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For Lease: Downtown Retail

1025 C Street, San Rafael, CA

- Downtown Storefront Retail
- Retail or Office
- City Parking is Across the Street

Offering Summary

Available Sq Ft:	1,925 +/- sf
Initial Base Rent:	\$4,800/ mo.
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact: **Dirck Brinckerhoff**
 (415) 446-4222
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 DRE Lic#: 00657732



HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: Downtown Retail

1025 C St., San Rafael, CA 94901

Property Description:

Space was most recently La Vier restaurant. Tenant may use or remove hood, ranges, and sinks. May be used as retail, office or restaurant.

Location Description:

Located in downtown San Rafael between Fourth Street and Fifth Avenue. City parking lot is located across the street. San Rafael City offices are 2 blocks from property. Downtown San Rafael is home to numerous banks, retail stores, offices, San Rafael Public Library, restaurants and cultural tenants. Neighboring tenants are Mission San Rafael Archangel, San Rafael City Hall and San Rafael Public Safety Center.

Space Information/Features:

Total Available Square Feet:	1,925 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes, Fascia
Parking:	Street parking and parking garage - no on-site parking with space

Building Information/Features:

Total Building Square Feet:	9,455 +/- sq. ft.
Year Constructed:	1941 +/-
Zoning Designation:	T5N 40/60 (T5 Neighborhood)
Food Use Permitted:	Yes
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Minimum Lease Term:	3-5 Years
Initial Base Rent:	\$4,800/ mo. (\$2.49 per sq. ft.)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Utilities, trash and janitorial

