



FOR LEASE

100 SIR FRANCIS DRAKE BLVD

San Anselmo, CA 94960



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Retail/Office

Available SF: ± 2,184 SF

Lease Rate: \$3.00 SF/month (NNN)

Building Size: ± 2,184 SF

Zoning: C-3, General Commercial

Traffic Count: 31,660

LOCATION OVERVIEW

Located on the main thoroughfare of San Anselmo, in a strategic Ross Valley location. This hard signaled stop location provides tremendous signage opportunity on one of the most visible properties in San Anselmo.

PROPERTY OVERVIEW

The property is originally a build-to-suit for a former bank and was built in 2004. The property is highly visible from Sir Francis Drake Boulevard and provides tremendous sign opportunity for a single tenant. This is a rare stand-alone opportunity located on a hard signalized corner.

PROPERTY HIGHLIGHTS

- High Identity Building
- Rare Stand-Alone Property
- Signalized Location
- Newer Construction - Built 2004
- Former Bank Branch
- On-Site Parking
- No Food Use
- **Tenant Improvement Allowance Available (Subject to terms & credit)**



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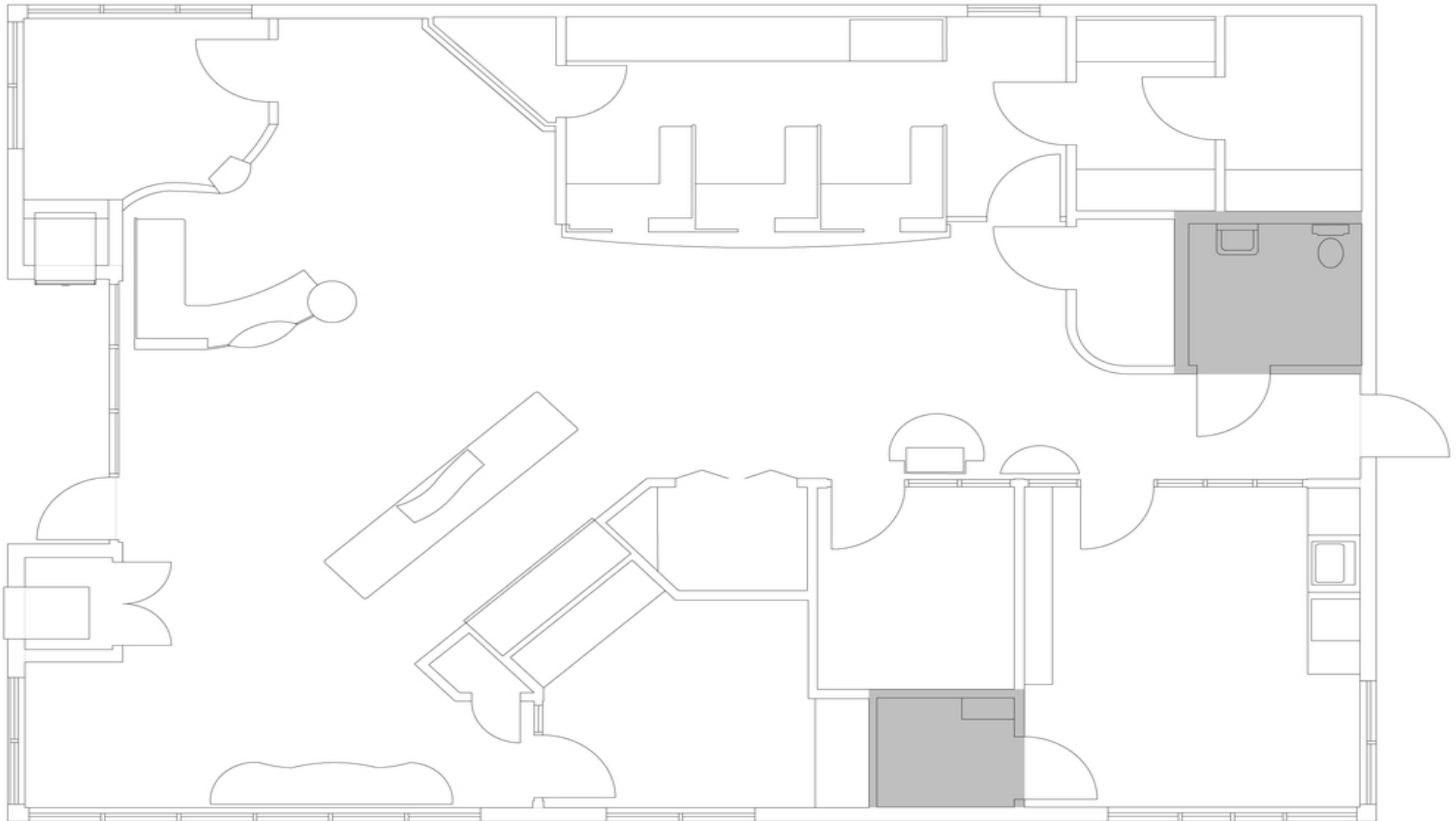
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FLOOR PLANS



