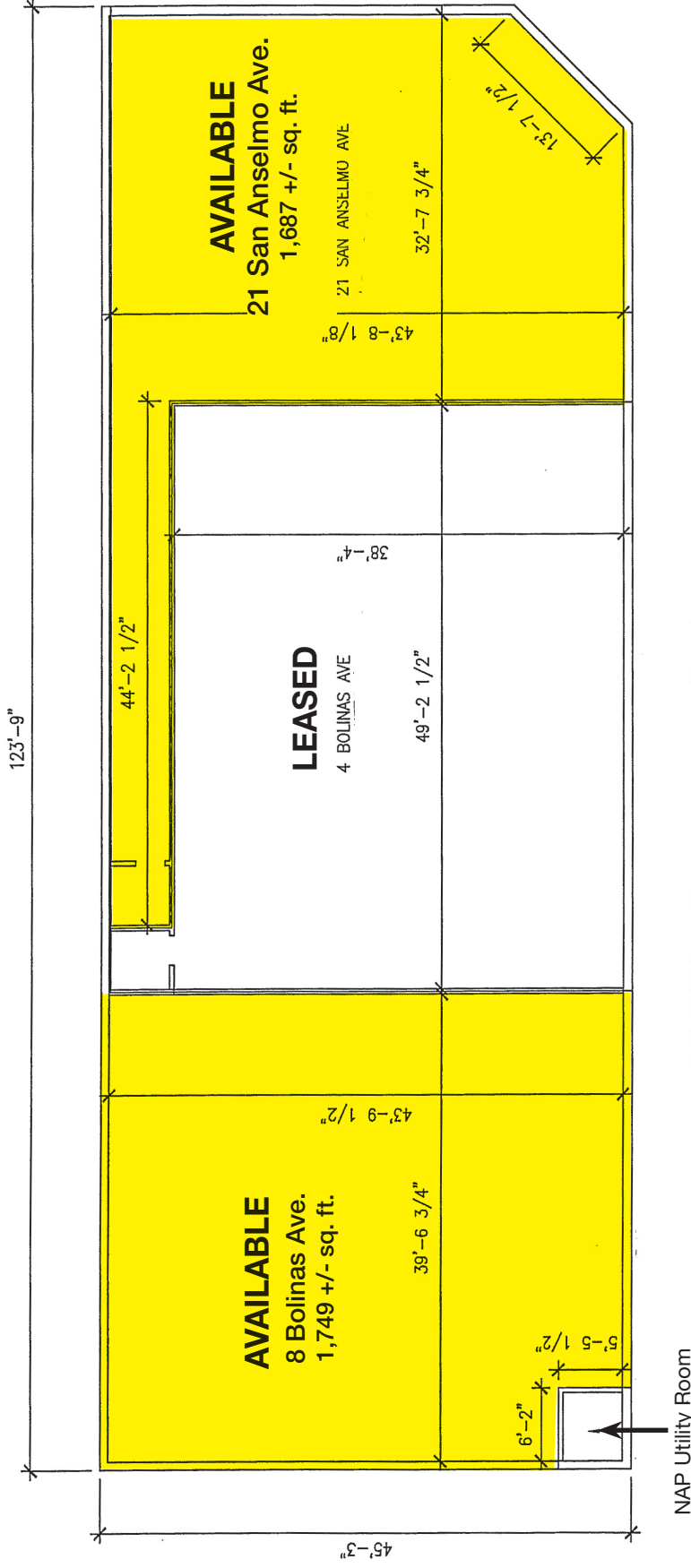
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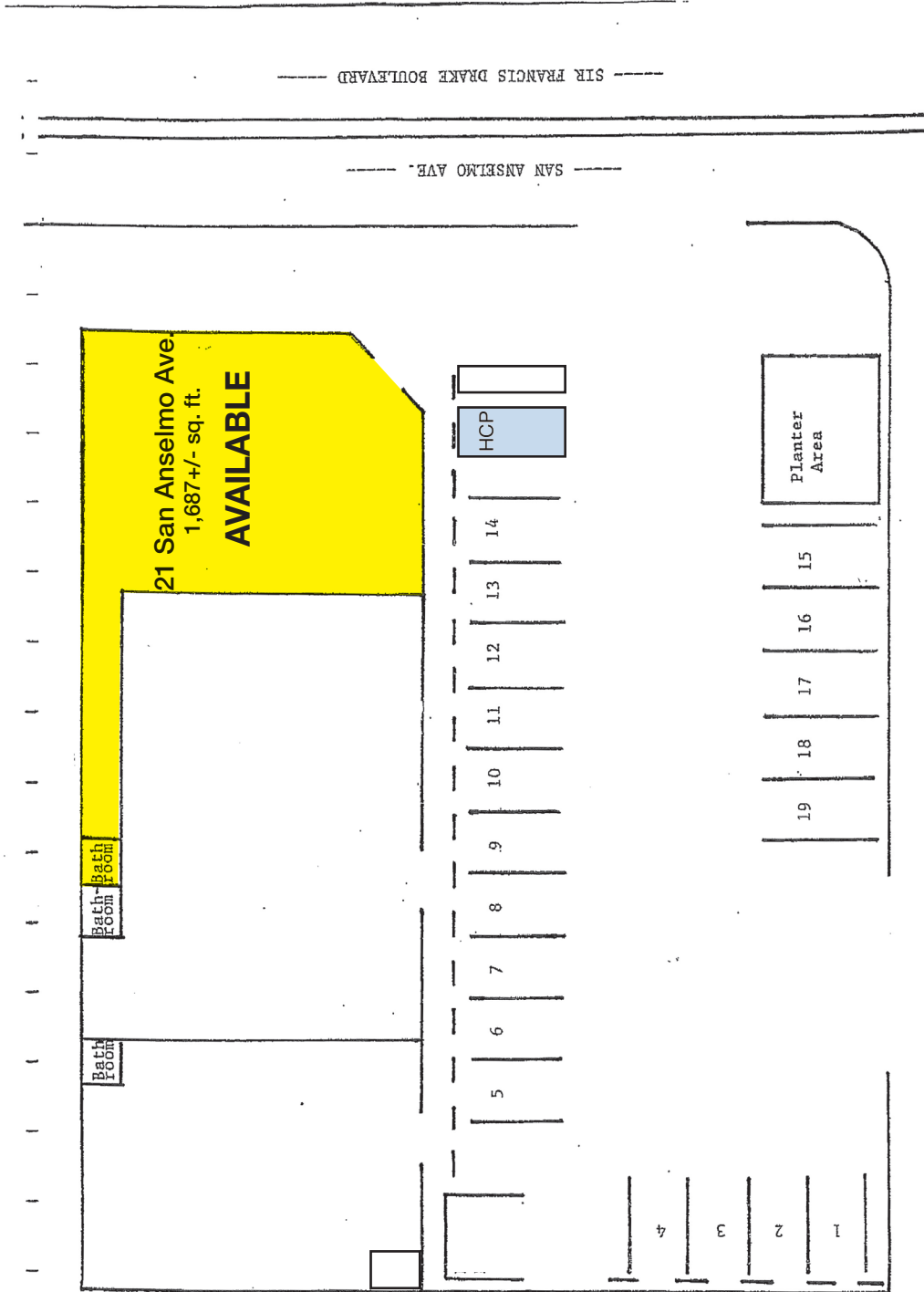
NOTE: DIMENSIONS SHOWN ARE TO FACE OF FINISH WALLS

NOT TO SCALE

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----- BOLINAS AVE. -----

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(§ 1, Ord. 917, eff. February 26, 1991; § 2 (Exh. 2), Ord. 998, eff. August 13, 1998, as amended by § 3, Ord. 1044 (part), eff. July 28, 2005)											
LAND USE REGULATIONS TABLE											
TOWN OF SAN ANSELMO											
TABLE 3A											
"P" = Permitted Use											
"C" = Conditionally Permitted Use											
"- " = Not Permitted											
LAND USES	DISTRICT	R-1-H	R-1-C	R-1	R-2	R-3	(7)(8)P	(7)(8)C-1	(7)(8)C-2	(7)(8)C-L	(7)(8)C-3
Accessory Buildings		P	P	P	P	P	P	P	P	P	P
Accessory Uses		P	P	P	P	P	⁽⁵⁾ P	C	C	⁽¹⁾ C	C
Alcoholism and/or Drug Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Alcoholism and/or Drug Treatment Facility, Large		-	-	-	-	-	-	-	-	-	-
Alcohol, Off-Sale		-	-	-	-	-	-	C	C	⁽¹⁾ C	⁽²⁾ C
Alcohol, On-Sale		-	-	-	-	-	-	-	C	-	C
Amusement, Places of		-	-	-	-	-	-	-	C	-	C
Animal Boarding		-	-	-	-	-	-	-	C ⁽¹⁾	C ⁽¹⁾	C ⁽¹⁾
Animal Grooming and Supplies		-	-	-	-	-	-	-	P	P	P
Appliances Repair, Domestic		-	-	-	-	-	-	P	P	P	P
Appliances Sales, Domestic		-	-	-	-	-	-	-	P	P	P
Audio/Video Sales and Service		-	-	-	-	-	-	-	P	⁽¹⁾ C	C
Automotive, Bio-Diesel Fuel		-	-	-	-	-	-	-	-	-	C ⁽¹⁾
Automotive, Gasoline, Full and Self Serve		-	-	-	-	-	-	-	-	⁽¹⁾⁽³⁾⁽⁴⁾ C	⁽³⁾⁽⁴⁾ C
Automotive, Gasoline, Service Station, Full & Self		-	-	-	-	-	-	-	-	-	⁽³⁾⁽⁴⁾ C
Automotive, Gasoline with Convenience Market		-	-	-	-	-	-	-	-	⁽¹⁾⁽³⁾⁽⁴⁾ C	⁽³⁾⁽⁴⁾ C
Automotive, Rental		-	-	-	-	-	-	-	-	-	C
Automotive, Sales		-	-	-	-	-	-	-	-	-	C
Automotive, Service and Repair		-	-	-	-	-	-	-	-	⁽¹⁾ C	C
Automotive, Wash		-	-	-	-	-	-	-	-	-	C
Bakeries		-	-	-	-	-	-	P	P	⁽¹⁾ C	P
Bakery Goods Stores		-	-	-	-	-	-	P	P	C ⁽¹⁾	P
