



YOUR NAME HERE



For Lease: End Cap Retail/Office Space

8 Bolinas Ave., San Anselmo, CA

- Retail or Office Permitted
- Good Exposure
- Signalized Intersection
- On-site Parking
- Monument Signage
- Food Uses Possible

Offering Summary

| | |
|---------------------------|------------------------------|
| Available Sq Ft: | 1,749 +/- sf |
| Initial Base Rent: | \$2.25 psf |
| Lease Type: | NNN (\$0.55) |
| Lease Term: | 2 - 5 Years |
| Available: | Contact Listing Agent |

Contact:

Jay Murphy
(415) 446-4237
jay@hlcre.com
Lic#: 00390805



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

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8 Bolinas Ave., San Anselmo, CA 94960

Property Description:

8 Bolinas Avenue is an end unit of a 3-unit strip shopping center. The other two spaces are occupied by Pro Pilates Studio and Bolinas Avenue Market. A sign may be installed on the fascia above the entrance door to each premises and on the monument sign. Premises will be renovated to "shell" to accommodate new tenant(s) with upgraded ADA restroom and read for paint finish.

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: | 1,749 +/- sq. ft. |
| Retail Type: | Strip Center |
| Divisible: | Possible |
| 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: | No |
| 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: | \$2.25 per sq. ft. |
| Base Rent Increases: | 3 % per annum |
| Lease Type: | NNN (\$0.55) |
| Tenant Expenses: | Interior maintenance, gas, electricity, internet, trash, phone |

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Demographics:

| 2017 | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$193,101 | \$184,988 | \$189,720 |
| Total Population | 12,630 | 83,231 | 133,350 |



Contact:

