



For Lease: Downtown Retail Space

1417 Fourth Street, Suite B, San Rafael, CA

- High Foot Traffic
- Upgraded Interior
- Parking on Site
- Close to Center of Town

Offering Summary

Available Sq Ft:	1,584 +/- sf
Initial Base Rent:	\$1.95 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact: **Dirck Brinckerhoff**
(415) 446-4222
dirck@hlcre.com
DRE Lic#: 00657732



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Downtown Retail Space

1417 Fourth Street, Suite B, San Rafael, CA 94901

Property Description:

Great glass line and high walk-by traffic. There is a porch at the rear with stairs to the large, private parking lot. Suite B is a wide open retail space and includes a private restroom.

Location Description:

This property is located on Fourth Street in the very center of Downtown San Rafael, the financial, business and entertainment hub of Marin. Burns Florist is across the street, T&B Sports and Art Works Downtown are half a block away and San Rafael's City Hall, its new Public Safety Center and the U.S. Post Office are all within a block.

Space Information/Features:

Suite B	1,584 +/- sq. ft.	\$1.95 sq.ft.
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(the owner is source, agent has not verified square footage)

Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	Private Lot at back of building

Building Information/Features:

Total Building Square Feet:	9,274 +/- sq. ft.
Year Constructed:	1973 +/-
Zoning Designation:	T4MS 50/70 (see pg. 52 for uses)
Fire Sprinklers:	No
Heating & Air Conditioning:	Heating and 1 window A/C unit
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Terms:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.95 psf.
Lease Type:	Modified Gross
Base Rent Increases:	3% per annum
Tenant Expenses:	Gas, electric, janitorial, garbage