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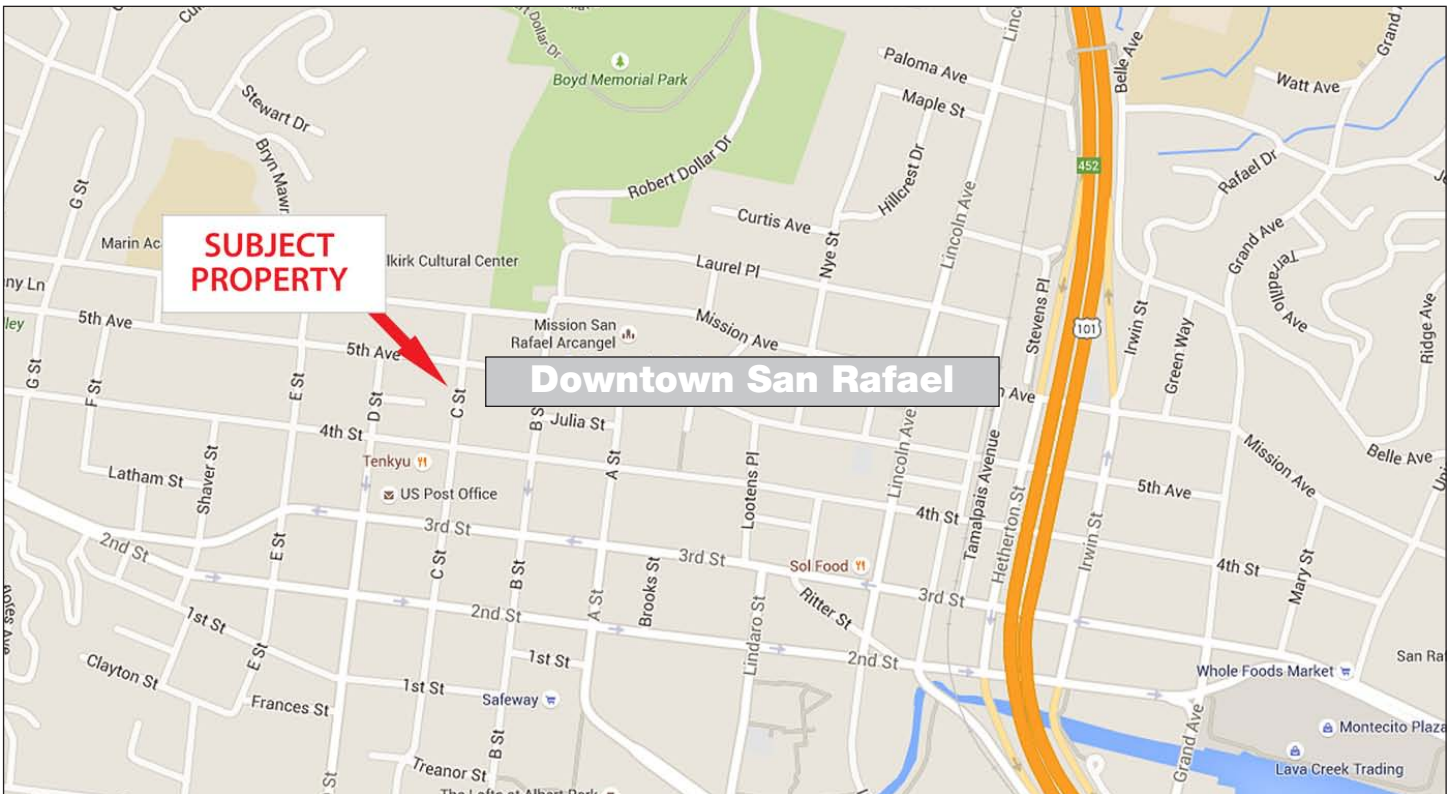
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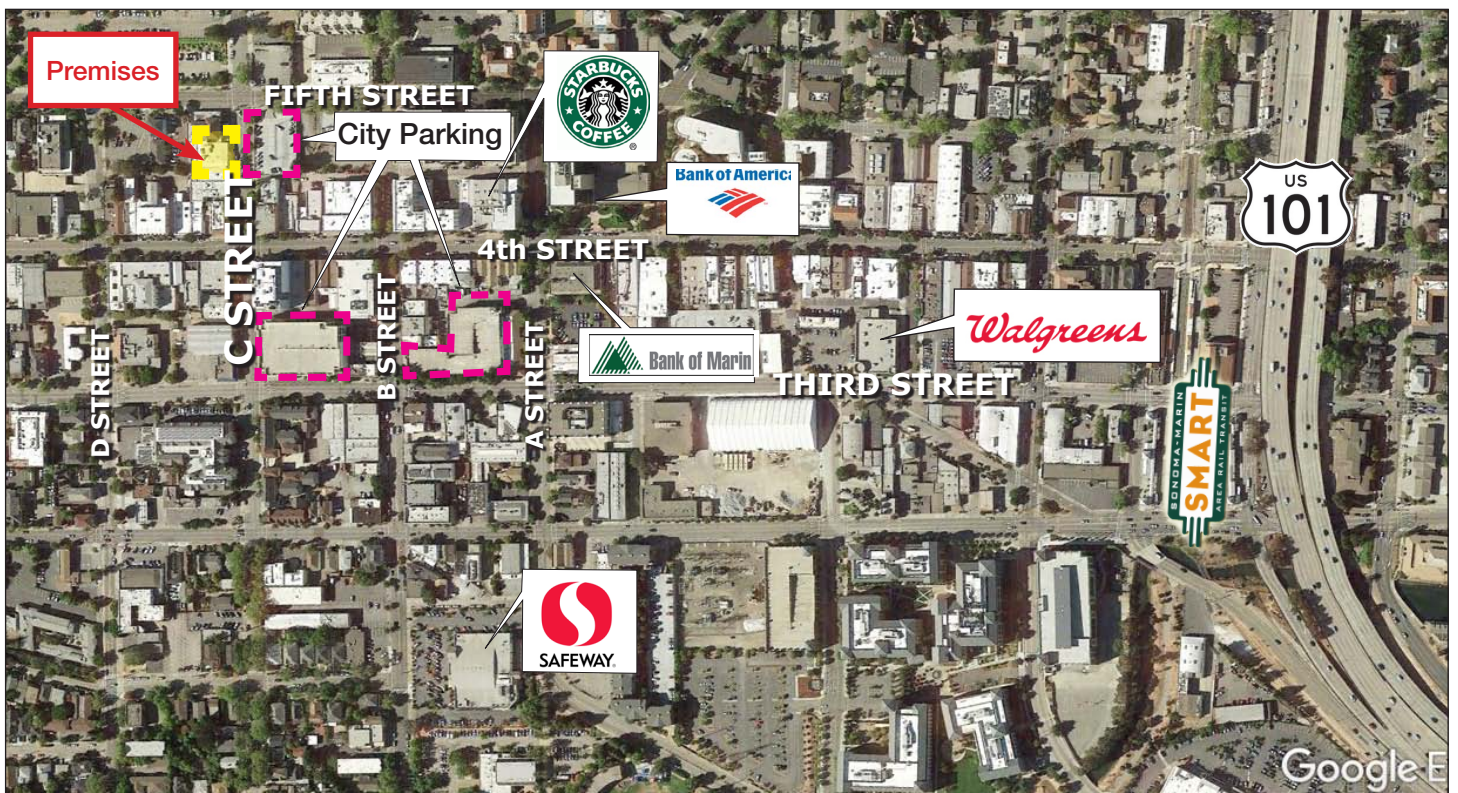


