



FOR LEASE

835 FOURTH STREET

835 Fourth St, San Rafael, CA 94901



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,450 SF
Lease Rate:	\$2.25 SF/month (NNN)
Lot Size:	0.17 Acres
Year Built:	1978
Building Size:	7,116
Renovated:	2017
Zoning:	4SRC-Fourth Street Retail Core
Submarket:	San Rafael/Larkspur Ret

PROPERTY OVERVIEW

This space offers close proximity to Highway 101 and the San Rafael Transit Center, and is within walking distance to many downtown restaurants and shops. Can be leased to one or two tenants.

PROPERTY HIGHLIGHTS

- Creative Office Space
- High Ceiling, Exposed Duct-work
- Convenient Public Parking
- Mix of Open Space and Private Offices



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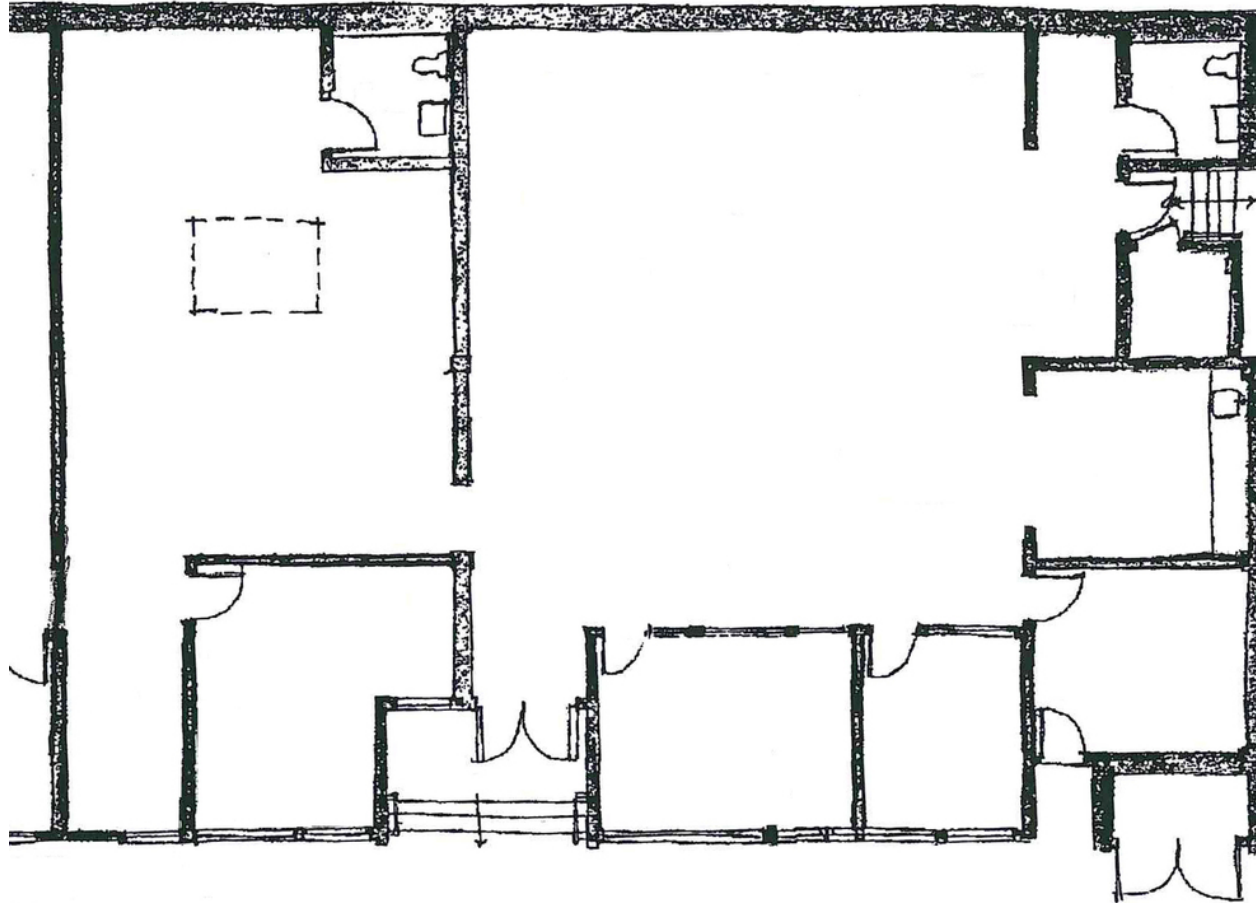
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FLOOR PLANS