Bakery Goods Stores (no on-site baking)		-	-	-	-	-	-	P	P	⁽¹⁾ C	P
Banks		-	-	-	-	-	-	-	P	-	C
Bars		-	-	-	-	-	-	-	C	-	C
Barber Shops		-	-	-	-	-	-	P	P	P	P
Beauty Parlors		-	-	-	-	-	-	P	P	P	P
Beauty Support Services		-	-	-	-	-	-	P	P	P	P
Bed and Breakfast		-	-	-	-	C	-	C	C	-	C
Bicycle, Sales and Repair		-	-	-	-	-	-	P	-	-	P
Blueprinting Shops		-	-	-	-	-	-	-	P	P	P
Book Stores		-	-	-	-	-	-	P	P	P	P
Building Supplies and Lumber when within a building		-	-	-	-	-	-	-	-	-	C
Business Machine Sales and Repairs		-	-	-	-	-	-	-	P	P	P
Business Support Services		-	-	-	-	-	-	-	P	C ⁽¹⁾	P
Butcher Shops		-	-	-	-	-	-	-	P	⁽¹⁾ C	P
Candy Shops		-	-	-	-	-	-	-	P	P	P
Caterers		-	-	-	-	-	-	-	P	P	P
Churches		-	-	C	C	C	-	C	C	⁽¹⁾ C	C
Cigar Stores		-	-	-	-	-	-	-	P	P	P
Clothing Stores		-	-	-	-	-	-	P	P	P	P
Communications Equipment Buildings		C	C	C	C	C	C	C	C	⁽¹⁾ C	C
Computers, Sales & Repair		-	-	-	-	-	-	-	C	P	P
Convalescent Homes		-	-	-	-	C	C	C	C	-	C
Conversion of Residential Use to Professional or Commercial Use		-	-	-	-	-	C	C	C	C	C
Dairy Product Stores		-	-	-	-	-	-	P	P	⁽¹⁾ C	P
Day Care Centers		C	C	C	C	C	C	C	C	-	C
Day Care, Large Family		C	C	C	C	C	C	C	C	-	C
Day Care, Small Family		P	P	P	P	P	⁽⁵⁾ P	C	C	-	C
Delicatessens		-	-	-	-	-	-	-	P	⁽¹⁾ C	P
Demolition of Structures		⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C	⁽⁹⁾ C
Department Stores		-	-	-	-	-	-	-	P	-	P
Drive-Through Services		-	-	-	-	-	-	-	-	-	C
Drug Stores, including		-	-	-	-	-	-	-	-	-	-
Drug and/or Alcoholism Treatment Facility, Small		P	P	P	P	P	-	-	-	-	-
Drug and/or Alcoholism Treatment Facility, Large		C	C	C	C	C	-	-	-	-	-

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Dry Cleaners	-	-	-	-	-	-	-	P	P	P	P
Dry Cleaners, Self-Serve	-	-	-	-	-	-	-	C	C	(1)C	C
Electric Transmission Line Routes of 12 Kv or greater prior to ROW Acquisition	-	C	C	C	C	C	C	C	C	(1)C	C
Entertainment, Places of	-	-	-	-	-	-	-	-	C	-	C
Financial/Real Estate Services	-	-	-	-	-	-	-	-	P	P	P
Fitness Center	-	-	-	-	-	-	-	P	P	C(1)	P
Florists	-	-	-	-	-	-	-	C	P	P	P
