



Keegan & Coppin
COMPANY, INC.

FOR SALE

2214 4TH ST., SAN RAFAEL, CA

COMMERCIAL RETAIL OPPORTUNITY



FOR SALE

Keegan & Coppin

COMMERCIAL INTERNATIONAL

www.KeeganCoppin.com

461-1010

VESA BECAM

MATT STORMS

REPRESENTED BY:

VESA BECAM, PARTNER

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Go beyond broker.



COMMERCIAL RETAIL / RESTAURANT BUILDING FOR SALE



2214 4TH STREET
SAN RAFAEL, CA

RETAIL / RESTAURANT
OPPORTUNITY

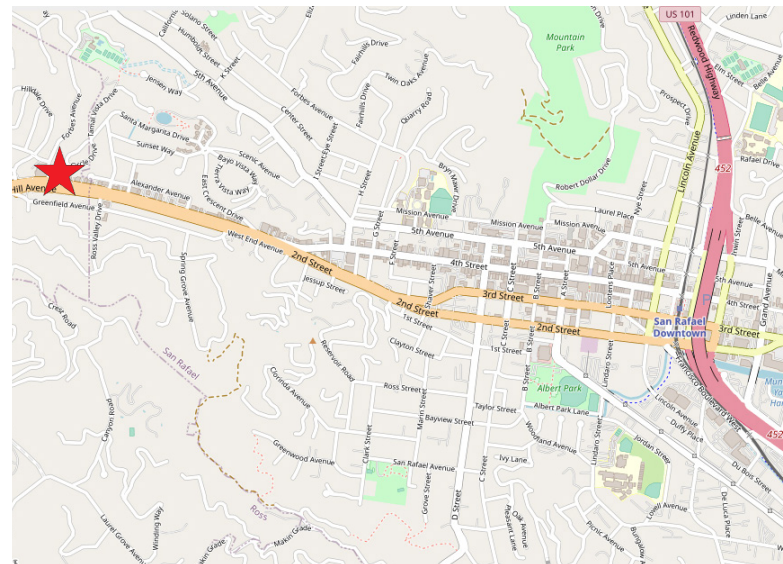
PROPERTY INFORMATION

HIGHLIGHTS

- Highly visible location
- On-site parking
- Private patio space
- Flexible zoning

DESCRIPTION OF AREA

Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train provides an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer. 2214 Fourth is located on the "Miracle Mile", in the West End of San Rafael. The neighborhood spans both sides of Fourth Street, connecting San Rafael to San Anselmo, and constitutes a hub of thriving community-serving businesses.



DEMOGRAPHICS (5 MILE RADIUS):

Population:	139,823
Median Household Income:	\$108,959
Median Home Value:	\$1,022,176
Daily Traffic Count:	Approx. 36,000

LEASE TERMS

Sale Price

\$840,000

Building Size

2,166+/- sq ft

Lot Size

7,500+/- sq ft

APN:

010-275-01

Parking

On-site

Zoning

C/O

The land use regulations and development standards associated with the C/O zoning designation are broad and favorable for many types of uses.

Please independently verify with the City of San Rafael.

Keegan & Coppin Co., Inc.
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(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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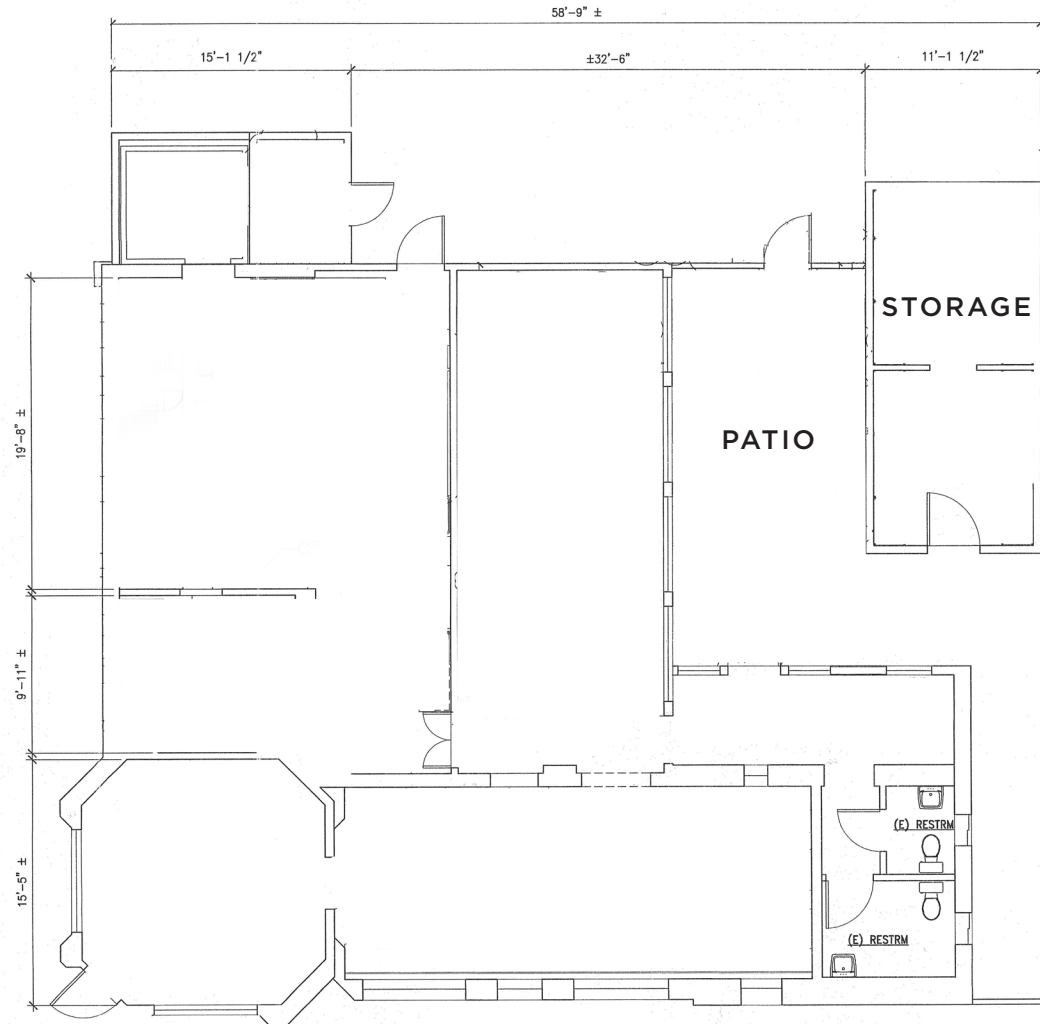


2214 4TH STREET, SAN RAFAEL, CA FLOOR PLAN



2214 4TH STREET
SAN RAFAEL, CA

COMMERCIAL RETAIL
RESTAURANT BUILDING



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