1

835 FOURTH STREET-FACING CIJOS STREET

3,450 RSF

(NOT TO SCALE)



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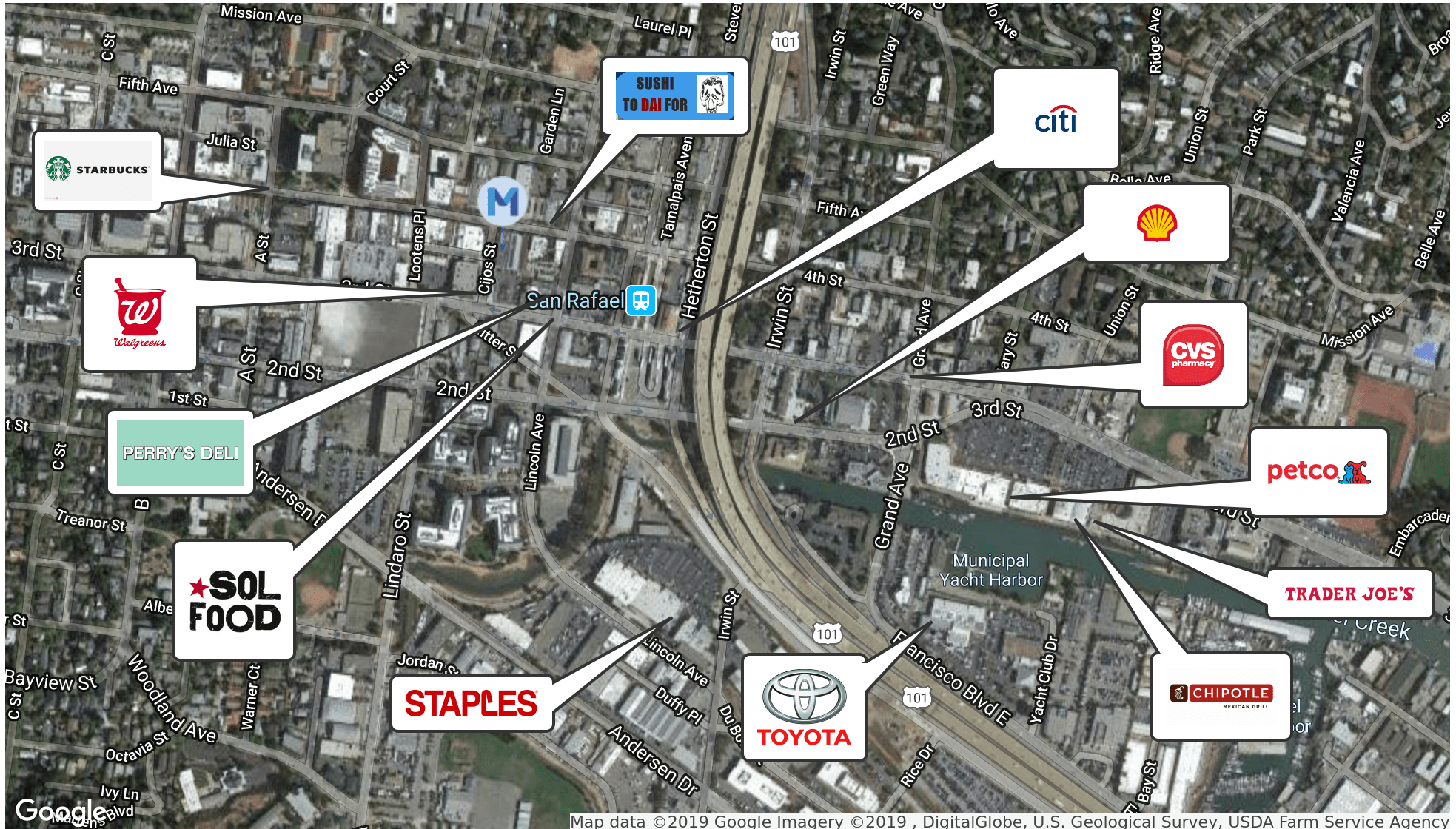
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RETAILER MAP



