



# FOR SALE

## RETAIL OFFICE SPACE - DOWNTOWN

### 312 SIR FRANCIS DRAKE BLVD., SAN ANSELMO, CA

*Northern California's Premier Commercial Real Estate Firm*



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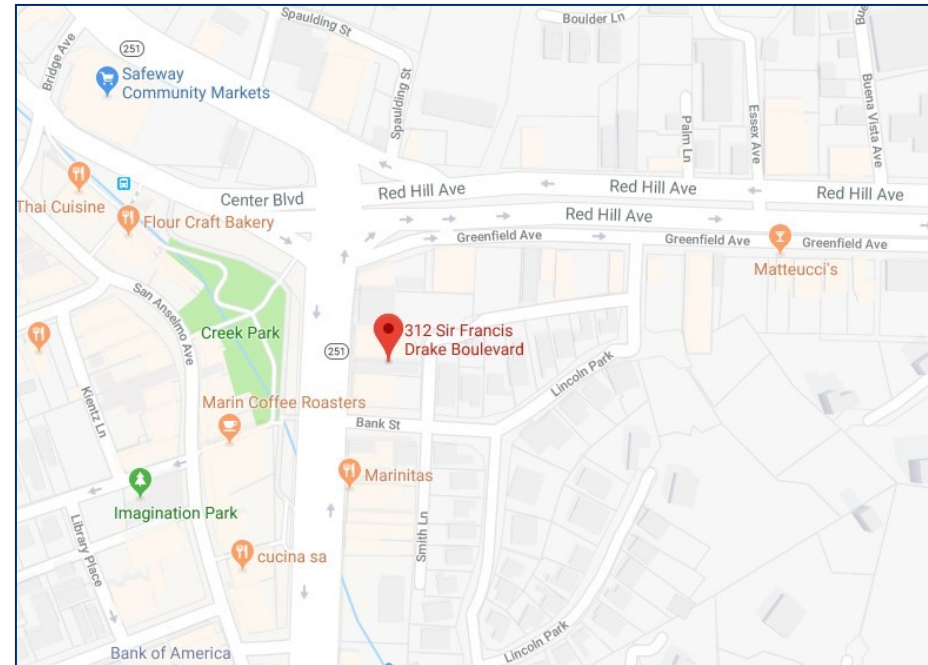
The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



## FOR SALE SUMMARY

### SPACE DETAILS

Asking Price:	\$1,349,000
Video Link:	<a href="https://vimeo.com/384376714">https://vimeo.com/384376714</a>
Asking Price per Sq. Ft.:	\$460
Approximate Sq. Ft. :	2,993 +/- sq. ft.
Renovated:	4 QT 2019 & 1 QT 2020
Signage:	Fascia
Zoning / Land Use:	C-2 (Downtown Commercial)
Parking:	Street Parking
HVAC:	Fully Conditioned Space
Average Daily Traffic Count:	40,000 +/-



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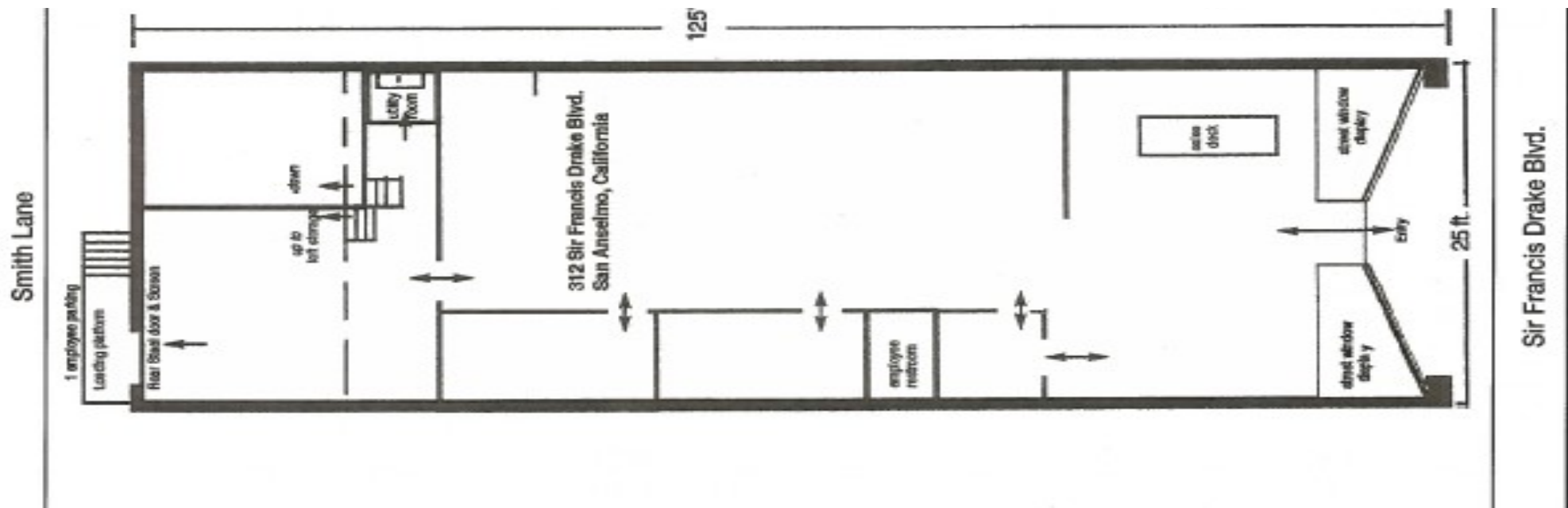
#### Property Description:

Well located on highly trafficked boulevard. Newly renovated and ready for move-in. Currently configured with two large display windows. Rear section can be used for additional display or inventory. This space has air conditioning, new ADA restroom, hardwood floors, carpet and rear loading area. This space is located adjacent to the “Downtown-Center” within short distance to a variety of retail and restaurants. Convenient street parking and downtown parking lots. Ideal building for retail or office.





# FLOOR PLAN





# AERIAL MAP



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## PHOTOS - Front Retail / Office Area



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## PHOTOS - Center Retail / Office Area



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## PHOTOS - Rear Storage/Loading Area



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## PHOTOS - ADA Toilet / Heating / Office



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## BROKER TEAM



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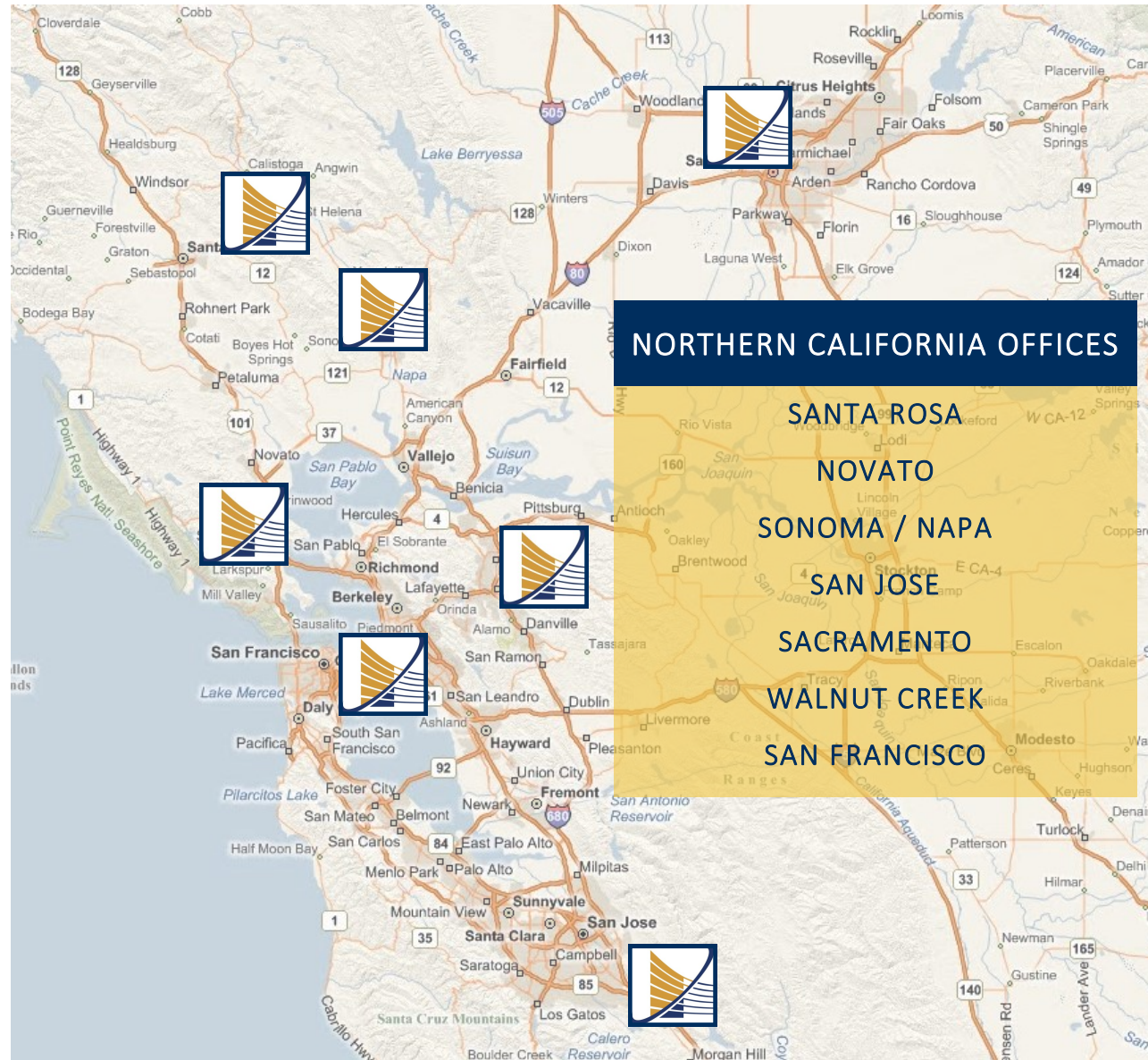
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