



For Lease: Restaurant

812 Fourth Street, San Rafael, CA

- Established Restaurant Location
- Over 50 Feet of Fourth Street Frontage
- Parking Lot Included
- Fully Outfitted Brewery Available
- Dramatic High-Ceilinged Interior

Offering Summary

Available Sq Ft:	8,586 +/- sf
Initial Base Rent:	\$15,000/ mo.
Lease Type:	Mod. Gross
Min. Lease Term:	5 Years
Available	Now

Contact:

Dirck Brinckerhoff

415.446.4222

dirck@hlcre.com

Lic#: 00657732



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202
San Rafael, CA 94903

www.hlcre.com

For Lease: High Visibility Restaurant

812 Fourth Street, San Rafael, CA 94901

Building/Space Description:

A fully equipped restaurant with parking in downtown San Rafael. Brewery and kitchen equipment must be purchased separately as part of lease transaction. Contact broker for list of FF&E. Entrances from Fourth Street and Fifth Avenue parking lot. Large special function room separate from main dining floor.

Location Description:

This property is located in the middle of all the action on Fourth Street near the corner of Lincoln Ave. in Central San Rafael. Private parking lot, plus City parking lot next door.

Space Information/Features:

Total Available Square Feet:	8,586 +/- sq. ft.
Signage:	Building Fascia
Parking:	17 on-site spaces, plus good street parking

Building Information/Features:

Total Building Square Feet:	8,686 +/- sq. ft.
Year Constructed:	1920 +/-
Zoning/Permitted Uses:	4SRC (Fourth Street Retail Core)
Fire Sprinklers:	No
HVAC:	Yes
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 Information:

Minimum Lease Term:	5 Years
Initial Base Rent:	\$15,000 per month
Base Rent Increases:	Negotiable
Lease Type:	Modified Gross
Tenant Expenses:	Utilities, taxes, insurance, landscaping