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ADDITIONAL PHOTOS



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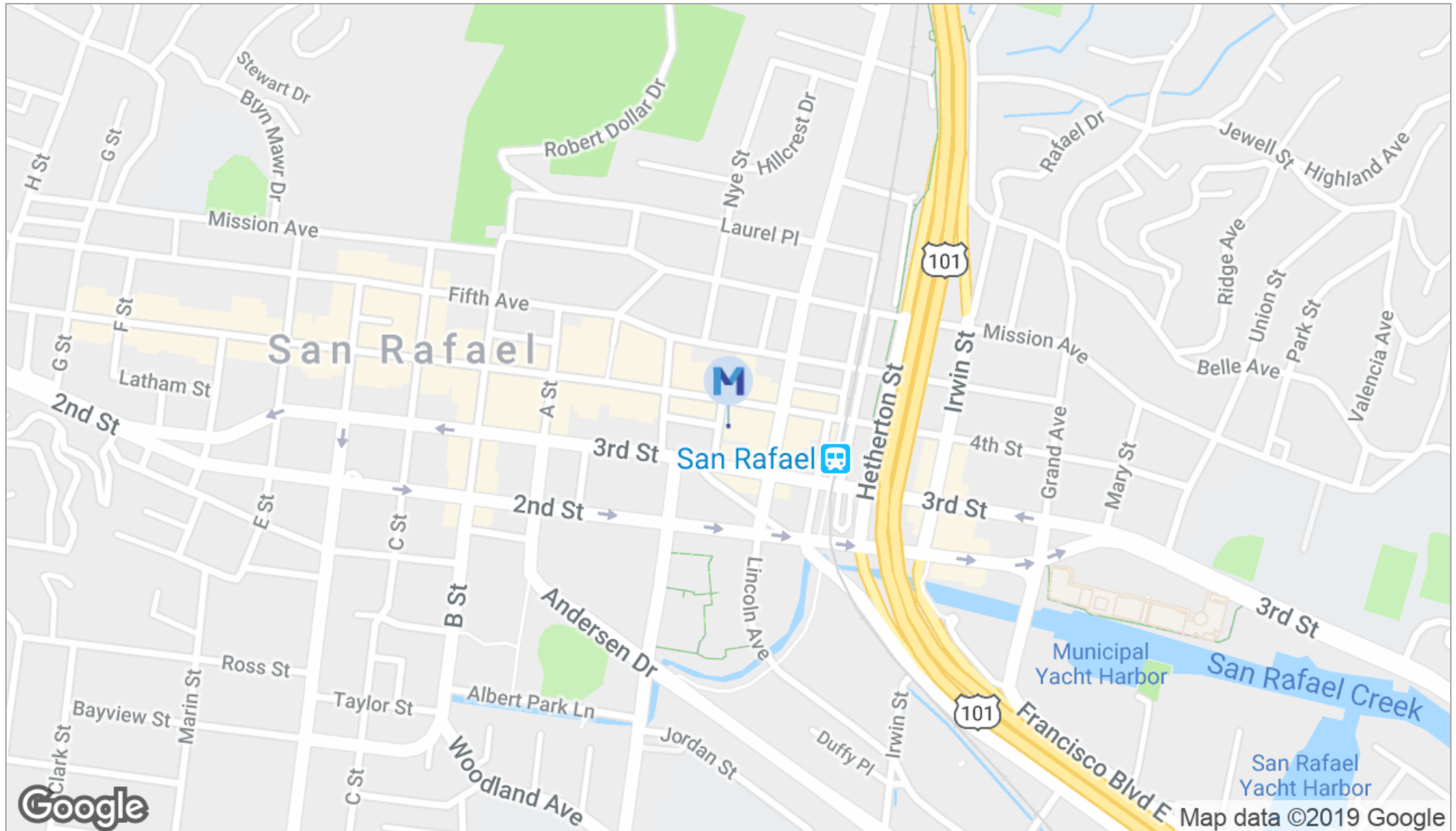
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LOCATION MAPS