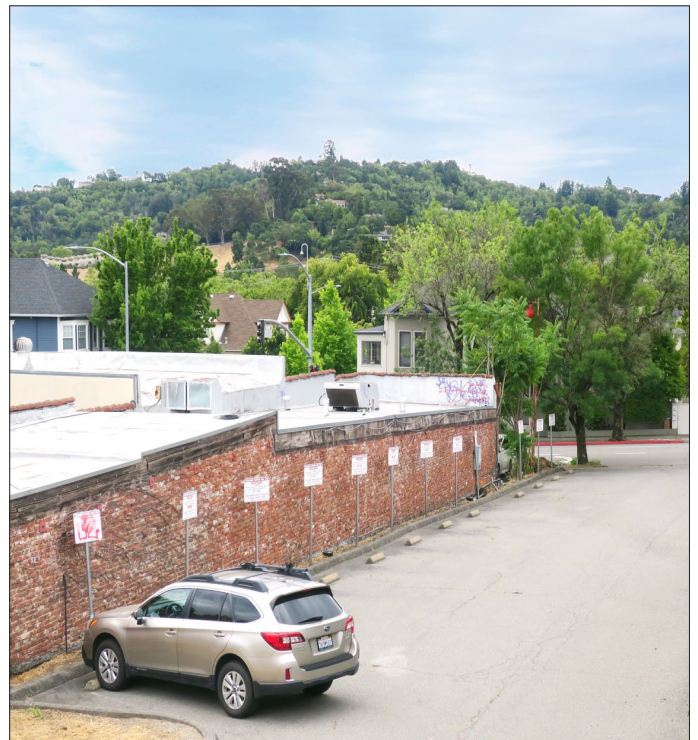
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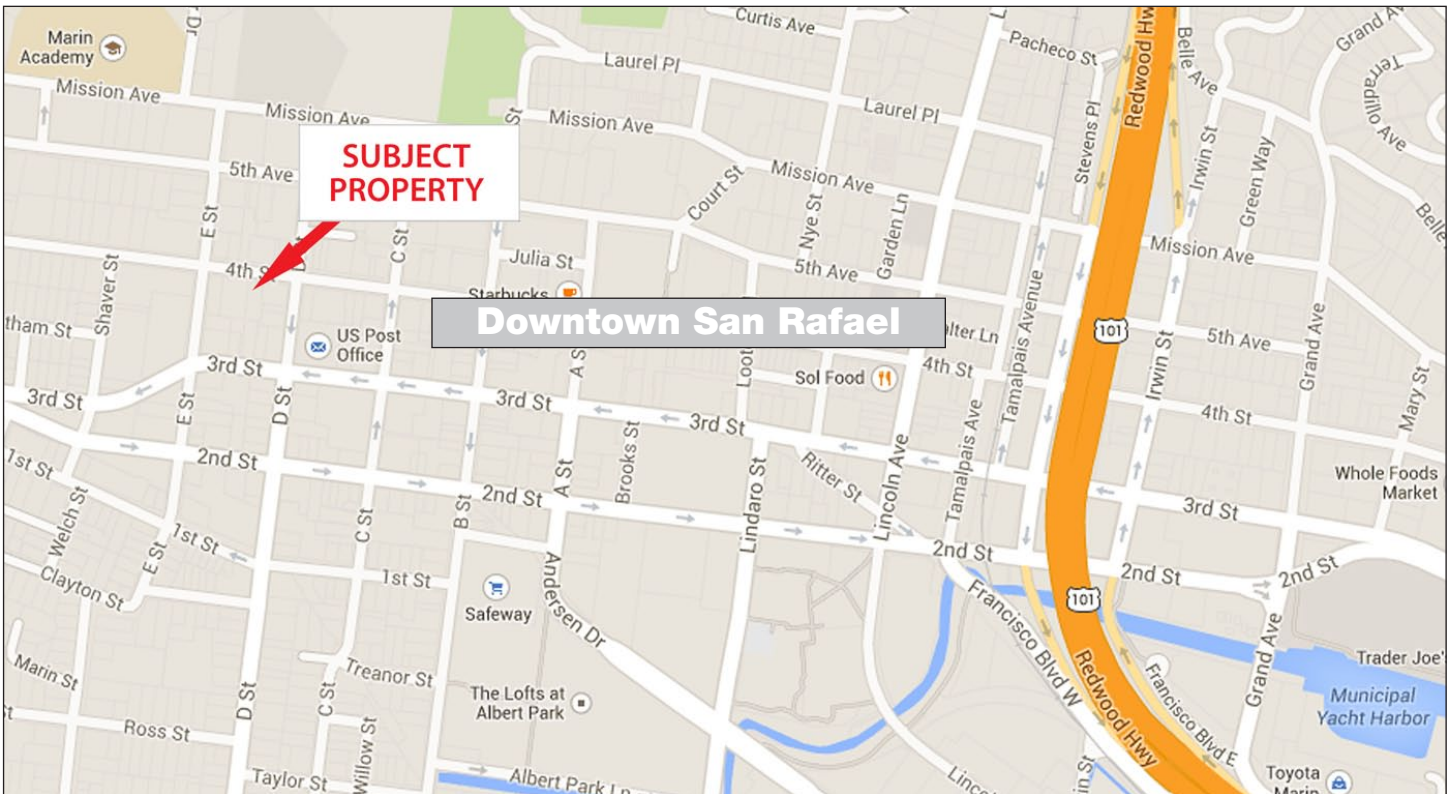
1417 Fourth Street, Suite B, San Rafael, CA 94901



