



For Lease: San Rafael Retail Space

1200 Fourth Street, San Rafael, CA

- High Ceilings
- Great Corner Location
- High Foot Traffic
- Close to Center of Town
- Great Windows
- Retail Only (No Food)

Offering Summary

| | |
|---------------------------|---------------------|
| Available Sq Ft: | 1,704 +/- sf |
| Initial Base Rent: | \$2.95 psf |
| Lease Type: | NNN (\$0.38) |
| Lease Term: | 3 - 5 Years |
| Available: | Now |

Contact:

Dirck Brinckerhoff
 (415) 446-4222
dirck@hlcre.com
 Lic#: 00657732

Peter Gettner
 (415) 269-3622
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 Lic#: 00785623



HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: San Rafael Retail Space

1200 Fourth St., San Rafael, CA 94901

Property Description:

This retail property, considered one of the highest profile retail properties in San Rafael, includes great window line, high ceilings, and storage space onsite. There is a basement of over 1,000 sq. ft. of space and a mezzanine office with bathroom.

Location Description:

This property is located on Fourth Street in the very center of Downtown San Rafael, the financial, business and entertainment hub of Marin.

Space Information/Features:

| | |
|------------------------------|-------------------------------|
| Total Available Square Feet: | 1,704 +/- sq. ft. |
| Retail Type: | Street |
| Divisible: | No |
| Signage: | Yes |
| Parking: | Metered and City Parking Lots |

Building Information/Features:

| | |
|-----------------------------|---|
| Total Building Square Feet: | 36,572 +/- sq. ft. |
| Year Constructed: | 1917 +/- |
| Zoning Designation: | 4SRC (Fourth Street Retail Core District) |
| Fire Sprinklers: | No |
| Heating & Air Conditioning: | Heat only |
| 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 Terms:

| | |
|----------------------|------------------------------------|
| Minimum Lease Term: | 3 - 5 Years |
| Initial Base Rent: | \$2.95 per sq. ft. |
| Lease Type: | NNN \$0.38/mo. per sq. ft. |
| Base Rent Increases: | 3% per annum |
| Tenant Expenses: | Gas, electric, janitorial, garbage |

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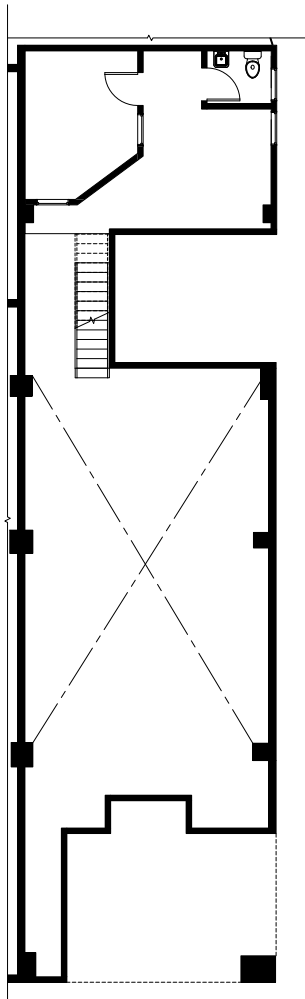


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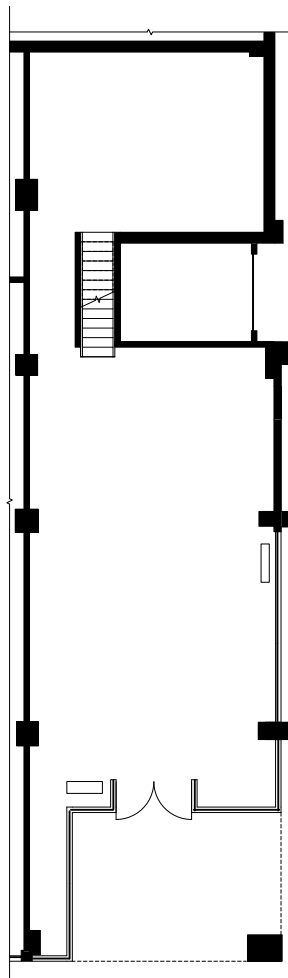
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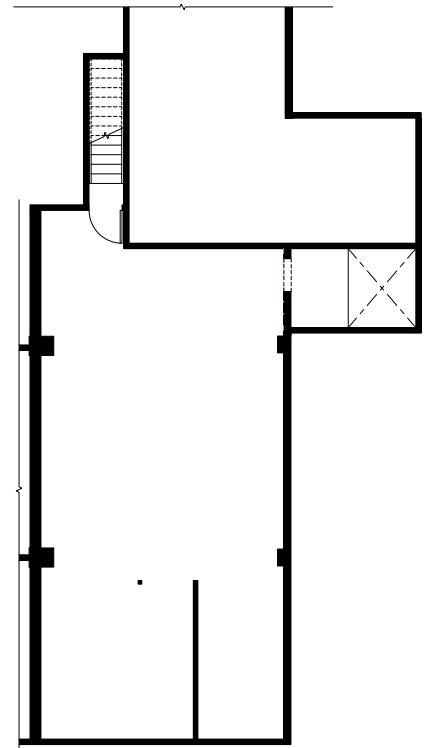
Floor Plan



