



## For Lease: San Rafael Retail Space

1200 Fourth Street, San Rafael, CA

- High Ceilings
- Great Corner Location
- High Foot Traffic
- Close to Center of Town
- Great Windows
- Retail Only (No Food)

### Offering Summary

<b>Available Sq Ft:</b>	<b>1,625 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$2.75 psf</b>
<b>Lease Type:</b>	<b>NNN (\$0.38)</b>
<b>Lease Term:</b>	<b>3 - 5 Years</b>
<b>Available:</b>	<b>Now</b>

Contact:

**Dirck Brinckerhoff**  
 (415) 446-4222  
[dirck@hlcre.com](mailto:dirck@hlcre.com)  
 Lic#: 00657732

**Peter Gettner**  
 (415) 269-3622  
[peter@hlcre.com](mailto:peter@hlcre.com)  
 Lic#: 00785623



**HL Commercial Real Estate**  
 70 Mitchell Blvd., Suite 202  
 San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: San Rafael Retail Space

1200 Fourth St., San Rafael, CA 94901

## Property Description:

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This retail property, considered one of the highest profile retail properties in San Rafael, includes great window line, high ceilings, and storage space onsite. There is a basement of over 1,000 sq. ft. of space and a mezzanine office with bathroom.

## Location Description:

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This property is located on Fourth Street in the very center of Downtown San Rafael, the financial, business and entertainment hub of Marin.

## Space Information/Features:

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Total Available Square Feet:	1,625 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	Metered and City Parking Lots

## Building Information/Features:

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Total Building Square Feet:	36,572 +/- sq. ft.
Year Constructed:	1917 +/-
Zoning Designation:	<a href="#">4SRC (Fourth Street Retail Core District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Heat 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:

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Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.75 per sq. ft.
Lease Type:	NNN \$0.38/mo. per sq. ft.
Base Rent Increases:	3% per annum
Tenant Expenses:	Gas, electric, janitorial, garbage

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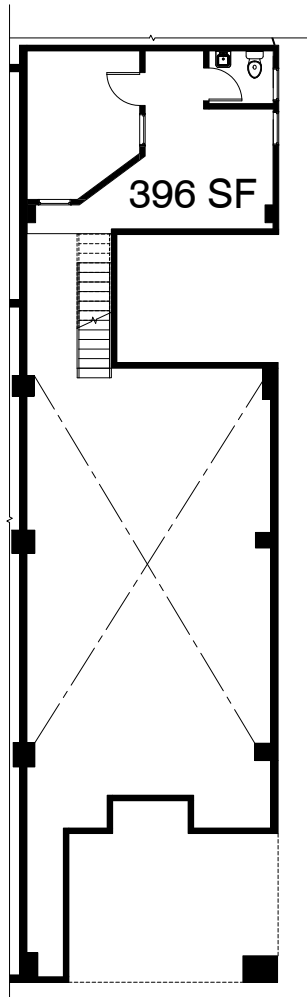


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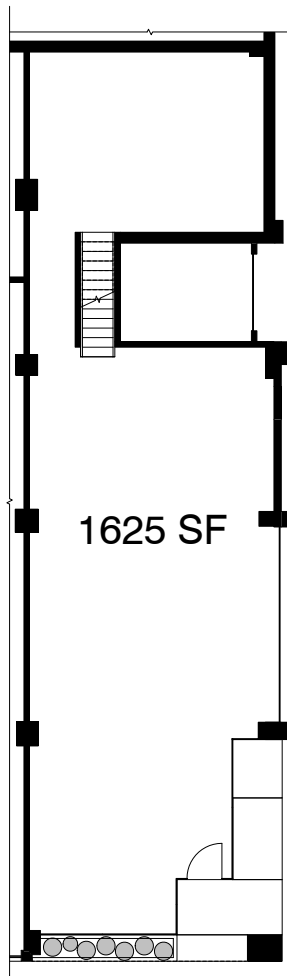
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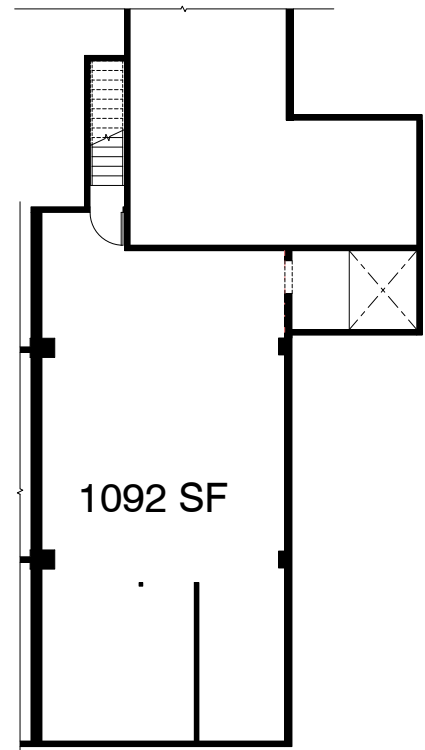
## Floor Plan



