



# For Lease: Retail/Office

1111 San Anselmo Avenue, San Anselmo, CA

- Open Plan
- High Ceiling
- Private Restroom
- Small Yard

Offering Summary	
Available Sq Ft:	232 +/- sf
Initial Base Rent:	\$1,950/mo.
Lease Type:	Mod. Gross
Lease Term:	2 - 5 Years
Available:	NOW

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# For Lease: San Anselmo Retail/Office

1111 San Anselmo Avenue, San Anselmo CA 94960

## Property Description:

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This bright office/retail space features an open floor plan with a high ceiling and natural light, creating an inviting environment for a variety of uses. The unit includes a private restroom for added convenience.

## Location Description:

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This property is located on San Anselmo Ave. at Yolanda Station, in a highly visible, walkable setting, the property benefits from steady foot, bike, and vehicle traffic while maintaining a welcoming neighborhood feel - ideal for businesses seeking both exposure and community connection, just a few blocks from the heart of downtown San Anselmo.

## Space Information/Features:

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Total Available Square Feet:	232 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	Street Parking Only

## Building Information/Features:

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Total Building Square Feet:	232 +/- sq. ft.
Year Constructed:	1907 +/-
Zoning Designation:	<a href="#">C-1 (Neighborhood Commercial District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Heating only
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Terms:

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Minimum Lease Term:	2 - 5 Years
Initial Base Rent:	\$1,950/month
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Tenant pays electricity, trash removal, janitorial service, internet and telephone directly to the service providers. Water and gas services to the premises, plus cost in creases in RE Taxes and Hazard Insurance over base year costs.