Food Stores (6:00 a.m. — 11:00 p.m. only)	-	-	-	-	-	-	-	P	P	-	P
Food Stores, Before 6:00 a.m. and After 11:00 p.m.	-	-	-	-	-	-	-	C	C	-	C
Foster Family Homes	P	P	P	P	P	P	P	P	P	-	P
Furniture Stores	-	-	-	-	-	-	-	-	P	P	P
Gift Stores	-	-	-	-	-	-	-	-	P	P	P
Hardware Stores	-	-	-	-	-	-	-	P	P	P	P
Home Occupations	P	P	P	P	P	P	P	P	(5)p	-	P
Hospitals	-	-	-	-	-	-	P	P	P	-	P
Hotel	-	-	-	-	-	C	-	-	C	-	C
Institutional, Public	-	-	-	P	P	P	P	P	P	P	P
Institutional, Non-Profit	-	-	C	C	C	C	C	C	C	(1)C	C
Jewelry Stores	-	-	-	-	-	-	-	-	P	P	P
Laundries	-	-	-	-	-	-	-	P	P	(1)C	P
Laundry, Self-Serve	-	-	-	-	-	-	-	C	C	(1)C	C
Leather Goods Stores	-	-	-	-	-	-	-	-	P	P	P
Mail Service	-	-	-	-	-	-	-	-	P	(1)C	P
Manufacturing, Light	-	-	-	-	-	-	-	-	C(1)	C(1)	C(1)
Motorcycles, Sales	-	-	-	-	-	-	-	-	-	-	C
Motorcycles, Service and Repairs	-	-	-	-	-	-	-	-	-	(1)C	C
Musical Instrument Sales and Service	-	-	-	-	-	-	-	-	P	P	P
Nursery, Garden	-	-	-	-	-	-	-	-	C	(1)C	P
Nursery School	C	C	C	C	C	C	C	C	C	-	C
Outdoor Sales and Rental	-	-	-	-	-	-	-	C	C	(1)C	C
Paint Stores	-	-	-	-	-	-	-	-	P	(1)C	P
Parking Area, Off-Street(10)	-	-	-	C	C	C	-	-	-	-	-
Parking Garage, Commercial	-	-	-	-	-	-	-	C	C	-	P
Parking Lots, Commercial	-	-	-	-	-	-	-	-	C	C	-
Parks, Public	P	P	P	P	P	P	P	P	P	-	C
Pediatric Day Health and Respite Care Facility	P	P	P	P	P	-	-	-	-	-	C
Pet Stores	-	-	-	-	-	-	-	-	P	P	P
Pharmacy	-	-	-	-	-	-	-	-	P	(1)C	P
Photographic Equipment Sales and Service	-	-	-	-	-	-	-	-	P	P	P
Preschool	C	C	C	C	C	C	C	C	C	-	C
Printing Shops	-	-	-	-	-	-	-	-	P	P	P
Professional, Dental	-	-	-	-	-	-	(5)p	P	P	(1)C	P
Professional, Medical	-	-	-	-	-	-	(5)p	P	P	(1)C	P
Professional, Medical Clinics	-	-	-	-	-	-	-	-	-	-	C
Professional, Offices	-	-	-	-	-	-	(5)p	P	P	(1)C	P
Professional, Optician	-	-	-	-	-	-	(5)p	P	P	(1)C	P
Professional, Optometrist	-	-	-	-	-	-	(5)p	P	P	(1)C	P
Professional, Real Estate	-	-	-	-	-	-	-	-	P	(1)C	P
Professional, Veterinary Clinics	-	-	-	-	-	-	(5)p	P	P	(1)C	P