02 - MEZZANINE (EXISTING)  
3/16 = 1-0



01 - FIRST FLOOR  
3/16 = 1-0



00 - BASEMENT  
3/16 = 1-0

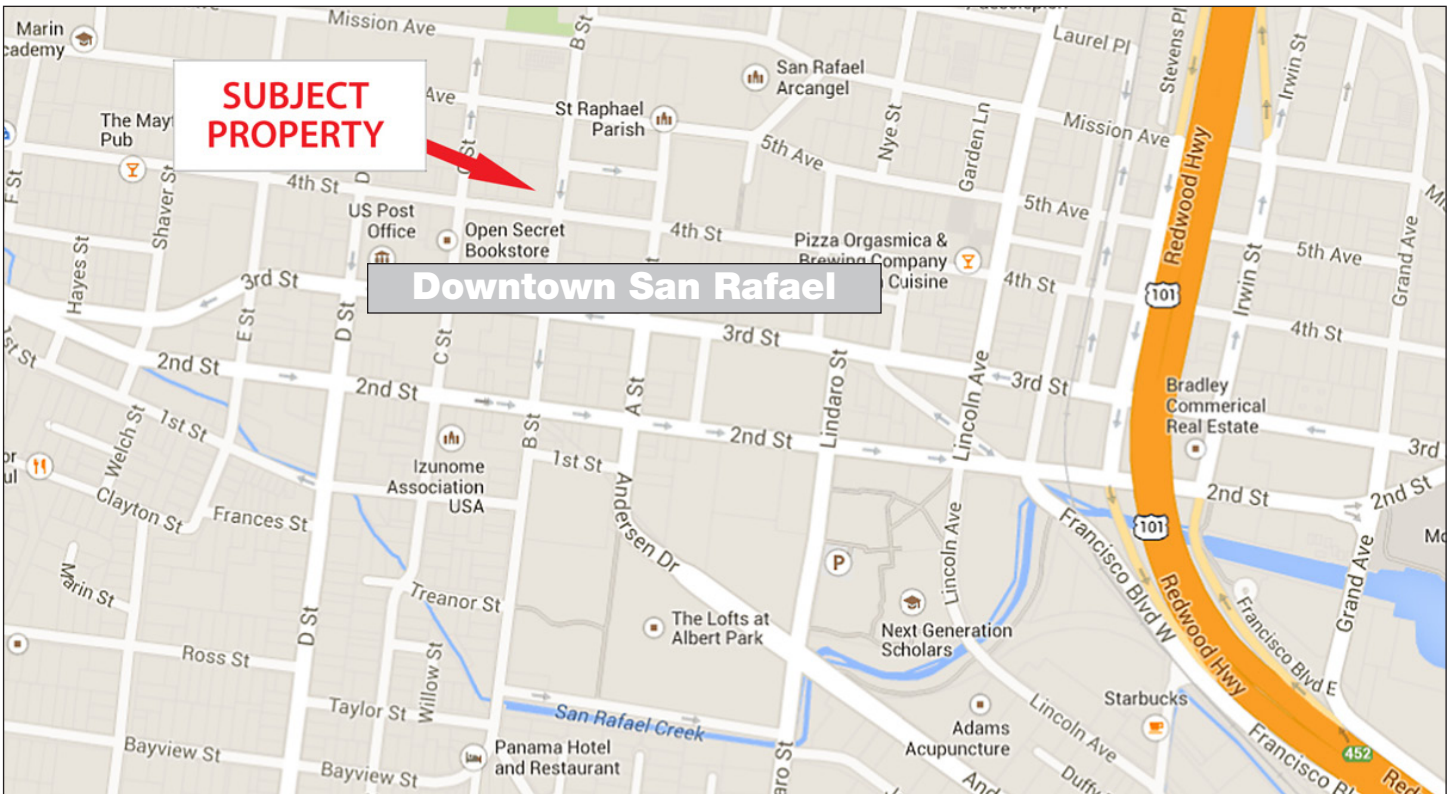
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Fourth Street