3 02 - MEZZANINE (EXISTING)
1/2" = 1'-0"



2 01 - FIRST FLOOR
1/2" = 1'-0"

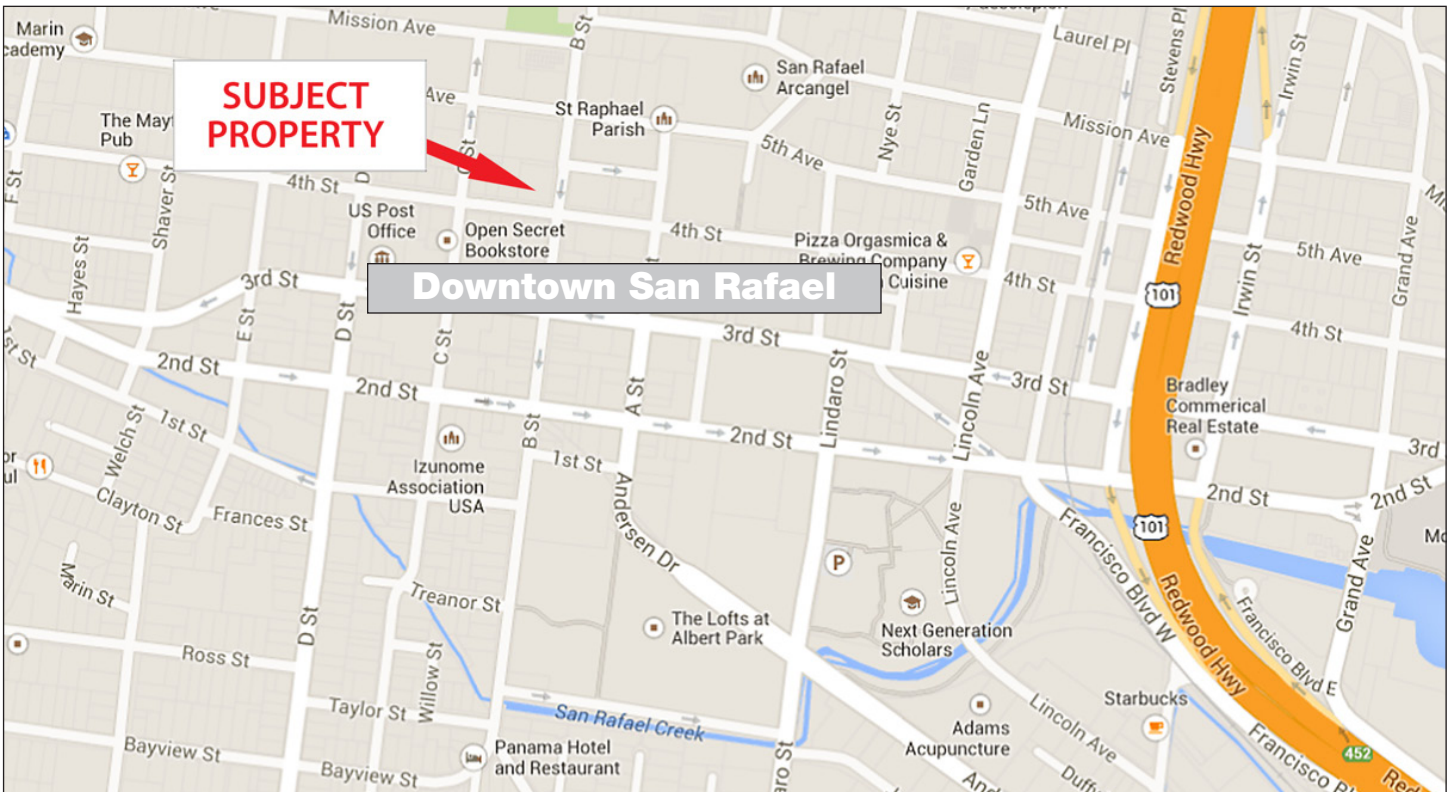


1 00 - BASEMENT
1/2" = 1'-0"

