

FOR LEASE

1654 Second Street
San Rafael | California



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com



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.

FOR LEASE

1654 Second Street

San Rafael | California

Address: 1654 Second Street
San Rafael, CA 94901

Size: 14,247± square feet

Price: \$1.45 PSF/Month, NNN

Parking: 25± on-site spaces

Zoning: 2/3 MUW

Use: Retail/Office

Year Built: 1954/renovated 2014

Property Highlights

- Recent Major Renovation Over \$1M+
- Clear Span Space with Unlimited Potential
- Mixed Use Zoning
- 13'± Clear Height
- Attractive Window Line
- Thriving West End Location in San Rafael
- Parking On-Site

*Property is also available for sale

Traffic Counts: Second W/O Hayes (EB & WB) 35,861 ADT

Demographics - San Rafael	1 Mile	3 Mile	5 Mile
2015 Population Est.	15,113	92,183	145,257
2015 Est. Average Household Income	\$111,063	\$123,102	\$133,007
2015 Est. Average Median Household Income	\$81,627	\$90,383	\$99,884
2015 Est. Median Home Value	\$816,017	\$819,218	\$829,341



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com



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.

FOR LEASE

1654 Second Street

San Rafael | California

Property Details

1654 Second Street: The building has been completely renovated with over \$1M+ in recent capital improvements. The building features concrete tilt-up construction with a central barrel vault roof structure and flat roofs in the front and rear portion of the building. Clear span space with minimal support post makes for boundless interior design and layout potential. High ceilings and large front glass line allow for a variety of uses including retail, office, and car storage. Recent improvements include but are not limited to:

- Polished Concrete Floors
- New Roof
- Updated Electrical and Lighting (Interior & Exterior)
- Removed Dropped Ceiling
- New Restrooms
- New Entrance/Exterior Courtyard
- New Landscaping with Irrigation
- New Paint (interior and exterior)



Property Location

Located on the north side of Second Street in San Rafael's West End neighborhood. This high identity building is on the main thoroughfare to and from affluent Ross Valley. The location provides tremendous street exposure for both directions on Second Street. It is within walking distance to the vibrant downtown and West End San Rafael.

The downtown provides ease of access to all amenities within walking distance from banking, shopping, restaurants, coffee, and local governmental services. San Rafael is the economic and financial heart of Marin County with the largest population in the county of 58,994 (2013). The property is located only 15 miles from San Francisco and the East Bay with convenient Highway 101 access in addition to public transportation.

Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com



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.

FOR LEASE

1654 Second Street

San Rafael | California

Floor Plan



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com



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.

FOR LEASE

1654 Second Street

San Rafael | California



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com



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.

FOR LEASE

1654 Second Street

San Rafael | California

Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	15,609		95,681		150,816	
2015 Estimate	15,113		92,183		145,257	
2010 Census	14,998		89,577		140,857	
Growth 2015-2020	3.28%		3.79%		3.83%	
Growth 2010-2015	0.77%		2.91%		3.12%	
2015 Population by Hispanic Origin	2,985		20,442		25,107	
2015 Population by Race	15,113		92,183		145,257	
White	12,851	85.03%	79,881	86.65%	125,346	86.29%
Black	340	2.25%	1,723	1.87%	4,171	2.87%
Am. Indian & Alaskan	480	3.18%	1,656	1.80%	2,023	1.39%
Asian	754	4.99%	5,184	5.62%	8,099	5.58%
Hawaiian & Pacific Island	54	0.36%	262	0.28%	351	0.24%
U.S. Armed Forces	12		22		45	
Other	633	4.19%	3,477	3.77%	5,266	3.63%
Households						
20120Projection	7,065		39,132		61,194	
2015 Estimate	6,832		37,682		57,873	
2010 Census	6,753		36,555		55,751	
Growth 2015-2020	3.41%		3.85%		4.01%	
Growth 2010-2015	1.17%		3.08%		3.81%	
Owner Occupied	2,876	42.10%	20,867	55.38%	35,468	61.29%
Renter Occupied	3,957	57.92%	16,815	44.62%	22,405	38.71%
2015 Households by HH Income	6,830		37,683		57,872	
Income: <\$25,000	904	13.24%	5,156	13.68%	6,989	12.04%
Income: \$25,000 - \$50,000	1,382	20.23%	6,301	16.72%	8,375	14.47%
Income: \$50,000 - \$75,000	870	12.74%	4,320	11.46%	6,422	11.10%
Income: \$75,000 - \$100,000	977	14.30%	4,980	13.22%	7,203	12.45%
Income: \$100,000 - \$125,000	549	8.04%	3,232	8.58%	5,368	9.28%
Income: \$125,000 - \$150,000	464	6.79%	2,765	7.34%	4,442	7.68%
Income: \$150,000 - \$200,000	703	10.29%	3,745	9.94%	6,504	11.24%
Income: \$200,000+	981	14.36%	7,184	19.06%	12,589	21.75%
2015 Avg Household Income	\$111,063		\$123,102		\$133,007	
2015 Med Household Income	\$81,627		\$90,383		\$99,884	