Recreation, Places of	-	-	-	-	-	-	-	-	C	-	C
Rental Libraries	-	-	-	-	-	-	-	-	P	P	-
Residential Care Facility, Large	C	C	C	C	C	C	-	-	-	-	-
Residential Care Facility, Small	P	P	P	P	P	-	-	-	-	-	-
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Large	C	C	C	C	C	-	-	-	-	-	-
Residential Care Facility for Persons with a Chronic Life-Threatening Illness, Small	P	P	P	P	P	-	-	-	-	-	-
Residential Care Facility for the Elderly, Large	C	C	C	C	C	-	-	-	-	-	-
Residential Care Facility for the Elderly, Small	P	P	P	P	P	-	-	-	-	-	-
Residential, Multi-Family	-	-	-	-	-	P	C	C	C	C	C
Residential, Second Units	p(6)	p(6)	p(6)	p(6)	p(6)	-	-	-	-	-	-
Residential, Single Family Attached	-	-	-	-	P	P	C	C	C	C	C
Residential, Single Family Detached	P	P	P	P	P	P	C	C	C	C	C
Restaurant	-	-	-	-	-	-	-	-	P	(1)C	P
Restaurant, Cafes	-	-	-	-	-	-	-	-	C	P	(1)C
Restaurants, Fast Food	-	-	-	-	-	-	-	-	-	-	C
Restaurants, Take-Out	-	-	-	-	-	-	-	-	-	-	C
Savings & Loan Institution	-	-	-	-	-	-	-	-	P	-	P
Schools, Public	-	-	-	P	P	P	P	C	C	-	C

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Schools, Private		-	-	C	C	C	C	C	C	-	C
Schools, Religious		-	-	C	C	C	C	C	C	-	C
Shoe Repair		-	-	-	-	-	-	P	P	P	P
Sporting Goods Stores		-	-	-	-	-	-	-	P	(1)C	P
Stationery Stores		-	-	-	-	-	-	-	P	P	P
Studios		-	-	-	-	-	(5)p	P	P	(1)C	P
Tool Repair, Commercial		-	-	-	-	-	-	-	C	(1)C	C
Toy Stores		-	-	-	-	-	-	-	P	(1)C	P
Transportation Services, Bus Depots		-	-	-	-	-	-	-	P	-	P
Travel Bureaus		-	-	-	-	-	-	-	P	P	P
Utility Substations		C	C	C	C	C	C	C	C	(1)C	C
Variety Stores		-	-	-	-	-	-	P	P	C	P
Wall Paper Stores		-	-	-	-	-	-	-	P	P	P
Water Tanks		C	C	C	C	C	C	C	C	(1)C	C
Wholesale Distribution		-	-	-	-	-	-	-	-	-	C
Wholesale Warehouses		-	-	-	-	-	-	-	-	(1)C	C
Windmills		-	C	C	C	C	C	C	C	-	C
Wireless Sales		-	-	-	-	-	-	-	P	C(1)	P
1) Reference Section 10-1305 of Article 13 of this Chapter.											
(2) Services provided before 8:00 a.m. and after 6:00 p.m. are subject to the granting of a conditional use permit. Reference Article 13 of this Chapter.											