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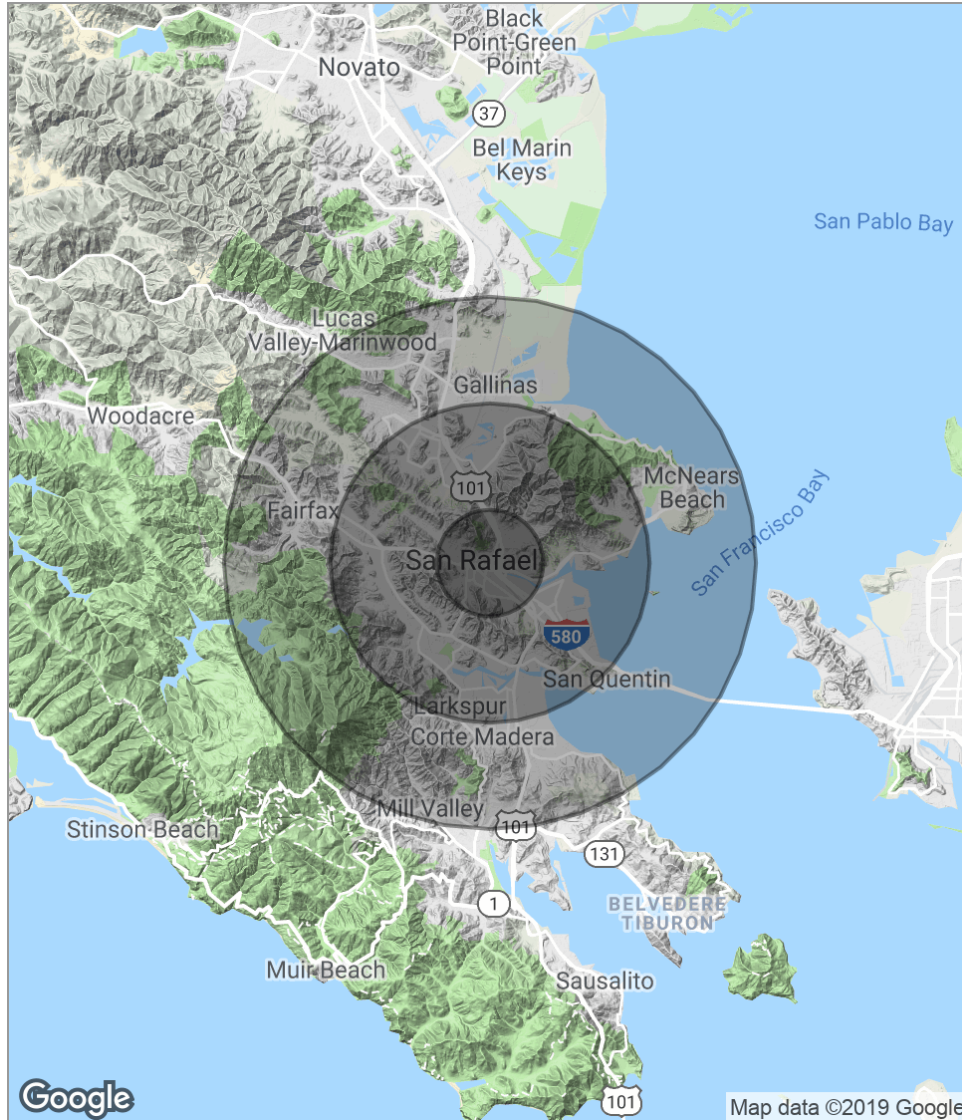
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,837	82,343	147,908
Median age	40.4	41.7	43.2
Median age (Male)	38.7	40.2	41.9
Median age (Female)	41.4	43.3	44.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,786	34,279	61,820
# of persons per HH	2.2	2.4	2.4
Average HH income	\$96,346	\$116,540	\$126,004
Average house value	\$942,795	\$911,067	\$889,539

* Demographic data derived from 2010 US Census



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