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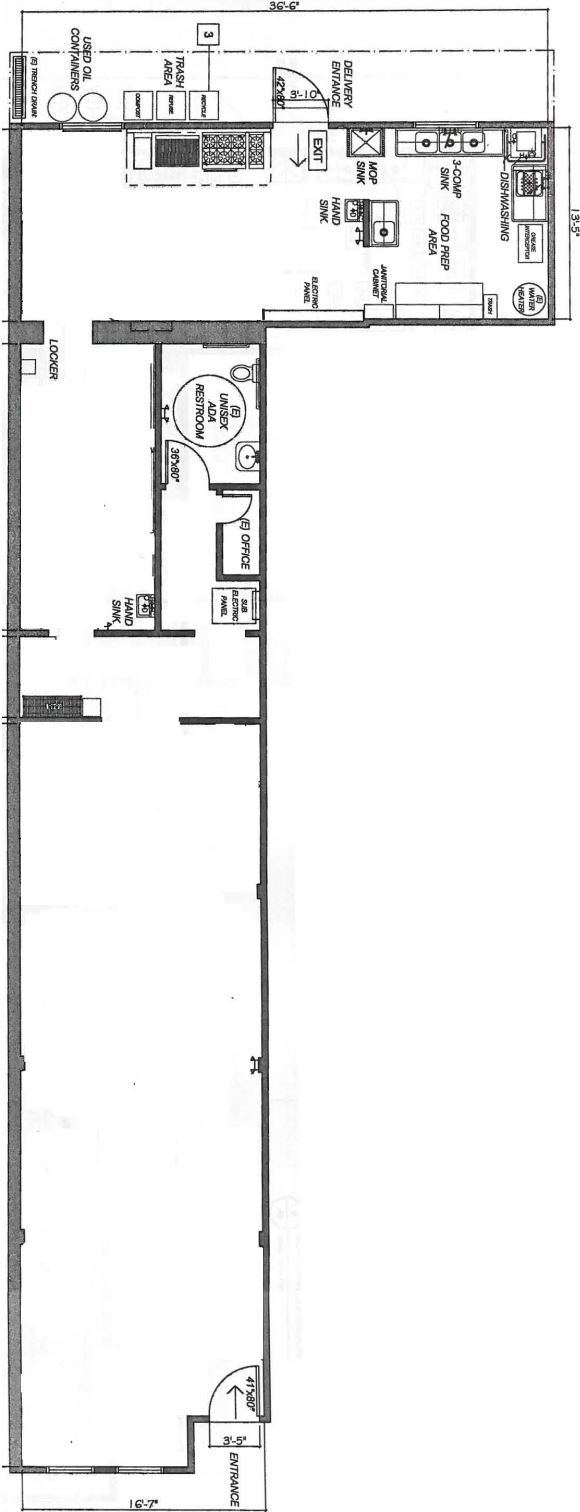
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Floor Plan Not to Scale
For Illustration Only

C Street

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