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



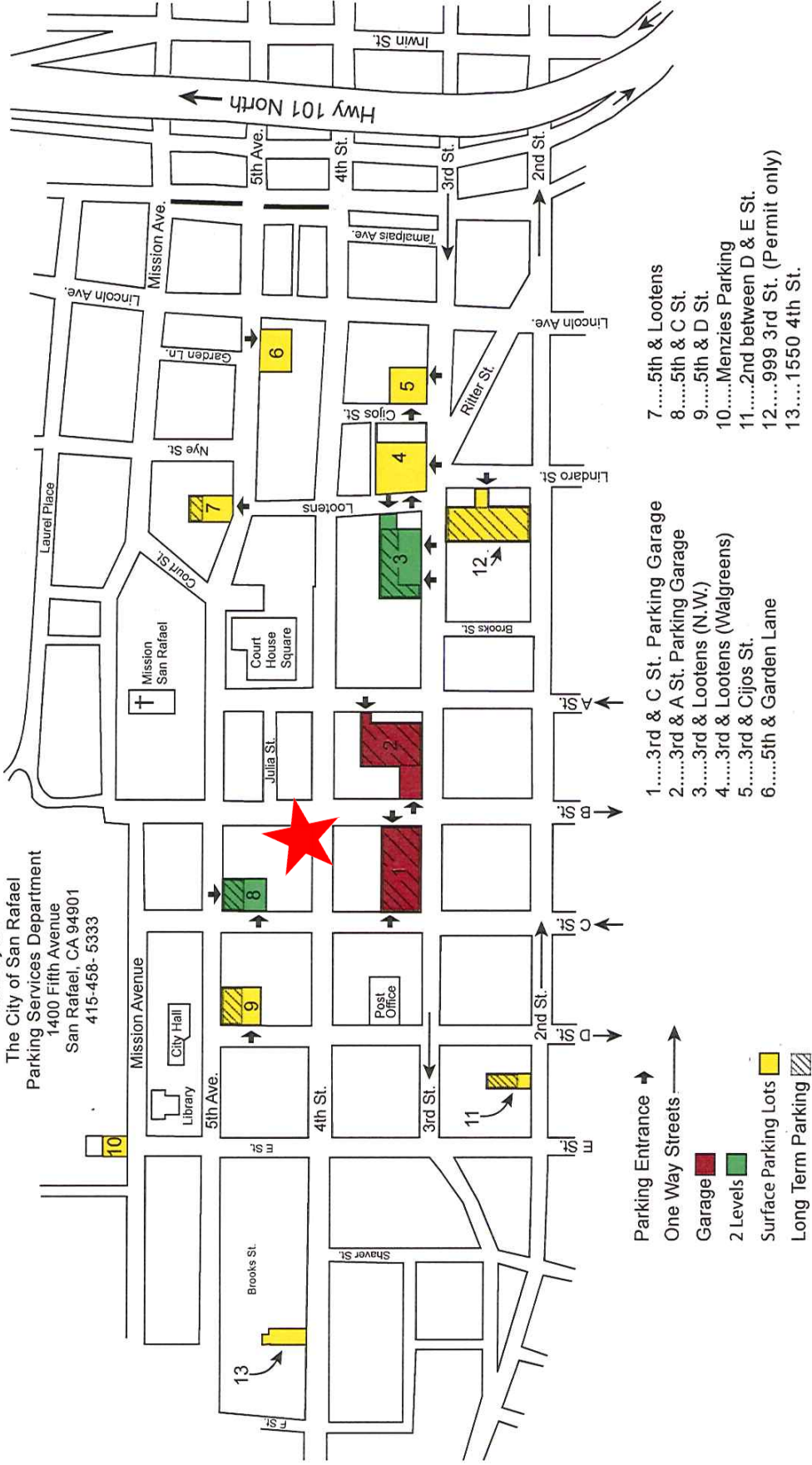
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# For Lease: San Rafael Retail Space

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## The City of San Rafael's Downtown Parking Lots

Courtesy of:  
 The City of San Rafael  
 Parking Services Department  
 1400 Fifth Avenue  
 San Rafael, CA 94901  
 415-458-5333



- 1.....3rd & C St. Parking Garage
- 2.....3rd & A St. Parking Garage
- 3.....3rd & Lootens (N.W.)
- 4.....3rd & Lootens (Walgreens)
- 5.....3rd & Cijos St.
- 6.....5th & Garden Lane
- 7.....5th & Lootens
- 8.....5th & C St.
- 9.....5th & D St.
- 10.....Menzies Parking
- 11.....2nd between D & E St.
- 12.....999 3rd St. (Permit only)
- 13.....1550 4th St.

Parking Entrance →  
 One Way Streets →  
 Garage ■  
 2 Levels ■  
 Surface Parking Lots ■  
 Long Term Parking ▨

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