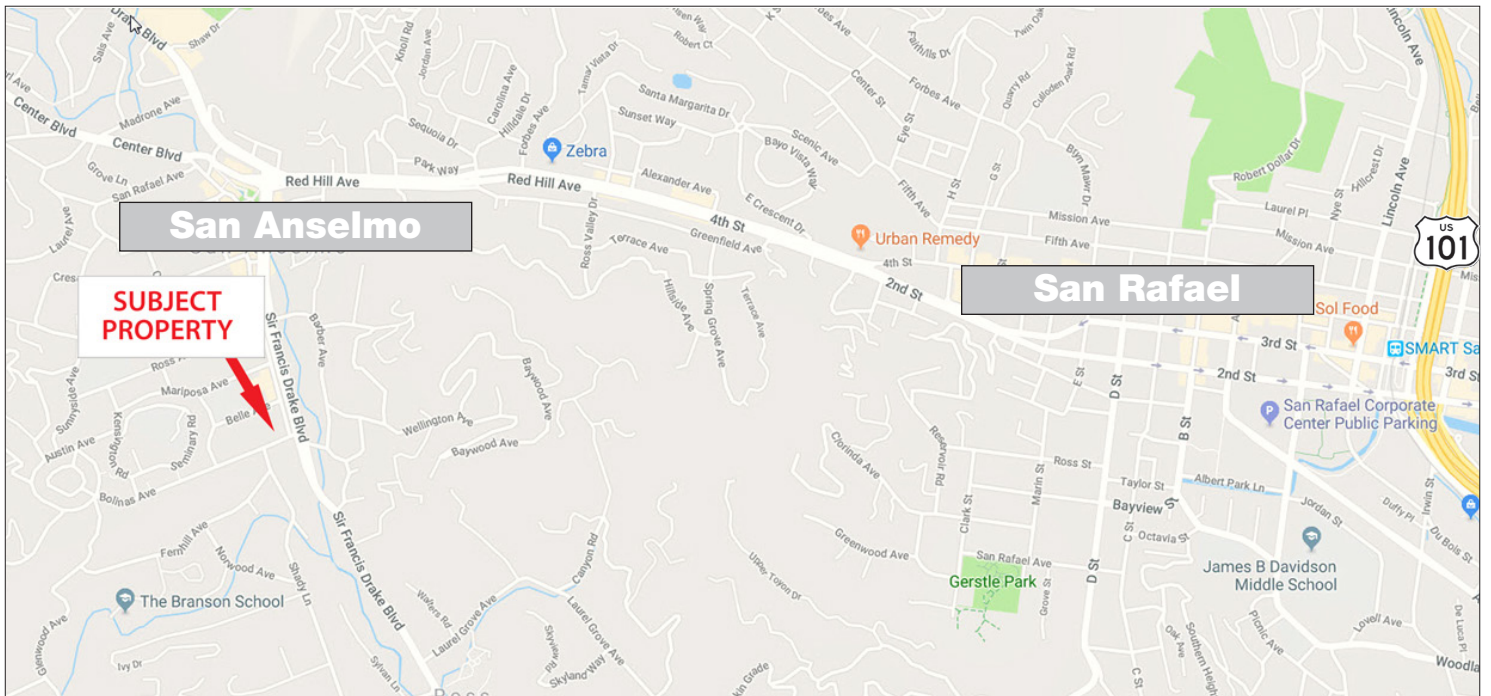
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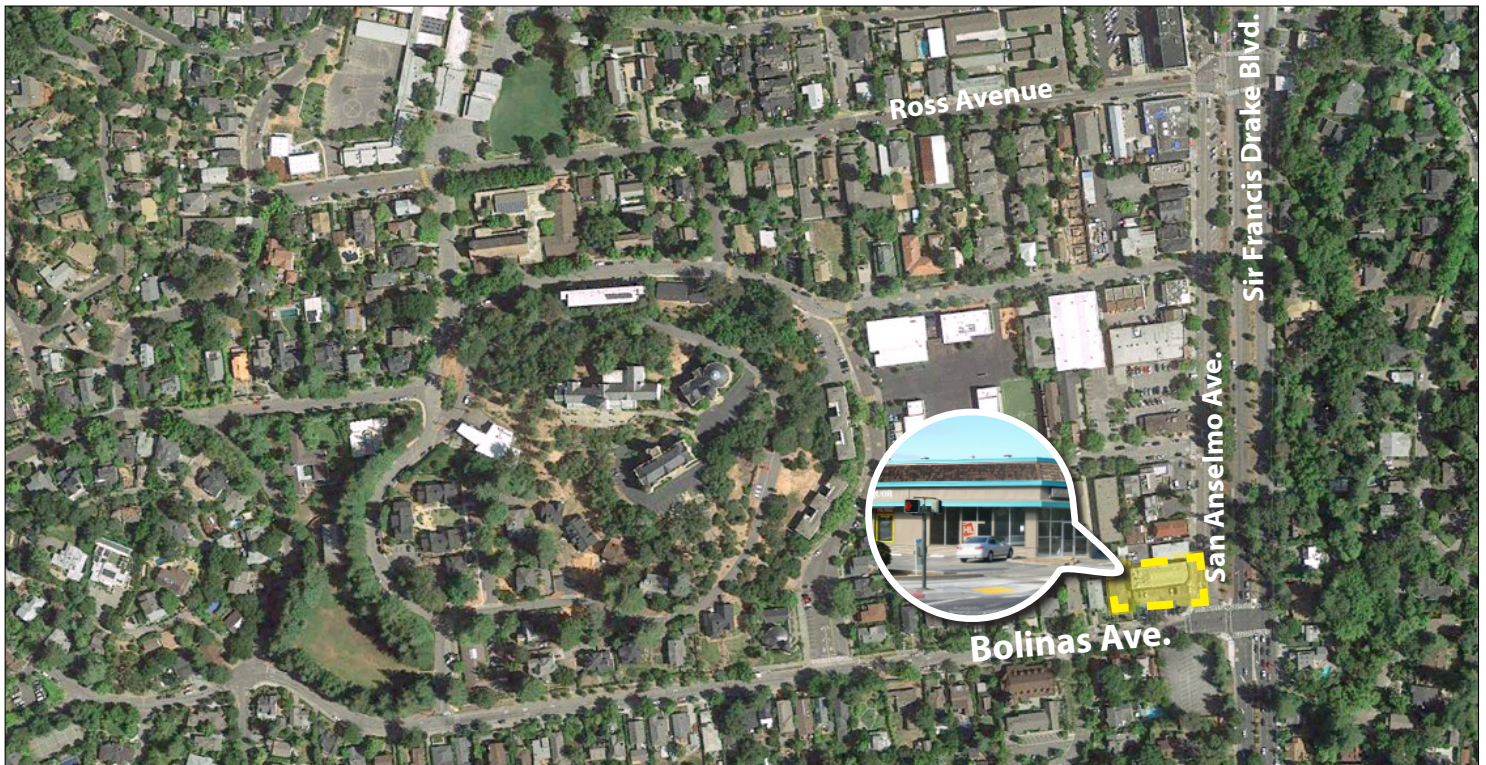
