



For Lease: Small Retail Space

973 Grand Avenue, San Rafael, CA

- Dollar Tree Anchored Strip Ctr
- Lots of Glass Line
- Good Demographics
- On-site Parking
- Possible Take-out Food Use

Offering Summary

Available Sq. Ft.:	440 +/- sf
Initial Base Rent:	\$2.73 psf
Lease Type:	NNN
Lease Term:	3-5 Years
Available:	Now

Contact:

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HL Commercial Real Estate

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For Lease: Small San Rafael Retail Space

973 Grand Avenue, San Rafael, CA 94901

Building/Space Description:

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

Location Description:

This 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:	440 +/- 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 - 5 Years *50% off first six months base rent on a minimum five year lease!
Initial Base Rent:	\$2.73 psf (\$1,201.20/mo)
Load Factor:	2.7%
Base Rent Increases:	3% per annum
Lease Type:	NNN (\$639/mo) (calendar year 2024 is \$1.45 psf/mo.)
Tenant Separate Expenses:	Electricity, gas, internet, and extra water charges for excessive water use users

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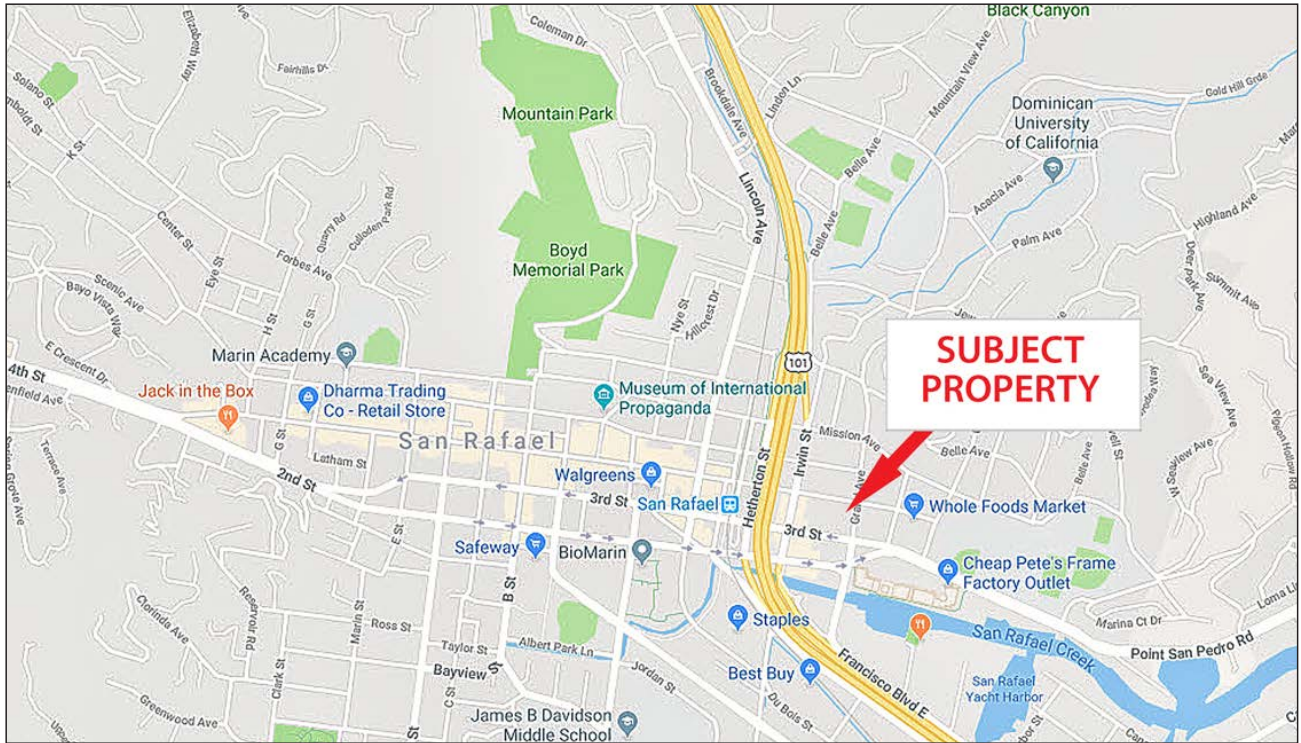
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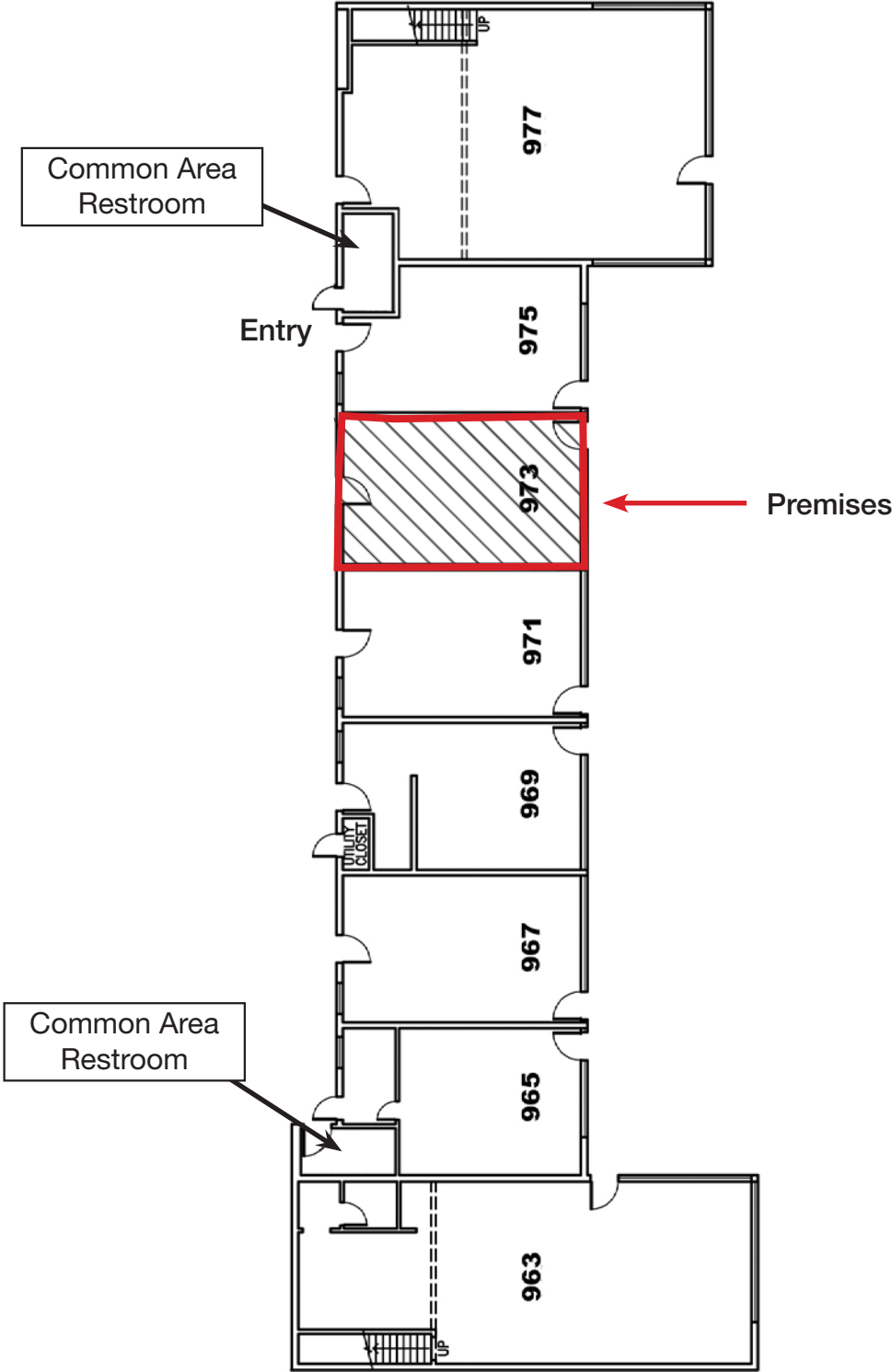
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Floor Plan Not to Scale

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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