

For Lease: San Anselmo Retail/Office

1119 San Anselmo Avenue, San Anselmo, CA

- Large Open Area
- High Ceilings with Skylight
- Private Restroom
- 7 Parking Spaces Onsite
- Private Patio In Rear
- Bonus Mezzanine and Basement

Offering Summary

Available Sq Ft:	**2,250 +/- sf**
Initial Base Rent:	**$2.00 psf**
Lease Type:	**Mod. Gross**
Lease Term:	**3 - 5 Years**
Available:	**Now**

Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309

Mark Cooper, CCIM
(415) 608-1036
mark@hlcre.com
Lic#: 01814831

Higher Level Commercial Real Estate
www.hlcre.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information. 11/09/26

For Lease: San Anselmo Retail/Office

1119 San Anselmo Avenue, San Anselmo CA 94960

Property Description:

This versatile office/retail space features a bright, open front area with high ceilings, a skylight, and approximately 25 feet of window frontage facing San Anselmo Avenue and Center Blvd. Stairs lead from the main room to a mezzanine overlooking the space below, with additional windows facing the rear of the property.
The rear of the ground floor includes a private restroom, two kitchenettes with two-compartment sinks, and a private office with direct floor access to the basement for additional storage. The office overlooks a private rear patio with a third two-compartment sink and a second entrance providing access to the adjacent private parking lot with seven spaces.

Location Description:

Located on San Anselmo Avenue at Landsdale Station, the property is just a few blocks from the heart of downtown San Anselmo. The location offers convenient access to downtown shops, restaurants, services, and surrounding residential neighborhoods, while providing excellent street visibility and private on-site parking.

Space Information/Features:

Total Available Square Feet:	2,250 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	7 spaces on-site parking

Building Information/Features:

Total Building Square Feet:	2,250 +/- sq. ft.
Year Constructed:	1937 +/-
Zoning Designation:	C-1 (Neighborhood Commercial District)
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:

Minimum Lease Term:	3-5 Years
Initial Base Rent:	$2.00 per sq. ft. ($4,500/ mo.)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Electricity, gas and internet, Increases over base year R.E. taxes and insurance

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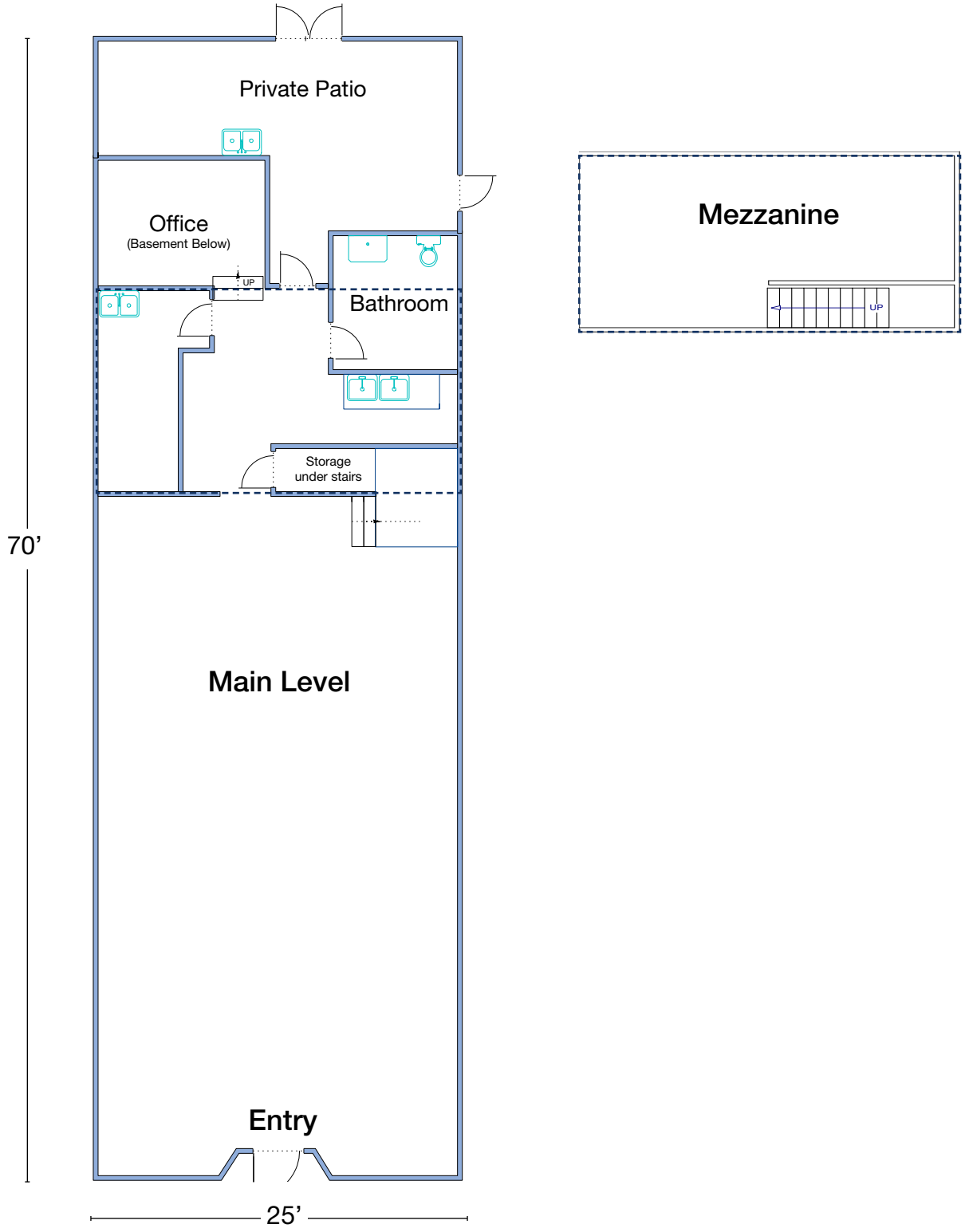

San Anselmo Avenue

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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.

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