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com

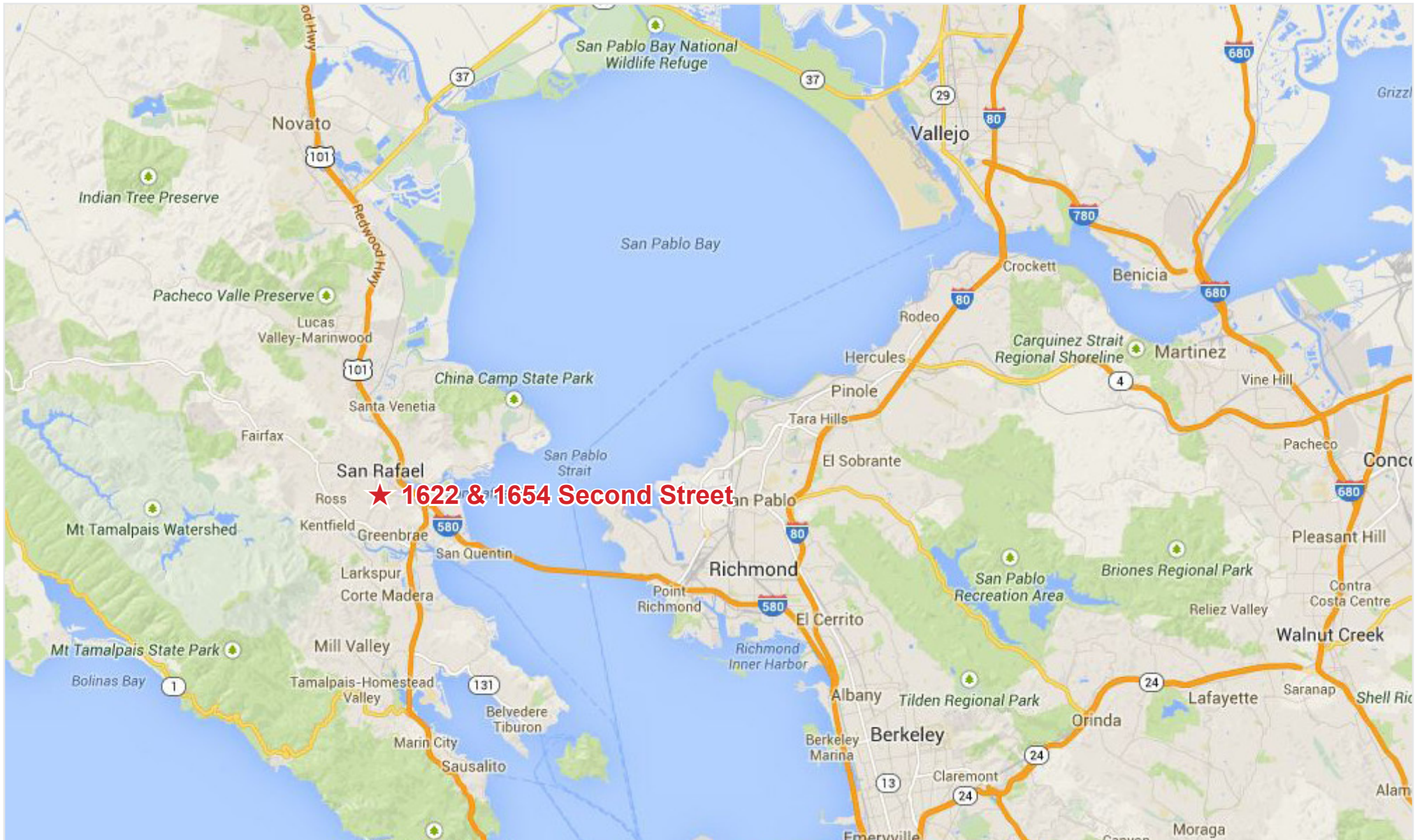


The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

FOR LEASE

1654 Second Street

San Rafael | California



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com

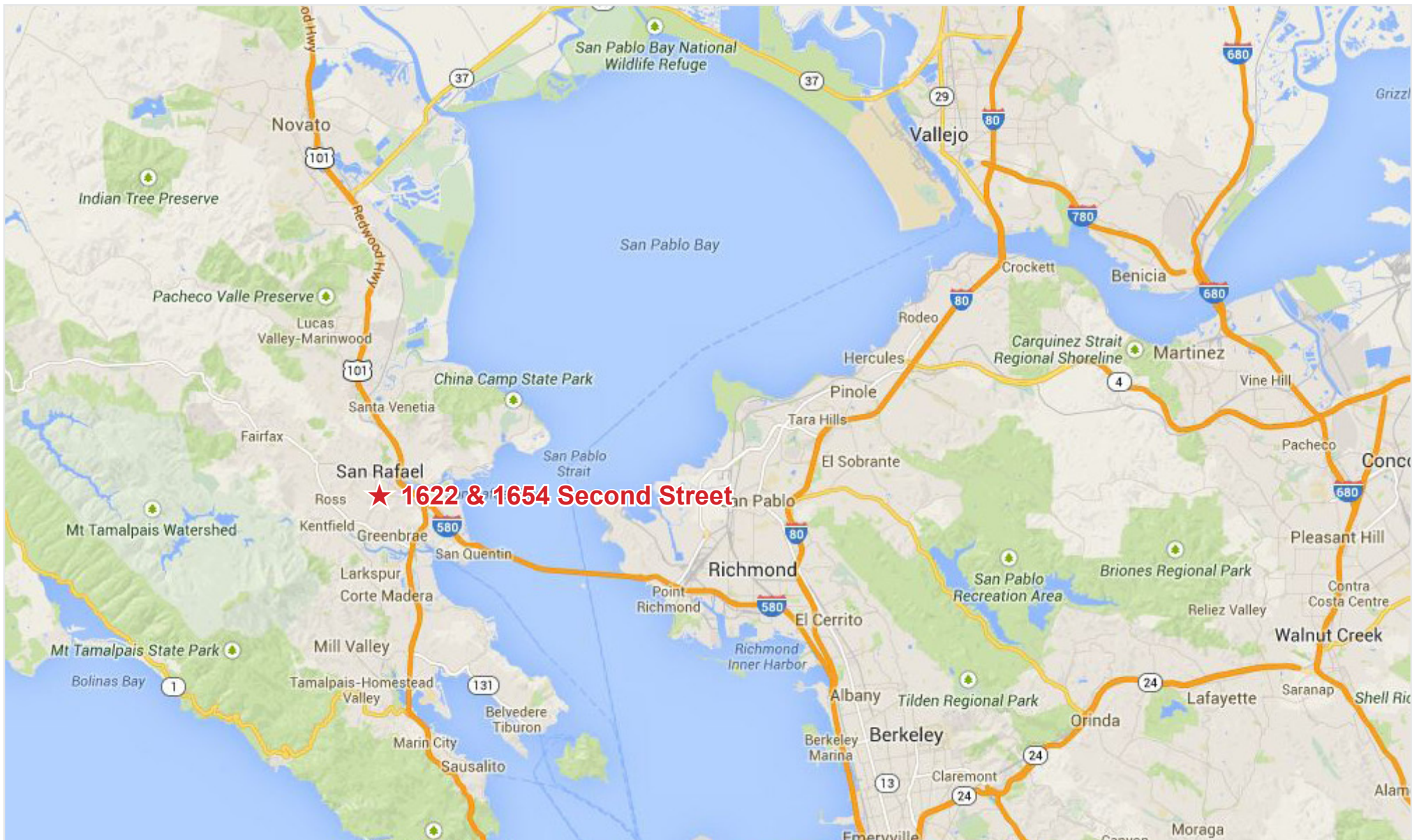


The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

FOR LEASE

1654 Second Street

San Rafael | California



Samuel Ko | BRE# 01894341
sam@meridiancommercial.com

68 Mitchell Blvd., #100 | San Rafael, CA 94903
(415) 451-4900 | www.meridiancommercial.com



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.