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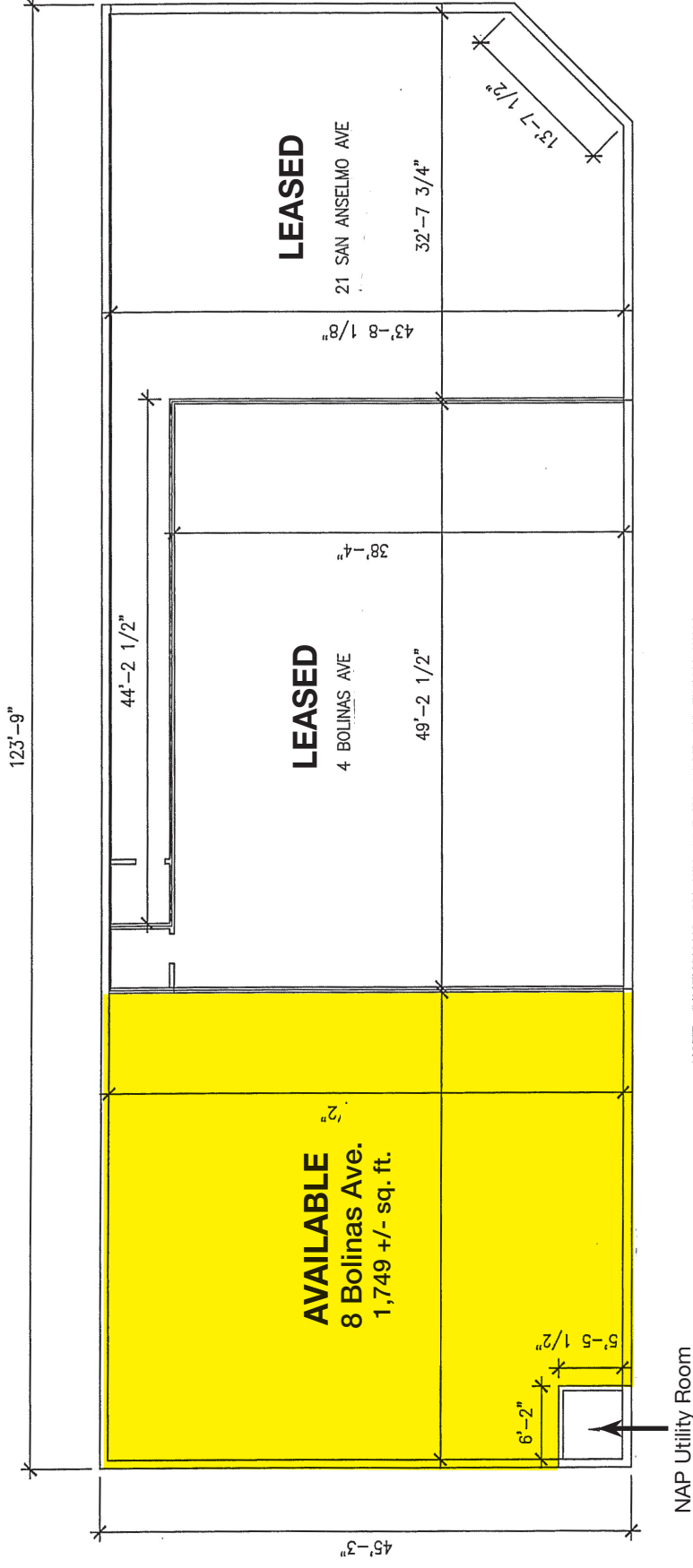
[Click here to View in Google Maps](#)