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ADDITIONAL PHOTOS



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LOCATION MAPS



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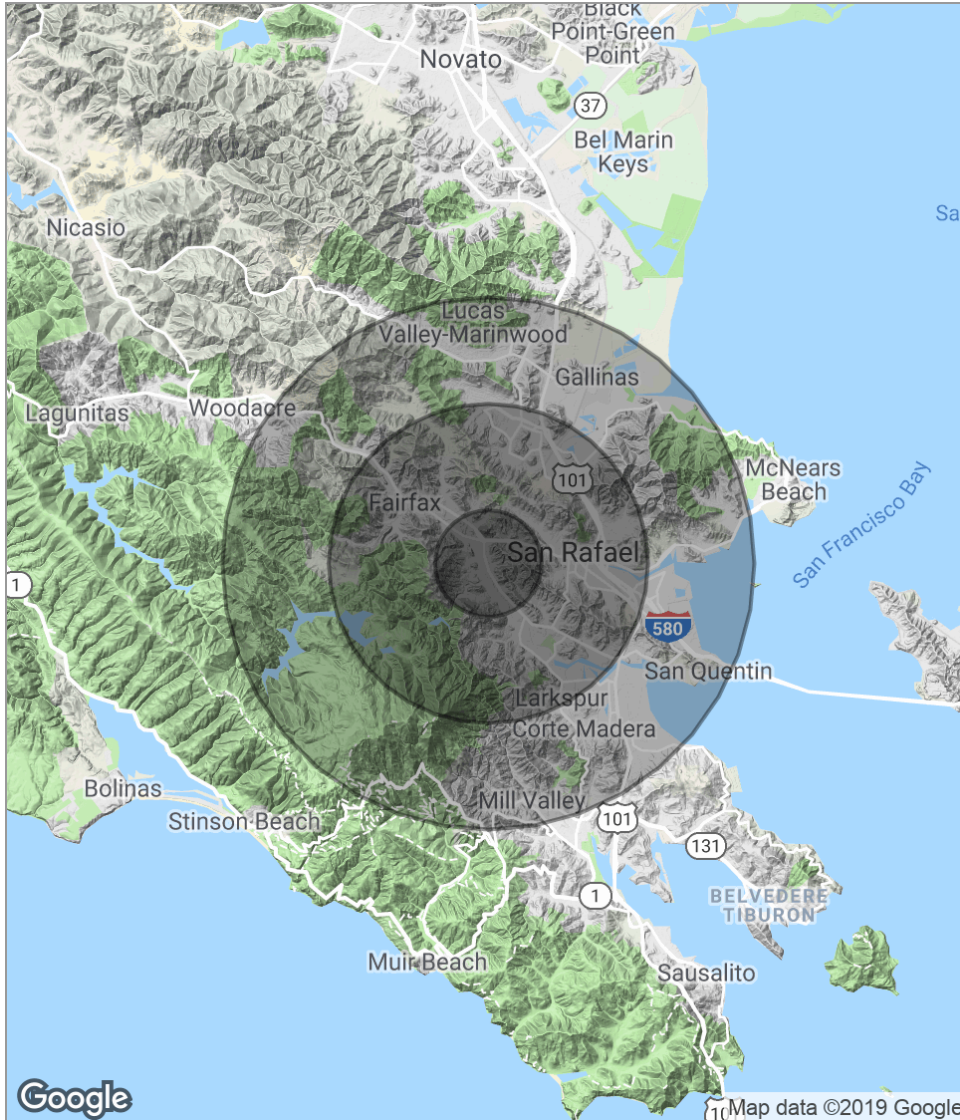
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,675	69,723	144,303
Median age	42.8	43.8	43.2
Median age (Male)	42.2	42.2	41.9
Median age (Female)	43.4	45.3	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,102	30,515	60,492
# of persons per HH	2.4	2.3	2.4
Average HH income	\$136,714	\$126,021	\$126,608
Average house value	\$901,914	\$875,948	\$896,892

* Demographic data derived from 2010 US Census



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