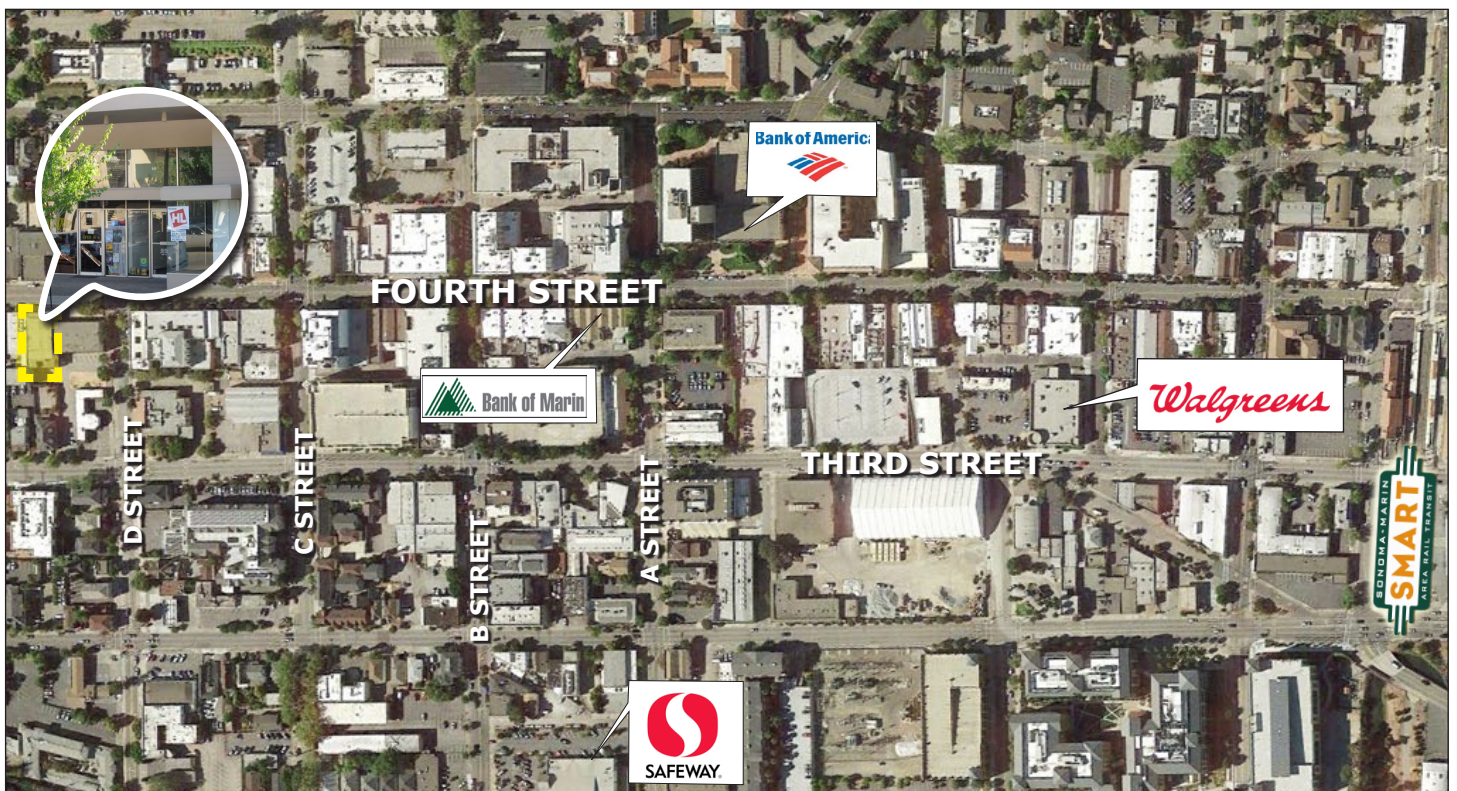
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[Click here to View in Google Maps](#)



