



For Lease: San Rafael Retail Space

1446 Fourth Street, San Rafael, CA

- Previously First Bank
- Good Window Line
- Hard Corner
- Near Established Retail Draws
- Easy Street Parking

Offering Summary	
Available Sq Ft:	2,880 +/- sf
Initial Base Rent:	\$2.25 \$2.75 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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 (415) 446-4222
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Peter Gettner
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
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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. 5/9/18

For Lease: San Rafael Retail Space

1446 Fourth St., San Rafael, CA 94901

Property Description:

2,880 square feet of wide-open retail space with more than 40 feet of window line on 4th & E Streets. High ceilings with exposed duct work and great lighting, several private offices, kitchenette and two handicapped restrooms. Upstairs storage which is not included in the size and rent calculations.

Location Description:

On downtown San Rafael's main shopping street, this space was a First Bank for 9 years. Other destinations within one block include T&B Sports, Art Works Downtown, Max Muscle, Oliva Optical, San Rafael City Hall & Library, and the downtown Post Office.

Space Information/Features:

Total Available Square Feet:	2,880 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Signage:	Yes, Fascia
Parking:	Metered Street Parking and Nearby City Parking Lots Within Downtown Parking District so parking requirements are fulfilled for any use

Building Information/Features:

Total Building Square Feet:	5,500 +/- sq. ft.
Year Constructed:	1915 +/-
Zoning Designation:	4SRC (Fourth Street Retail Core District)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.25 per sq. ft.
Lease Type:	Modified Gross
Base Rent Increases:	3 % per annum
Tenant Expenses:	Gas, electric, water, janitorial, trash removal

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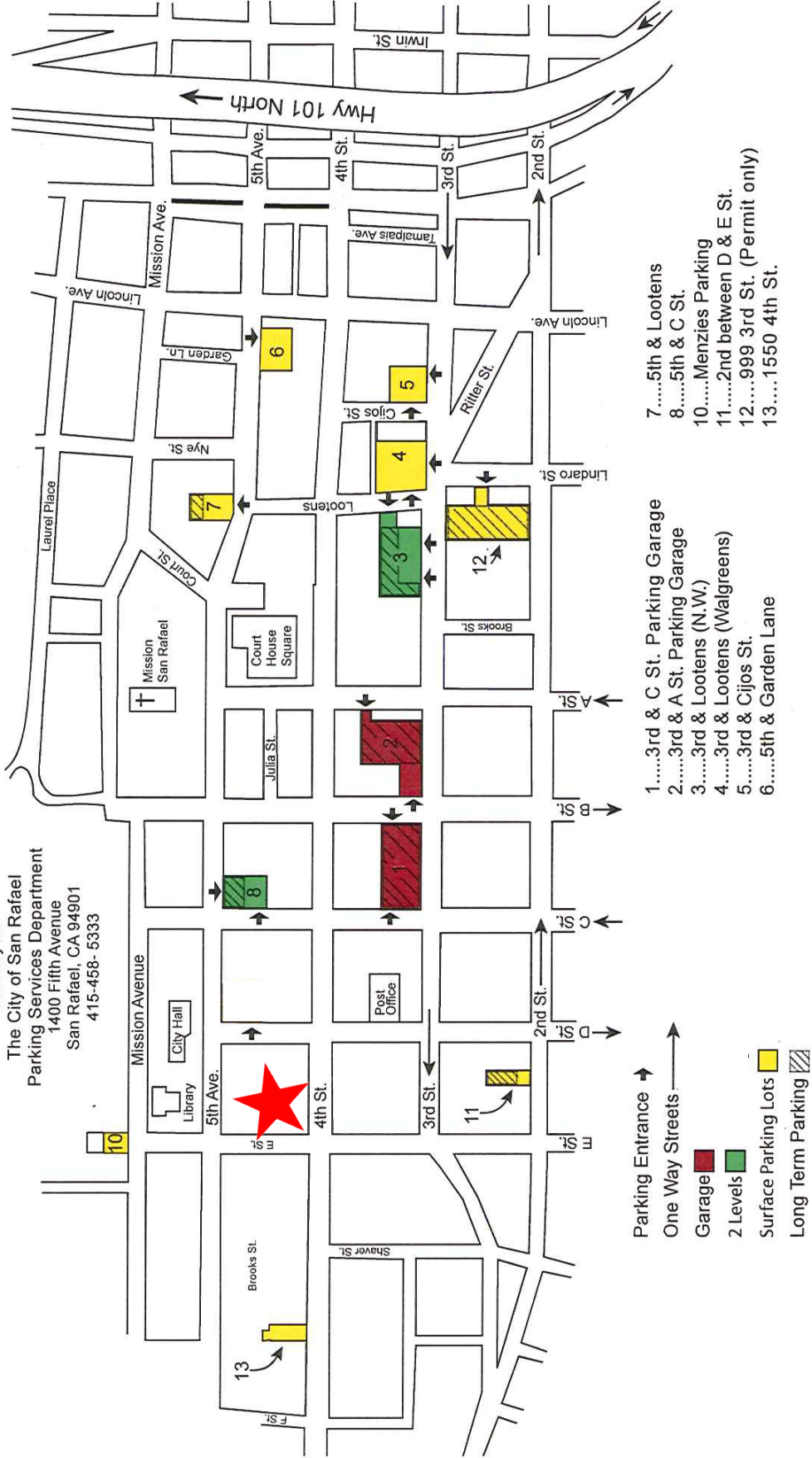
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The City of San Rafael's Downtown Parking Lots

