

# FOR LEASE

## SPACIOUS SHOWROOM WITH GREAT SIGNAGE OPPORTUNITY

638 4th St, San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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Property Summary

## SPACIOUS SHOWROOM WITH GREAT SIGNAGE OPPORTUNITY

638 4th St, San Rafael, CA 94901



### PROPERTY DESCRIPTION

Make the most of natural light and stunning views with this spacious real estate opportunity. Boasting an extensive window front, the space features a large showroom, a private back office, a convenient bathroom, and ample basement storage. Enjoy panoramic views of Mount Tam from your showroom.

### PROPERTY HIGHLIGHTS

- Spacious Showroom
- Tons of Natural Light
- Tons of drive by Visibility (15,948 VPD)
- Easy Access with Parking
- Signage Opportunities

### LOCATION DESCRIPTION

Experience prime real estate with this conveniently located corner property at the entrance of San Rafael. With on-site parking and high-traffic visibility, it is the perfect spot for any business looking to attract employees and customers. The nearby transit center and easy access to major highways in all directions make commuting a breeze. Enjoy a prominent presence both during the day and at night.

### OFFERING SUMMARY

Lease Rate:	\$2.30 SF/month (NNN)
Available SF:	±1,860 SF
Building Size:	±5,066 SF
Property Type:	Retail
Zoning:	TSMS 70/90 - T5 Main Street

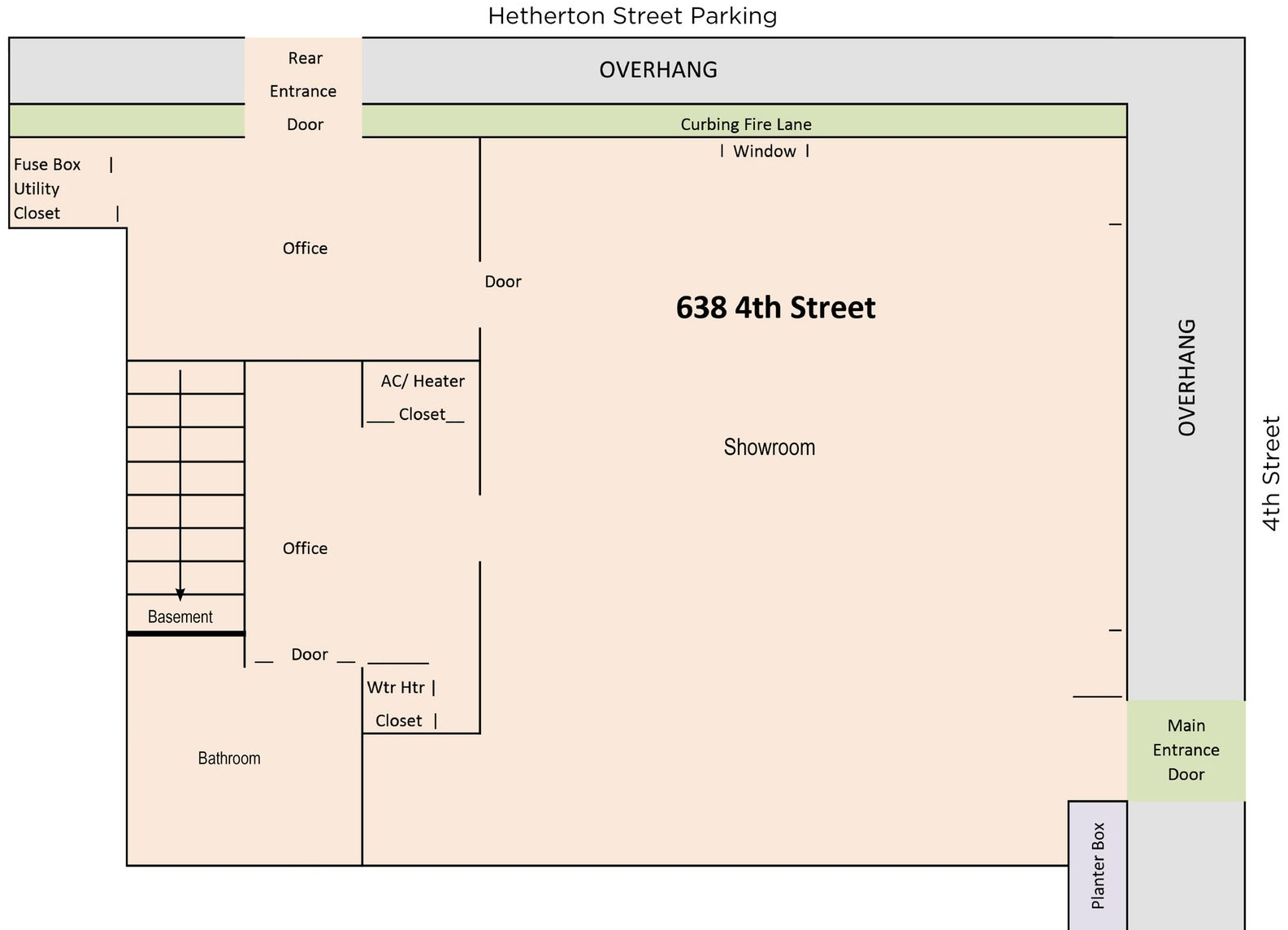
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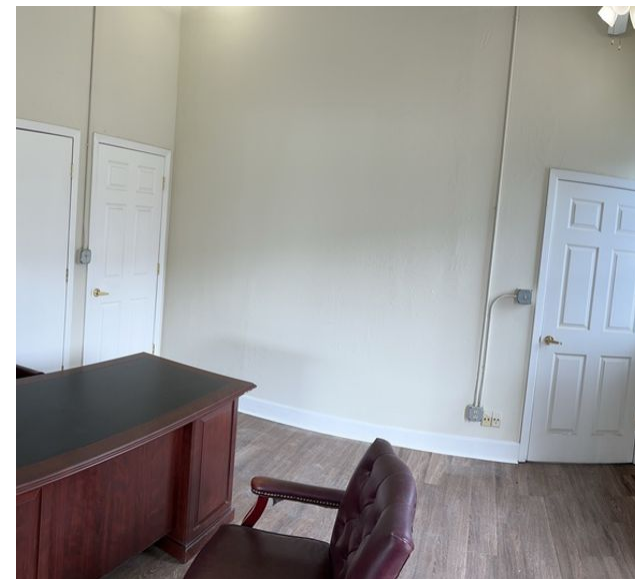
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Additional Photos

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