

FOR SALE OR LEASE

1714 4TH ST AND 109 G ST

San Rafael, CA 94901



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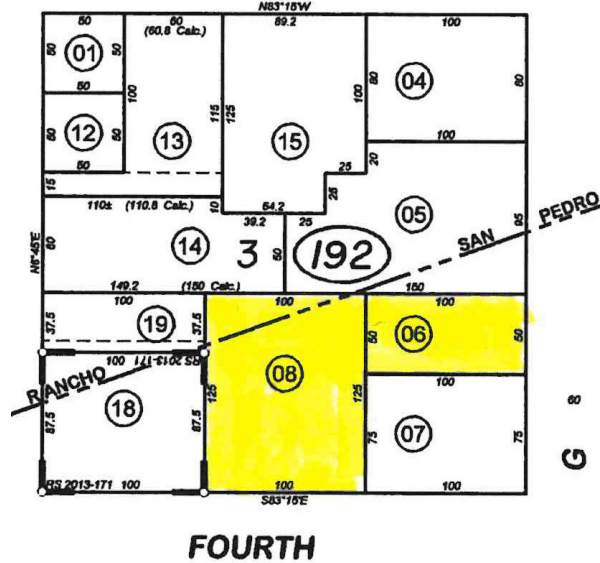
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Property Summary

1714 4TH ST AND 109 G ST

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OFFERING SUMMARY

Sale Price:	\$4,200,000
Lease Rate:	\$15,000 per month (NNN)
Available SF:	±8,380 SF
Lot Size:	±17,500 SF
Building Size:	±8,380 SF
\$/SF:	\$240.00
Property Type:	Retail
Zoning:	T4 Main Street / T4 Neighborhood

LOCATION DESCRIPTION

The Jack L. Hunt Automotive Sales and Vehicle Repair site has been in business for over 75 years. It offers a high profile location, with ease of access, close to downtown restaurants and less than one mile from Highway 101. Potential redevelopment offers retail commercial on the first floor with up to six stories of residential above.

SPACES	LEASE RATE		SPACE SIZE
1714 4th St - 109 G St	\$15,000 per month		8,380 SF
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,940	36,341	54,126
Total Population	16,080	93,464	141,377
Average HH Income	\$177,168	\$188,139	\$199,350

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Property Details & Highlights

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1714 4th Street, APN 011-192-08:

Building 8,380+/- SF; Lot 12,500+/- SF
Zoned T4 Main Street (Building Height 40'-80')
1,700 SF - Front Showroom
1,250 SF - 1st Floor Office
1,200 SF - 2nd Floor Office
4,230 SF - Vehicle Work Shop

109 G Street, APN 011-192-06:

Zoned T4 Neighborhood (Building Height 30'-50')
Vacant Lot: 5,000+/- SF

Total Land Area of 4th and G Streets:

17,500+/- SF: \$4,200,000 = \$240 PSF

The Jack Hunt Automotive Site, located at the west end of 4th Street, built in 1951. The front showroom and office areas of 4,150+/- square feet are wood frame steel constructions. The vehicle repair work shop area of 4,230+/- square feet is comprised of concrete and steel frame constructions.

The exterior parking and staging area of 10,000+/- square feet supports the automotive repair and sales area.



- Prime location in San Rafael
- Built in 1951
- Ideal for retail or vehicle-related businesses
- Spacious parking area
- High visibility and foot traffic
- Versatile floor plan
- Potential for showroom or service center
- Proximity to major transportation routes
- Renovation opportunity - apartments
- Established neighborhood
- Prominent street frontage
- Ample natural light
- Opportunity for exterior signage

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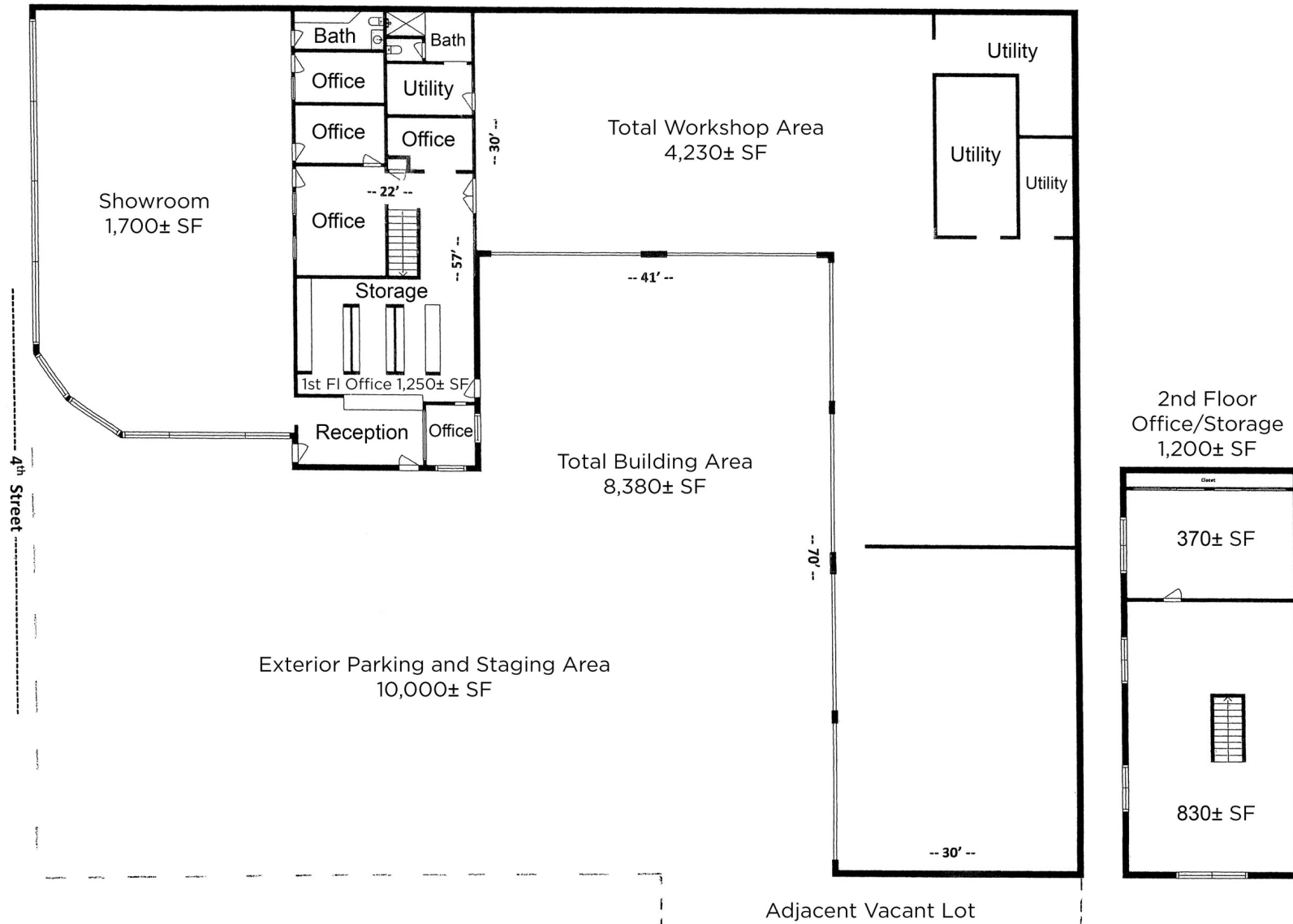
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Floor Plans

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Additional Photos

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Service Bays



Adjacent Lot



2nd Floor Storage



2nd Floor Office



Reception Area



Showroom

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