



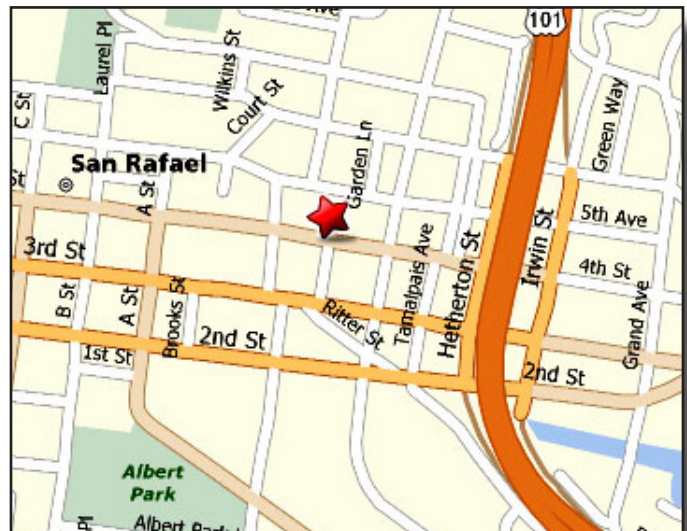
854-860-864 Fourth Street, San Rafael, CA

For Sale: Downtown Retail Building

- 8,600 +/- Gross Square Feet
- Three Tenants
- Investment Opportunity
- High Traffic Location
- Excellent Visibility

\$2,799,000

\$325 psf



Contact:

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HL Commercial Real Estate

4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2103

www.hlcre.com

For Sale: Downtown Retail Building

854-860-864 Fourth Street, San Rafael, CA 94901

Property Description:

The building is approximately 7,188 +/- square feet of ground floor space and 1,412 square feet of mezzanine. In addition, there is bonus attic space of 1,750 +/- square feet. There is 4,957 +/- square feet (including 12% load) of space available for owner/user. The current tenants are Double Rainbow and Marin Cellular. This property represents a rare opportunity to own a prime retail building in downtown San Rafael.

APN:	001-224-20
Available Net Square Feet:	7,820 +/- sq. ft.
Available Gross Square Feet:	8,600 +/- sq. ft.
Available Land:	7,188 +/- sq. ft.
Zoning:	4SRC
Fire Sprinklers:	No
Parking:	Public and street
Year Built:	1925+/-

Location Description:

Highly visible downtown retail building located on the main thoroughfare for central Marin. Area tenants include restaurants, galleries & financial institutions. Easy access to Highway 101 and I-580.

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Demographics:

	1 mile	3 mile	5 mile
Daytime Population	25,034	91,759	137,309
Average HH Income	\$97,356	\$126,246	\$133,542
# of Households	6,298	25,408	40,805

Proforma Net Rent Information:

Unit #	Size	Tenant	Rent/Month
854	4,957	Salon Prof.	\$6,691.95 NNN (\$.46 psf)
860	1,660	Double Rainbow	\$3,591.00 NNN (\$.40 psf)
864	1,263	Marin Cellular	\$2,732.00 NNN (\$.40 psf)
Net Rent Per Month			\$13,015
Annual Net Rent			\$156,179
CAP Rate			5.58%

Proforma Net Expenses:

	Annual	Month	Per SF/Month
Taxes	\$35,483	\$2,956.88	\$4.54 = \$.38
Insurance	\$5,000	\$416.67	\$0.64 = \$.05
Maintenance	\$2,500	\$208.34	\$0.32 = \$.03

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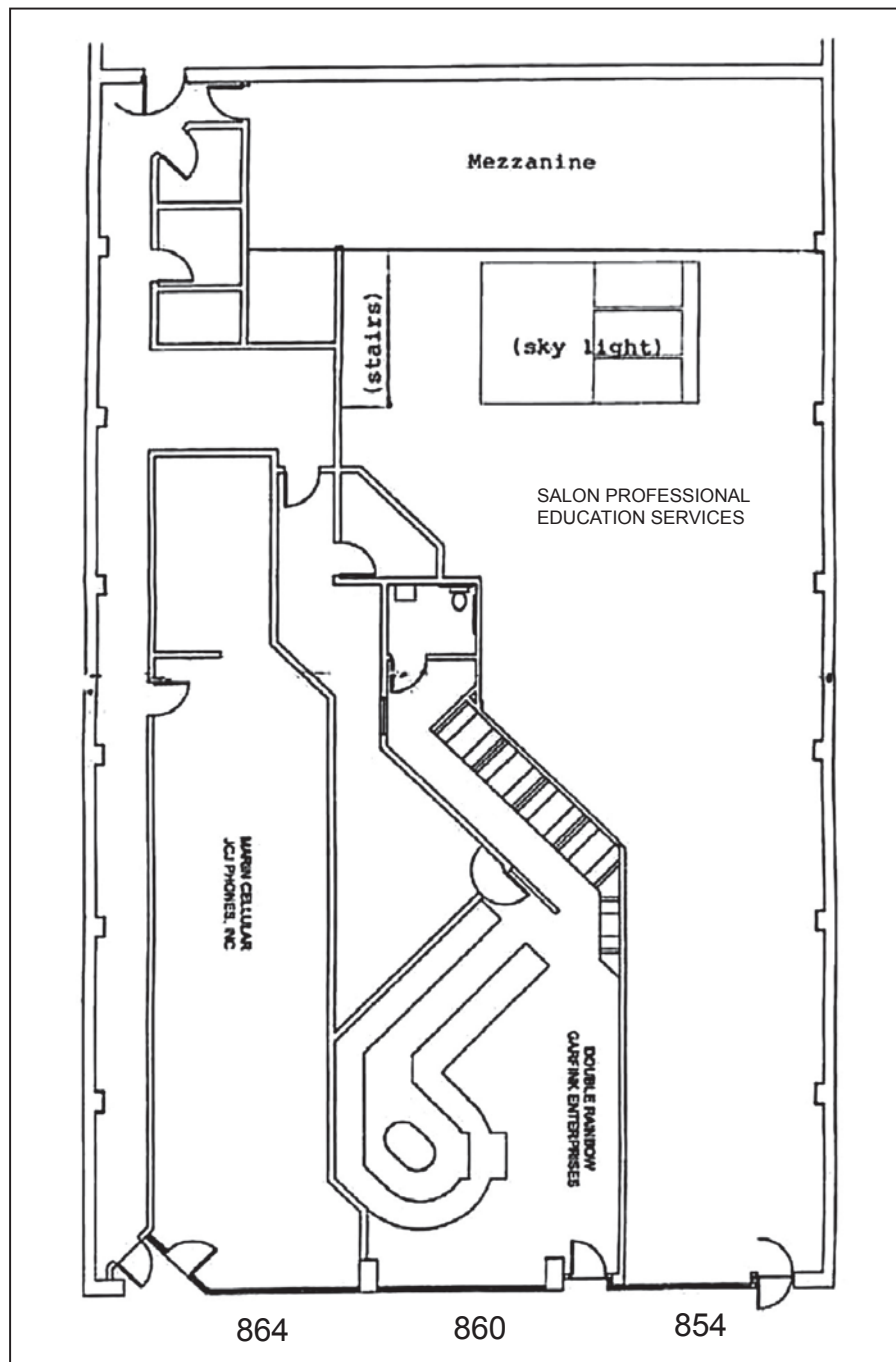
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