



Keegan & Coppin
COMPANY, INC.



REPRESENTED BY:

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FOR LEASE

**850 4TH STREET
SAN RAFAEL, CA**

PREMIER RETAIL SPACE



DOWNTOWN RETAIL SPACE FOR LEASE



850 4TH STREET
SAN RAFAEL, CA

**BEST DOWNTOWN
SAN RAFAEL LOCATION**

PROPERTY INFORMATION

HIGHLIGHTS

- Prominent downtown location
- Outstanding visibility
- High volume foot traffic
- Distinctive window line and storefront
- On-site parking
- In the core of the central business district

DESCRIPTION OF PREMISES

850 Fourth Street represents an opportunity to lease a unique single tenant building, in a thriving commercial corridor and state-designated art and culture district. Its vaulted ceilings create a dramatic showroom with state of the art building upgrades. Completely renovated in 2013, the building boasts a column-free interior, with smooth concrete floors and exposed ducting. Close proximity to the San Rafael Transit Center and SMART, access on both Fourth Street and Fifth Avenue, and favorable zoning make this an attractive retail opportunity.

STRONG DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	18,453	91,711	142,850
2020 Median Household Income:	\$98,133	\$115,564	\$128,526
2020 Median Home Value:	\$984,921	\$1,022,336	\$1,018,594

LEASE TERMS

Size

7,380+/- sq ft

Rate

\$1.95 per sq ft

Terms

Industrial Gross

Parking

8 spaces on site

Zoning

4SRC

Keegan & Coppin Co., Inc.
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Larkspur, CA 94939
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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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DOWNTOWN RETAIL SPACE FOR LEASE



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**BEST DOWNTOWN
SAN RAFAEL LOCATION**







DESCRIPTION OF AREA

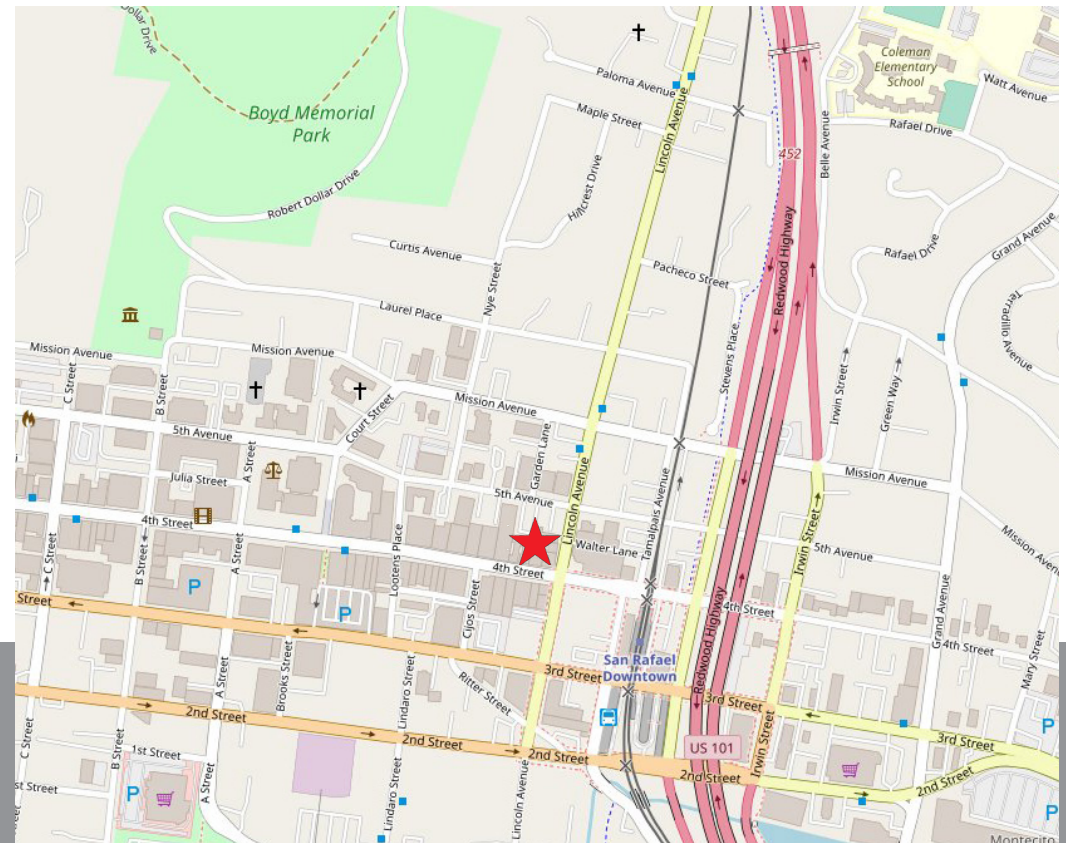
Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train provides an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.

NEARBY AMENITIES

- Many of Marin's best restaurants
- Easily accessible additional parking nearby
- Abundant local services
- Dynamic retail synergy

TRANSPORTATION ACCESS

-  **3 minutes, 0.3 mile**
-  **2 minutes, 0.3 mile**
-  **Closest bus stop, 3 min, 0.3 mile**
-  **6 minutes, 2.4 miles**
-  **6 minutes, 1.7 miles**
-  **8 minutes, 3.0 miles**



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