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.
- 10.....Menzies Parking
- 11.....2nd between D & E St.
- 12.....999 3rd St. (Permit only)
- 13.....1550 4th St.

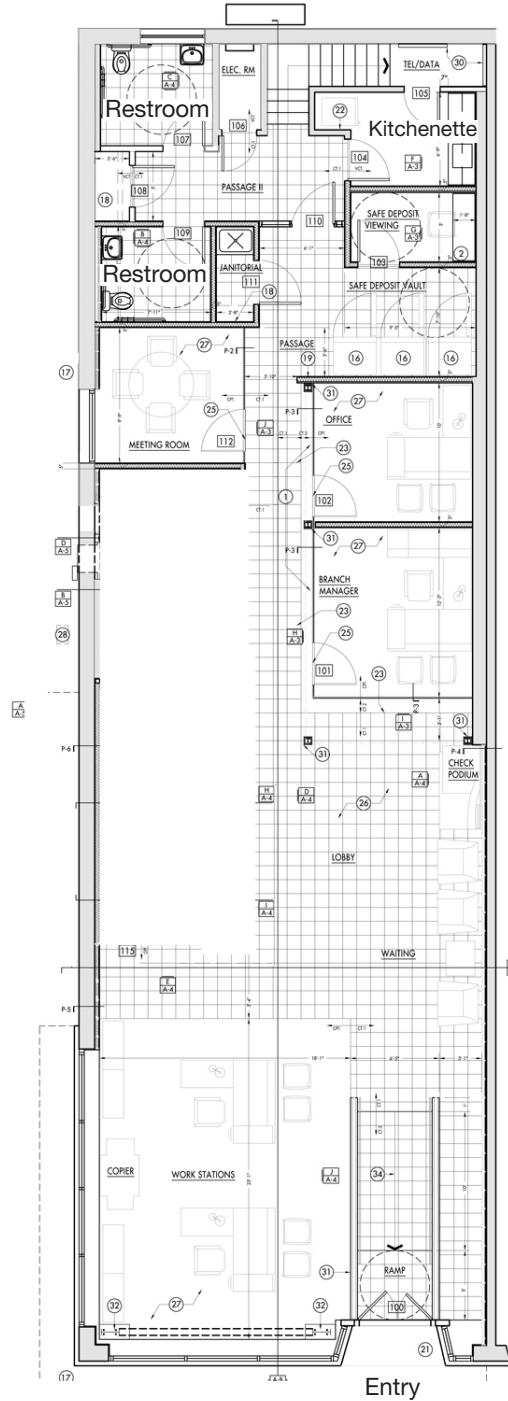
Parking Entrance →
 One Way Streets →
 Garage [Red Hatched Box]
 2 Levels [Green Hatched Box]
 Surface Parking Lots [Yellow Box]
 Long Term Parking [Yellow Hatched Box]

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Floor Plan



Floor Plan Not to Scale

Fourth Street