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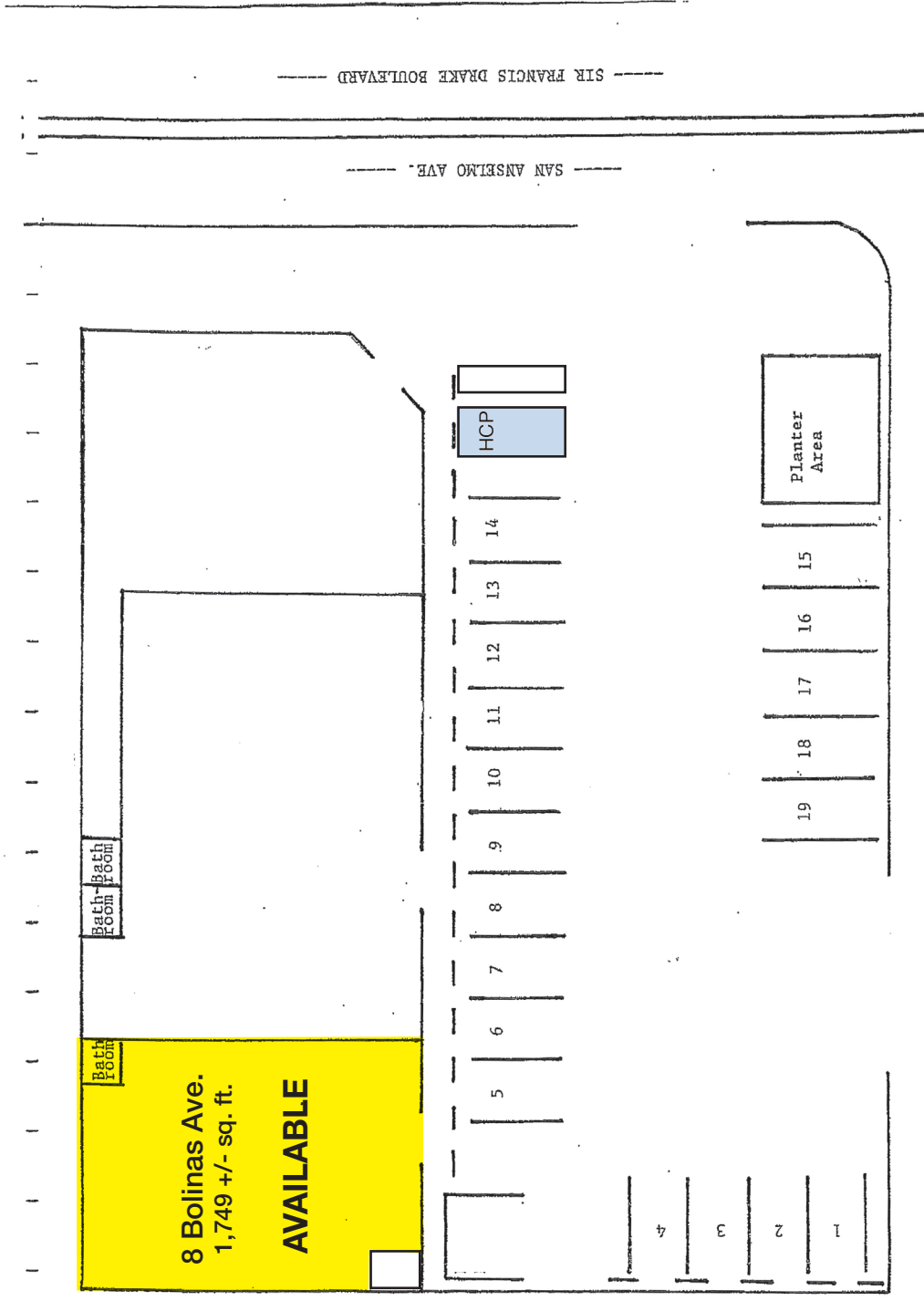
NOTE: DIMENSIONS SHOWN ARE TO FACE OF FINISH WALLS

NOT TO SCALE

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

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