

**Great
Retail Space!**

HL



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:	\$2.50 psf
Lease Type:	NNN
Lease Term:	3 Years
Available:	Now

Contact:

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For Lease: Small San Rafael Retail Space

973 Grand Ave., 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
Initial Base Rent:	\$2.50 psf (\$1,100.00/mo)
Load Factor:	2.7%
Base Rent Increases:	3% per annum
Lease Type:	NNN (\$550/mo) (calendar year 2023 is \$1.30 psf/mo.)
Tenant Separate Expenses:	Electricity, gas, internet, garbage and water

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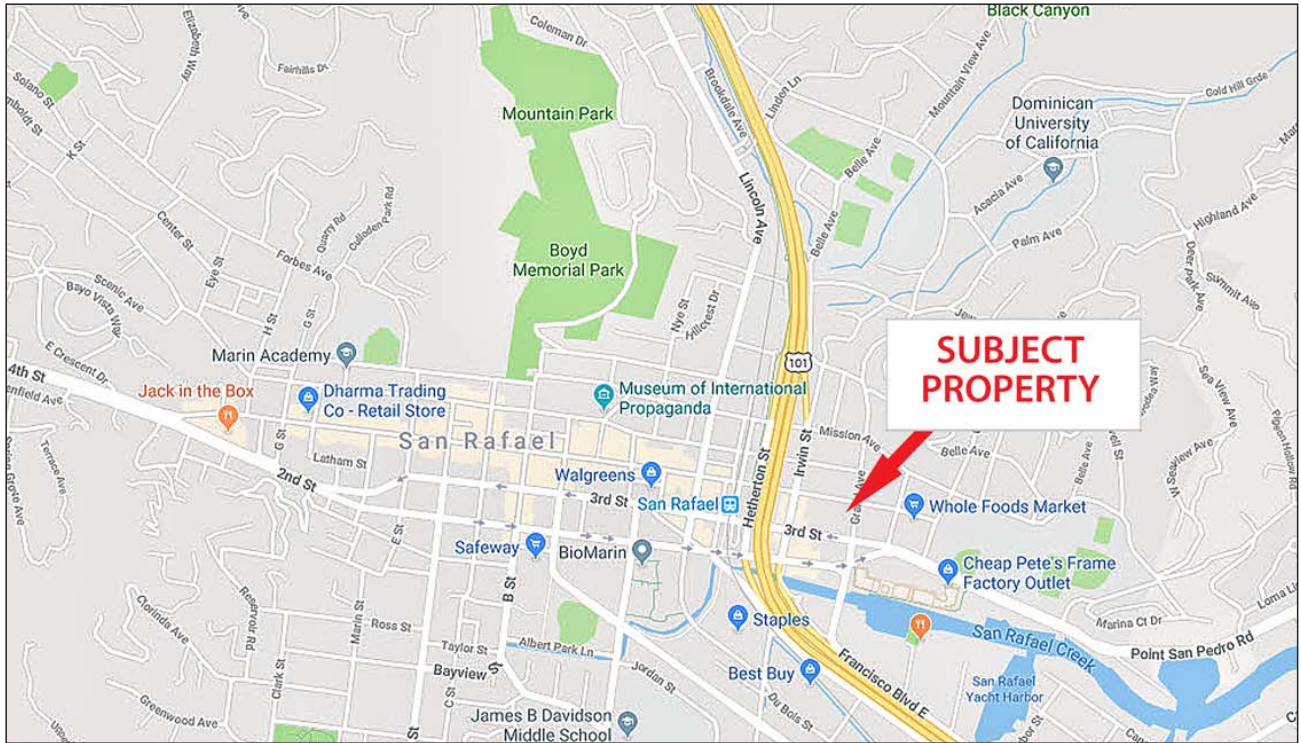
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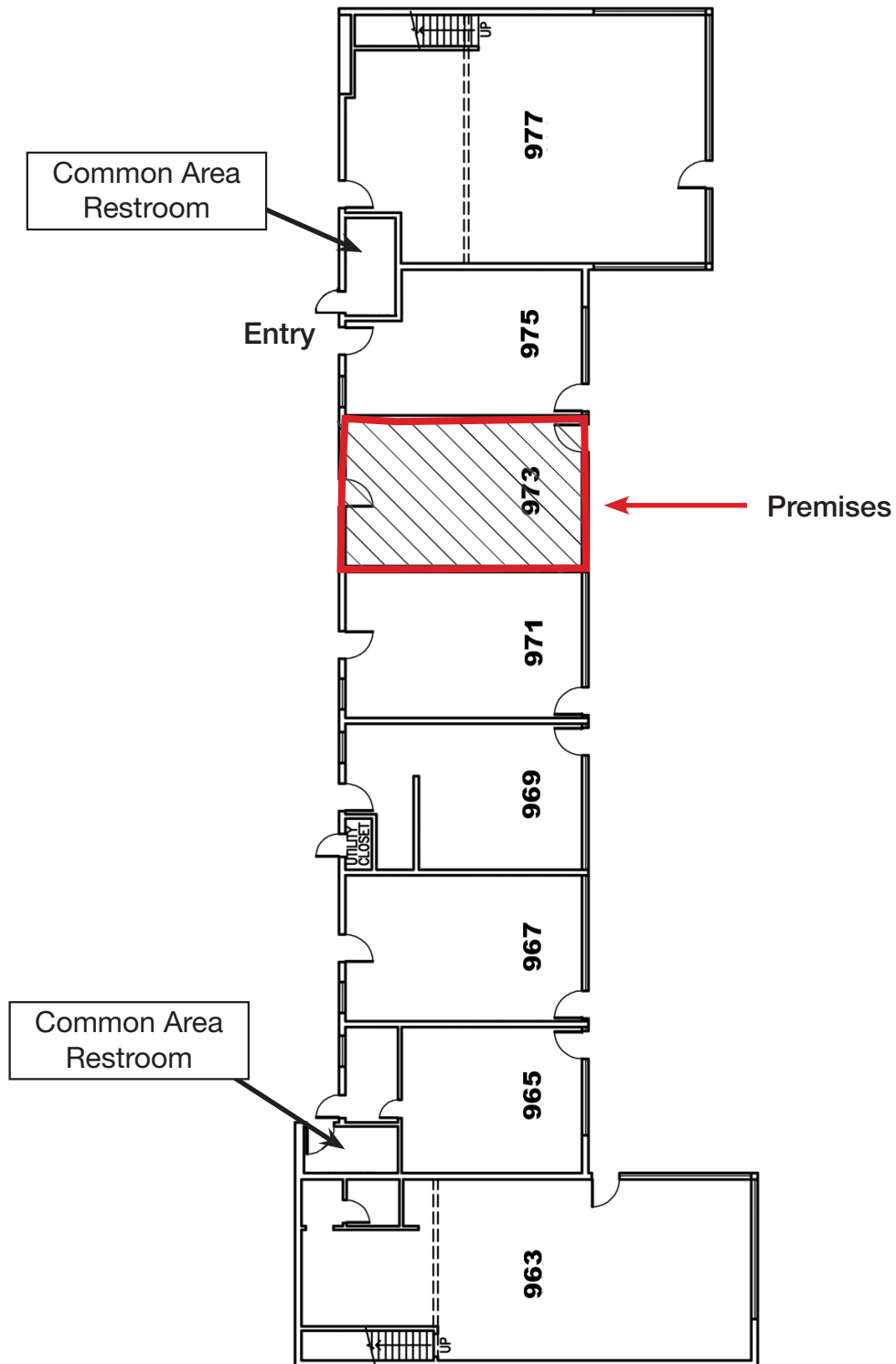
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Floor Plan Not to Scale

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