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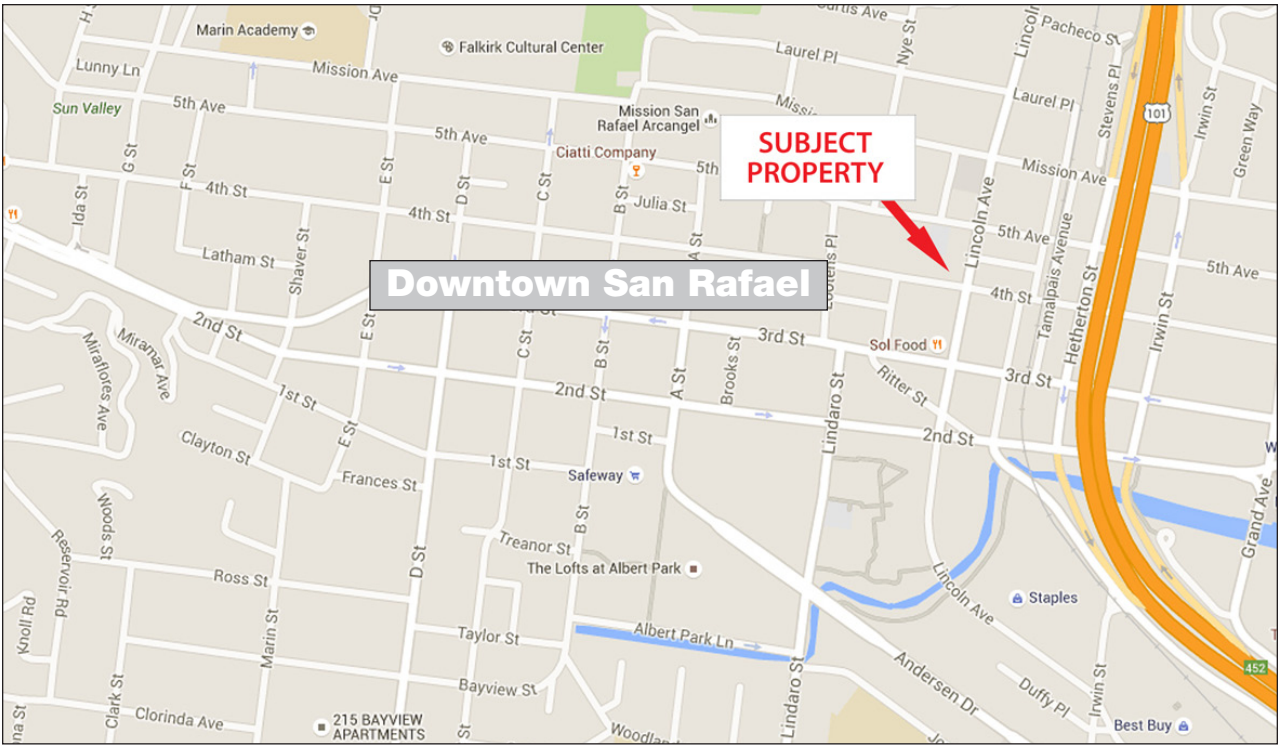
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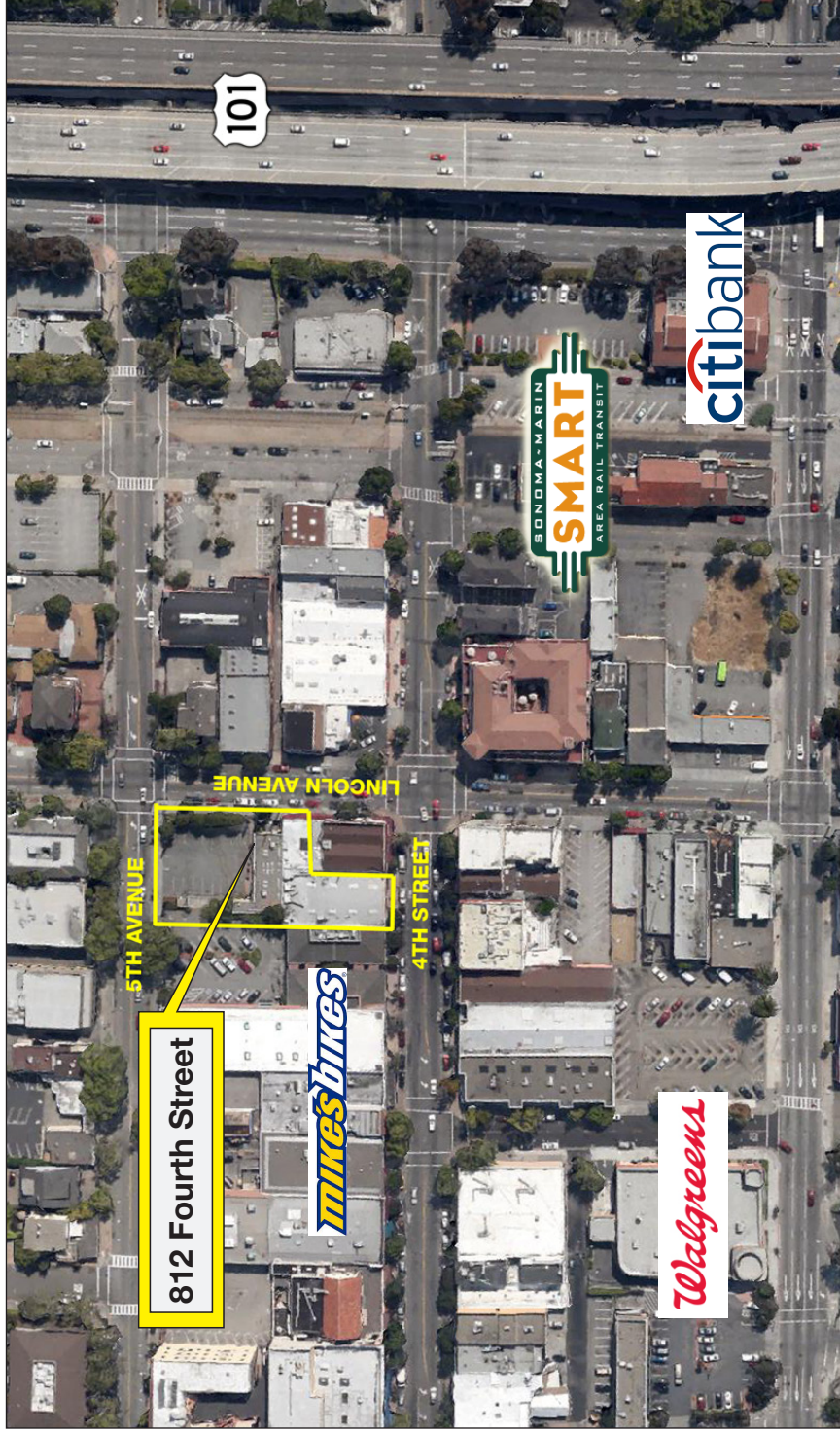


