

RESTAURANT SPACE FOR LEASE

ROOF OPENS OFFERING OUT DOOR DINING



Property Highlights

- ± 2,889 SF freestanding restaurant/retail building
- \$8,250 per month NNN
- Prominent corner on 4th Street and Tamalpais
- Retractable roof offering outdoor dining
- [Zoning is HO \(Hetherton Office\) Click Here](#)
- Across the street from the SMART Train Station
- NNN's are estimated to be \$0.68 psf per month
- Available now

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900 Larkspur Landing Cir. Suite 295
Larkspur, CA 94939 | USA



SERVICES:
TAN BELLA
MECHANICA BANK
BANK OF AMERICA
WELLS FARGO BANK
CHASE BANK
SR LAUNDRY & CLEANER

RESTAURANTS:
CHONMAGE (JAPANESE)
JULIE'S HUMMUS BAR & GRILL
MR. PICKLE'S SANDWICH SHOP
ARIZMENDI BAKERY & CAFÉ
COLDSTONE
MAGNOLIA PARK KITCHEN
IL DAVIDE
VIN ANTICO
THE STATE ROOM
STARBUCKS
SOL FOOD

SITE

Exterior Photos



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704 4th Street
San Rafael, CA | 94901

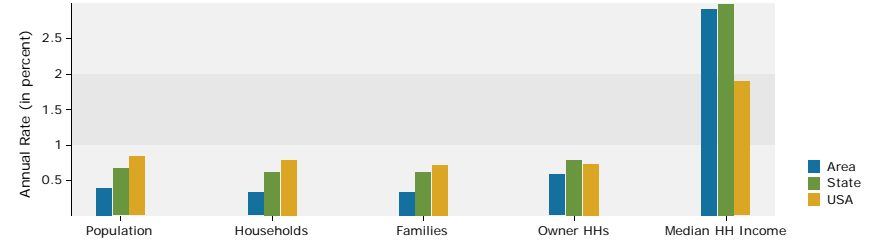
For Lease
Free Standing Building

Demographics

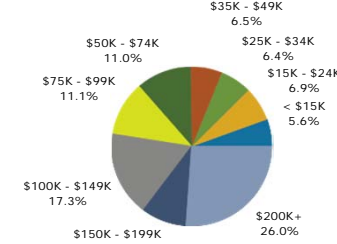
Census 2010 Summary			
Population	4,736	18,529	88,837
Households	2,241	7,458	34,156
Families	855	3,671	19,583
Average Household Size	1.92	2.36	2.39
Owner Occupied Housing Units	478	2,466	18,447
Renter Occupied Housing Units	1,763	4,992	15,709
Median Age	38.7	36.9	42.2
2019 Summary			
Population	4,731	19,015	91,616
Households	2,226	7,560	35,120
Families	851	3,722	20,153
Average Household Size	1.95	2.41	2.42
Owner Occupied Housing Units	455	2,412	18,452
Renter Occupied Housing Units	1,771	5,148	16,668
Median Age	39.9	38.8	43.8
Median Household Income	\$75,098	\$80,000	\$104,972
Average Household Income	\$104,397	\$115,663	\$157,307
2024 Summary			
Population	4,775	19,347	93,402
Households	2,237	7,653	35,712
Families	855	3,768	20,495
Average Household Size	1.96	2.42	2.43
Owner Occupied Housing Units	468	2,483	19,003
Renter Occupied Housing Units	1,768	5,170	16,709
Median Age	39.7	38.8	43.6
Median Household Income	\$92,297	\$100,758	\$121,206
Average Household Income	\$127,377	\$138,930	\$181,143
Trends: 2019-2024 Annual Rate			
Population	0.19%	0.35%	0.39%
Households	0.10%	0.24%	0.33%
Families	0.09%	0.25%	0.34%
Owner Households	0.57%	0.58%	0.59%
Median Household Income	4.21%	4.72%	2.92%

3 miles

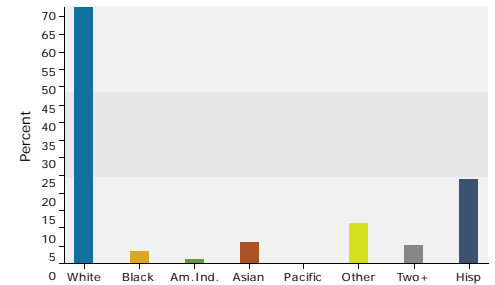
Trends 2019-2024



2019 Household Income



2019 Population by Race



Data for all businesses in area	0.5 miles	1 mile	3 miles
Total Businesses:	1,487	2,367	6,892
Total Employees:	10,196	16,630	56,101
Total Residential Population:	4,731	19,015	91,616
Employee/Residential Population Ratio (per 100 Residents)	216	87	61

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