



FOR LEASE

AVAILABLE FOR SUBLEASE - TURNKEY RESTAURANT

115 San Anselmo Avenue, San Anselmo, CA 94960



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail
Available SF:	± 1,500 SF
Lease Rate:	\$3.75 SF/yr (Gross)
Year Built:	1961
Building Size:	± 1,612 SF
Renovated:	2014
Zoning:	C-3
APN:	007-301-18

LOCATION OVERVIEW

Next to San Anselmo Post Office, former Bistro Viz restaurant located on San Anselmo Avenue, a high foot traffic artery connecting the town of Ross to downtown San Anselmo.

PROPERTY OVERVIEW

A commercial gross lease with 5.5 years of term remaining. Fully furnished kitchen and dining area. Sublessee pays all utilities, trash removal, and janitorial. Outdoor seating patio. Approximately 1,000 square feet of basement storage space included.

PROPERTY HIGHLIGHTS

- This restaurant is located next to M&H Bread and Butter and a block from Comfort's - two of San Anselmo's hottest dining spots with frequent waiting lines! Join San Anselmo's vibrant food scene!
- On-site parking after 5pm.
- Plentiful non-metered street parking.
- Charming shops, wide sidewalks, active pedestrian and biking area.



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ADDITIONAL PHOTOS



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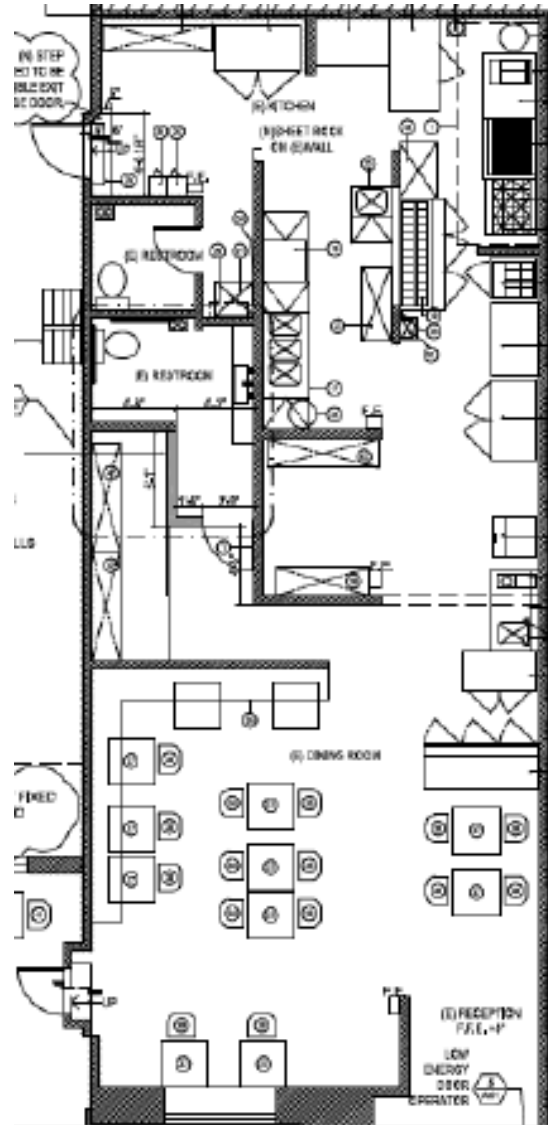
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FLOOR PLANS



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LOCATION MAPS



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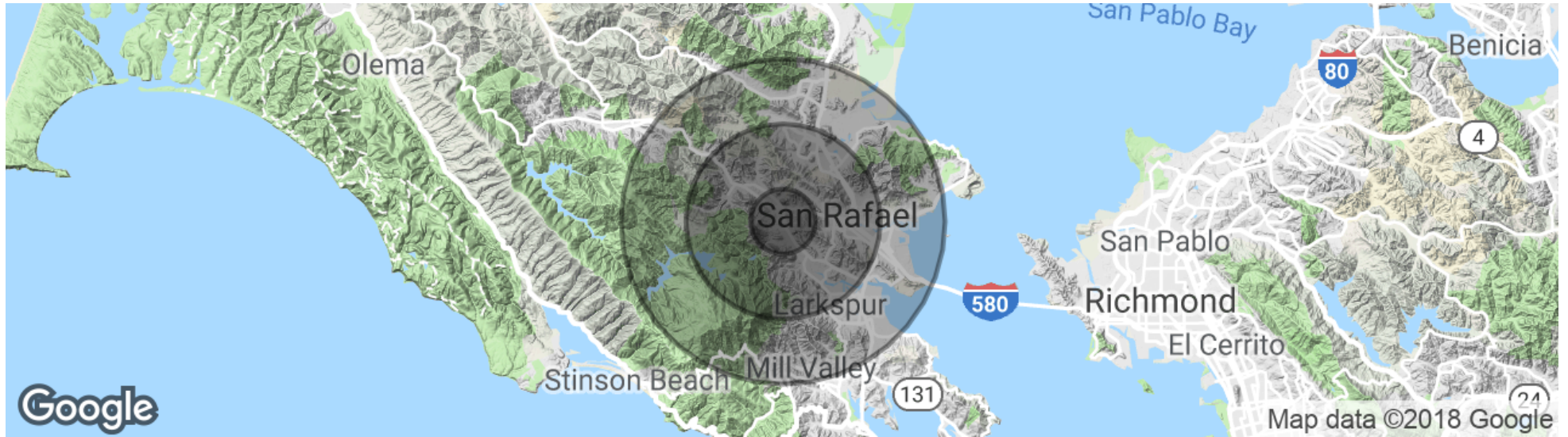
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,050	69,103	145,254
Median age	42.7	43.7	43.1
Median age (Male)	42.2	42.1	41.8
Median age (Female)	43.3	45.3	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,785	30,324	60,806
# of persons per HH	2.4	2.3	2.4
Average HH income	\$143,121	\$126,571	\$126,906
Average house value	\$910,388	\$879,514	\$899,090

* Demographic data derived from 2010 US Census



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