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BOMARIN
Office Campus

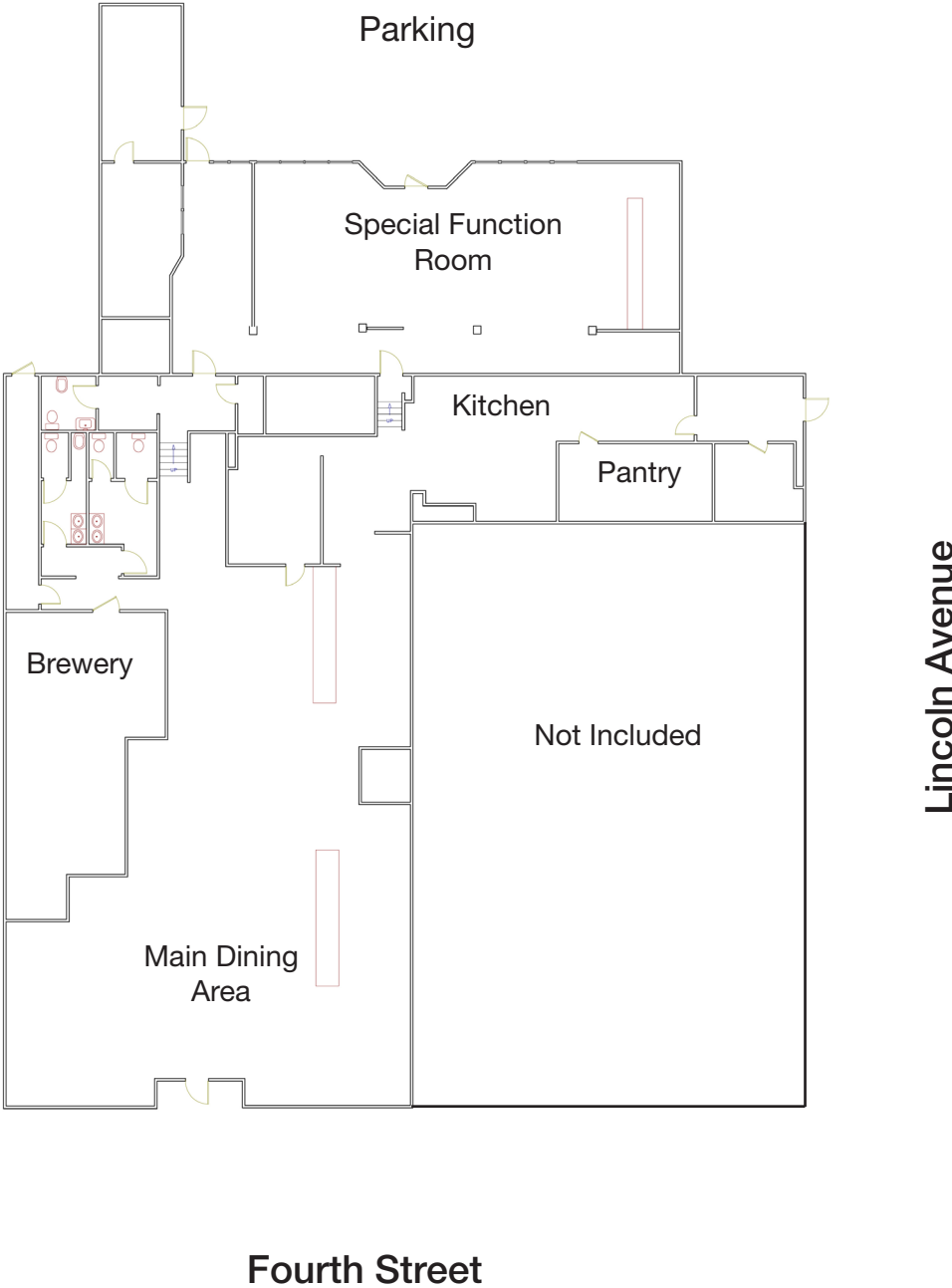


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Floor Plan



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