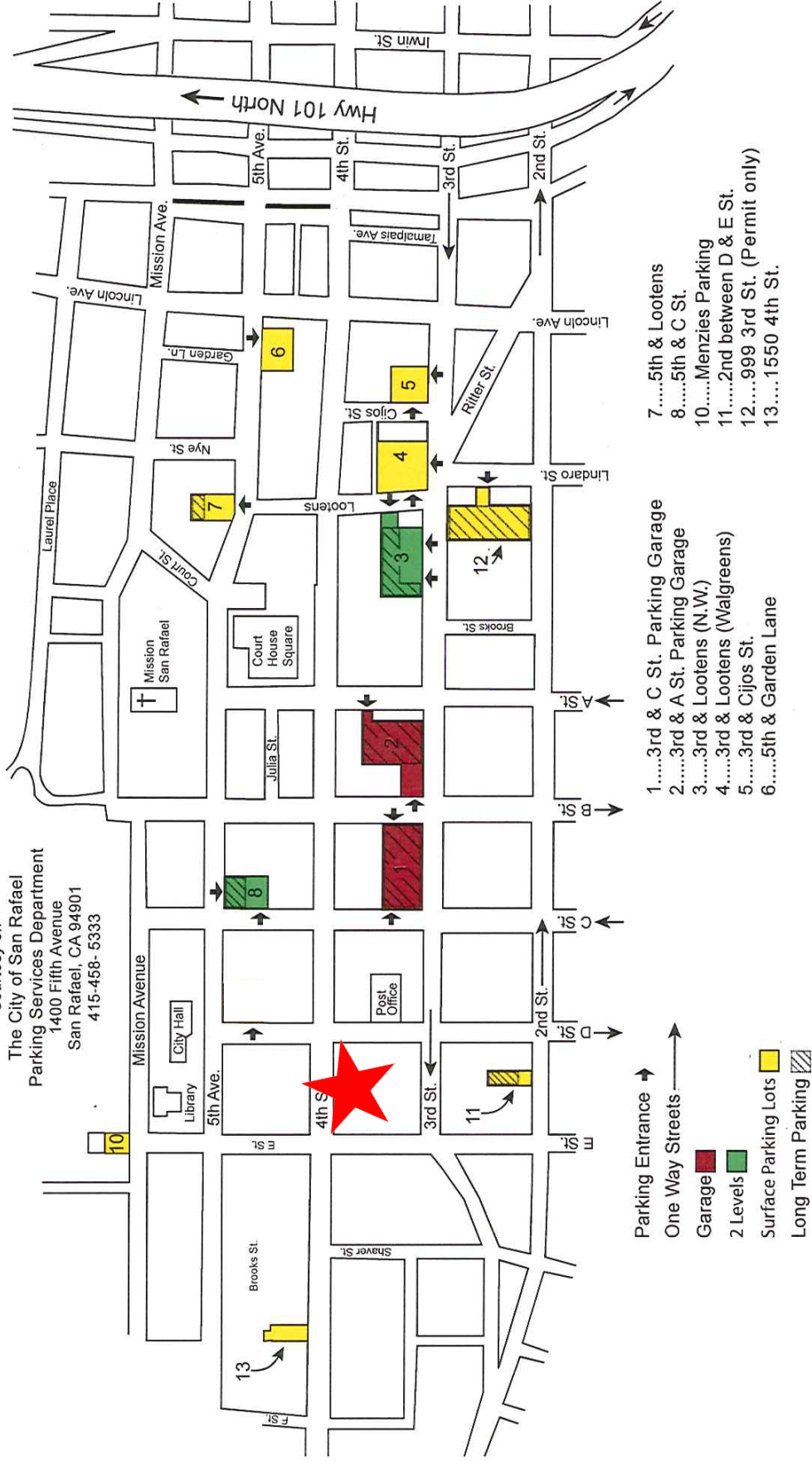
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For Lease: San Rafael Retail/Service Office Space