(3) Reference Chapter 6 of this Title.											
(4) Upon change of occupancy, buildings or leasable space having a minimum of one thousand two hundred (1,200) square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Articles 13 and 15 of this Title.											
(5) Reference Article 5 of this Title.											
(6) Residential second units shall be subject to Chapter 6 of this Title.											
(7) Conversion of a residential use to another use is subject to the granting of a conditional use permit as set forth in Section 10-3.1301 of the San Anselmo Municipal Code and to the findings required for the approval of a use permit as set forth in Section 10-3.1305(a) and (e). This provision applies to residential uses in existence as of May 22, 1997.											
(8) Upon change of occupancy, buildings or leasable space having a minimum of 1,200 square feet of gross floor area shall be subject to the granting of a conditional use permit and design review as set forth in Sections 10-3.1301 and 10-3.1501 of the San Anselmo Municipal Code and to the findings required for the approval of a use permit and design review as set forth in Sections 10-3.1305(a), and 10-3.1505(a) and (f).											
(9) In addition to the findings required for the approval of a use permit as set forth in Section 10-3.1305(a) of the San Anselmo Municipal Code, additional findings must also be made as set forth in Section 10-3.1305(f) of the San Anselmo Municipal Code. This section also applies to SPD overlay zones. This section does not apply to non-habitable residential accessory structures.											
(10) Off-street parking areas in conjunction with commercial uses may be permitted in the "R" Districts on properties adjoining "C" Districts upon the securing of a use permit in accordance with Article 13 of the San Anselmo Municipal Code.											

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