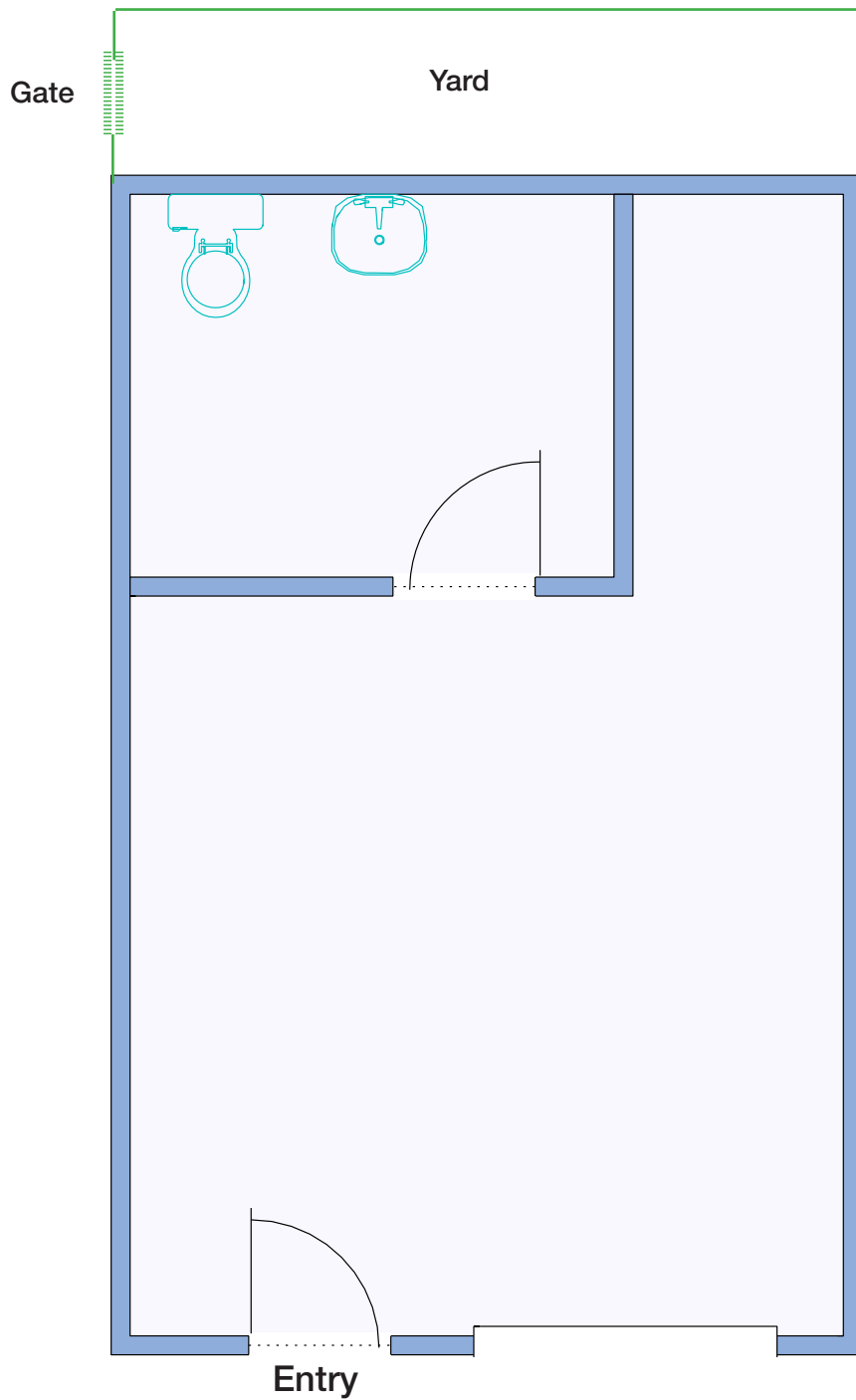
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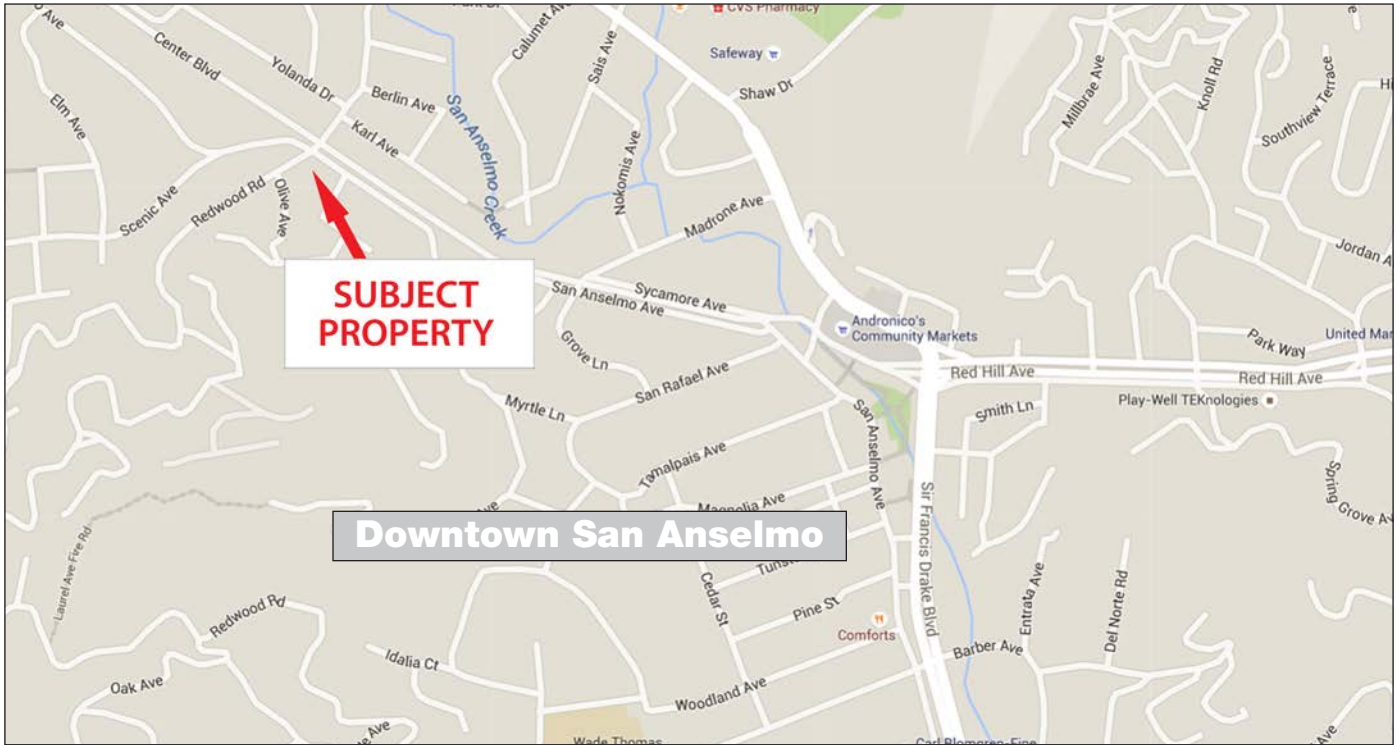
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San Anselmo Avenue

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[Click here to View in Google Maps](#)



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# 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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