Fourth Street

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[Click here to View in Google Maps](#)



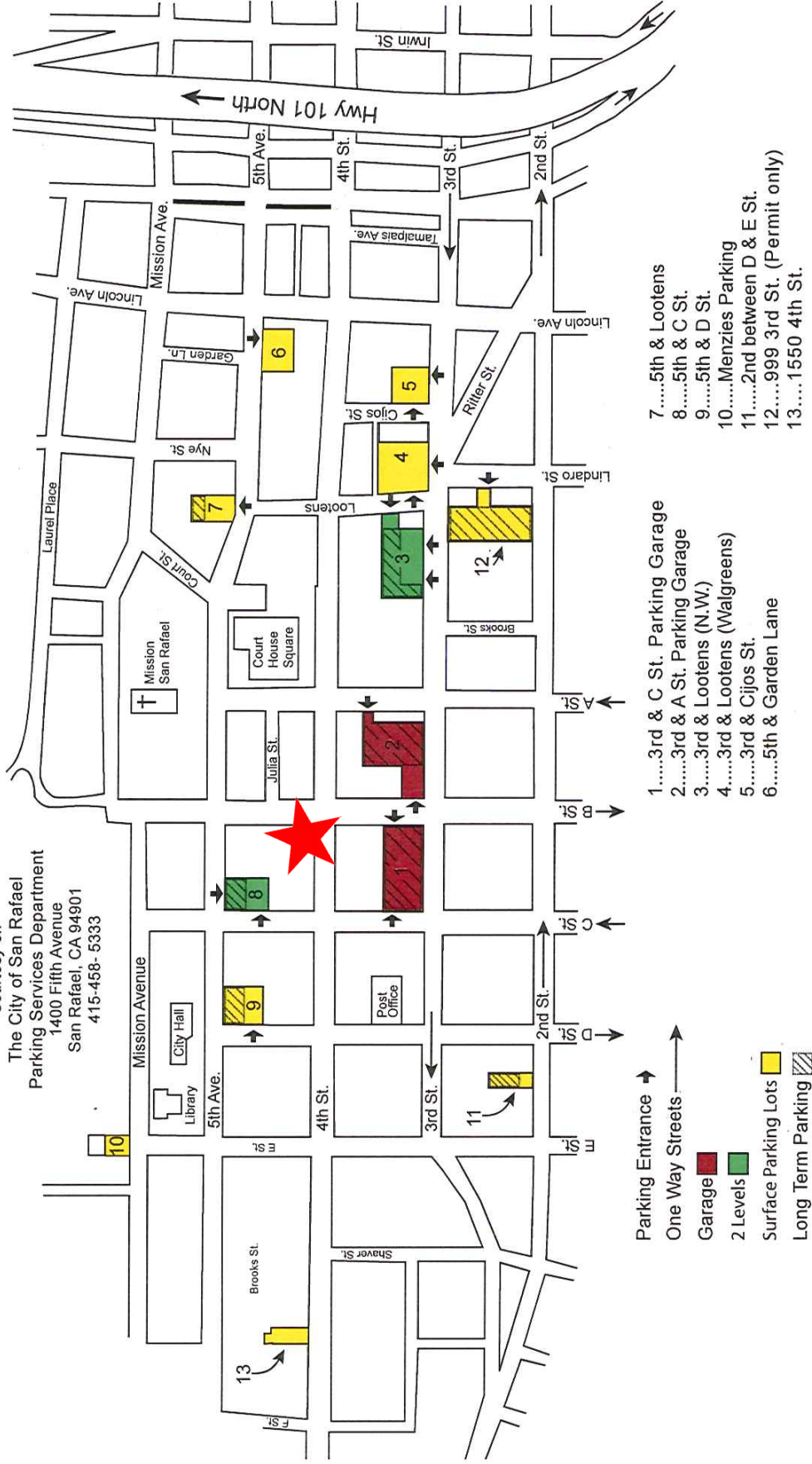
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The City of San Rafael's Downtown Parking Lots

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.
- 9.....5th & D St.
- 10.....Menzies Parking
- 11.....2nd between D & E St.
- 12.....999 3rd St. (Permit only)
- 13.....1550 4th St.

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