1235 Fourth St., San Rafael, CA 94901

The City of San Rafael's Downtown Parking Lots

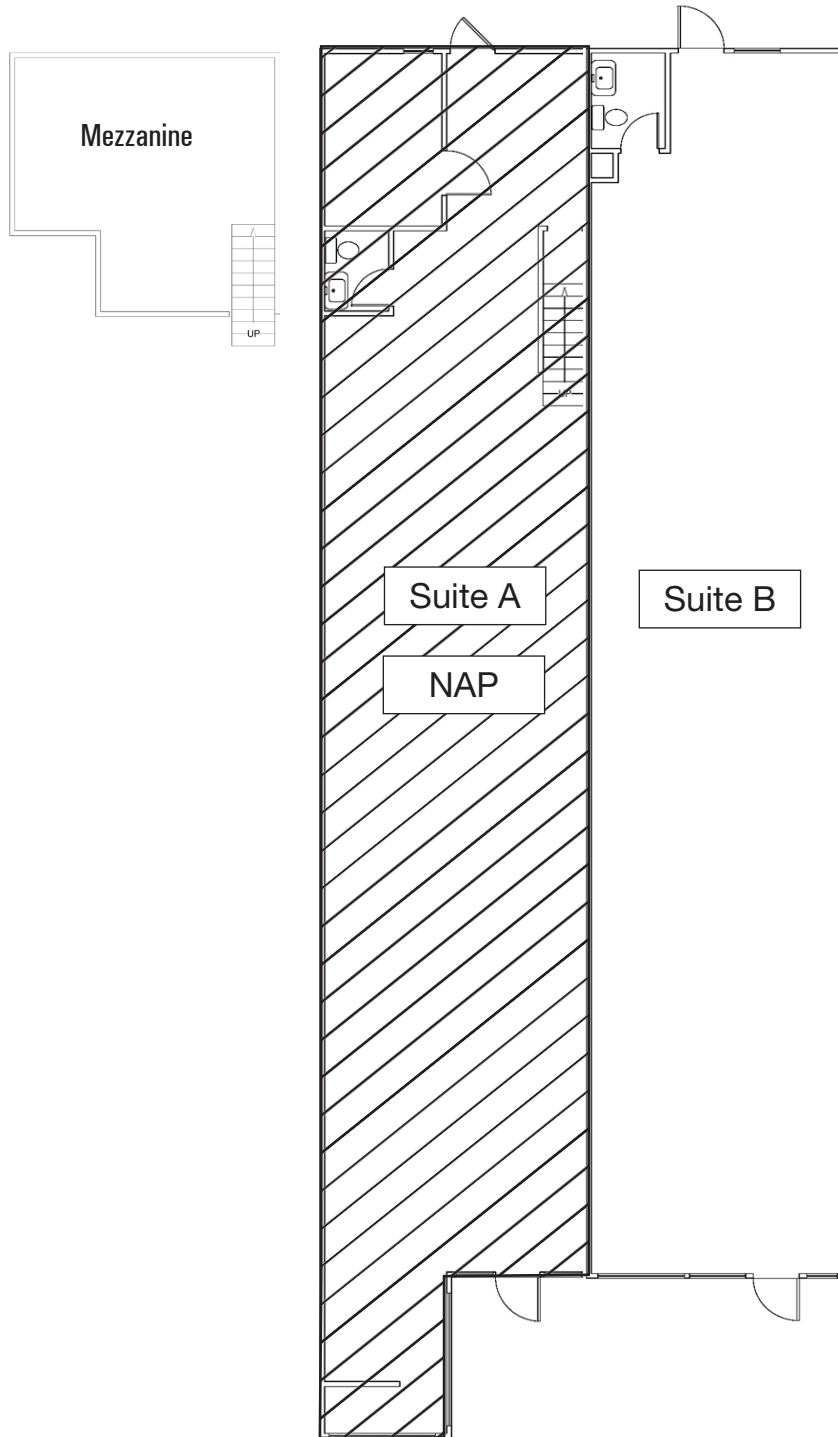
Courtesy of:
 The City of San Rafael
 Parking Services Department
 1400 Fifth Avenue
 San Rafael, CA 94901
 415-458-5333



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Floor Plan Not to Scale
For Illustration Only

Fourth Street
