



For Lease: San Rafael Retail/Service Office Space

1235 Fourth Street, San Rafael, CA

- High Foot Traffic
- Close to Center of Town
- Next to City Garage
- No Food Uses

Offering Summary

Available Sq Ft:	2,200 +/- sf
Initial Base Rent:	\$1.82 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now



Contact:
Mark Cooper
 (415) 608-1036
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: San Rafael Retail/Service Office Space

1235 Fourth St., San Rafael, CA 94901

Property Description:

This retail property can also be used as a service office space.

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.

Space Information/Features:

Total Available Square Feet:	2,200 +/- sq. ft. (the owner is source, agent has not verified square footage)
Divisible:	No
Retail Type:	Street
Divisible:	No
Signage:	Yes
Parking:	Metered and City Parking Lots

Building Information/Features:

Total Building Square Feet:	9,274 +/- sq. ft.
Year Constructed:	1973 +/-
Zoning Designation:	T4MS 60/80 (T4 Main Street)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
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:	\$1.82 per sq. ft. (\$4,000/mo)
Lease Type:	Modified Gross
Base Rent Increases:	3% per annum
Tenant Expenses:	Gas, electric, janitorial, garbage



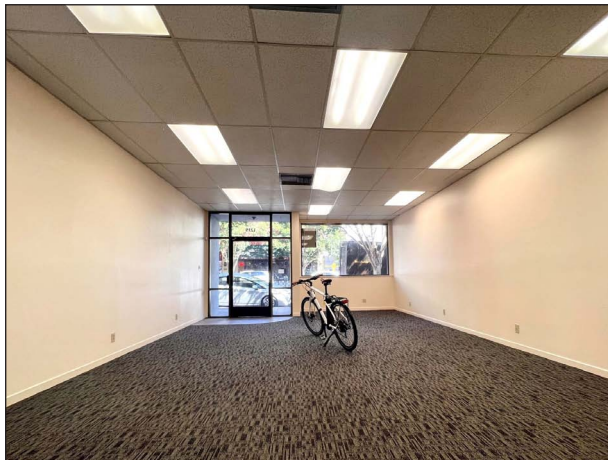
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[Click here to View in Google Maps](#)



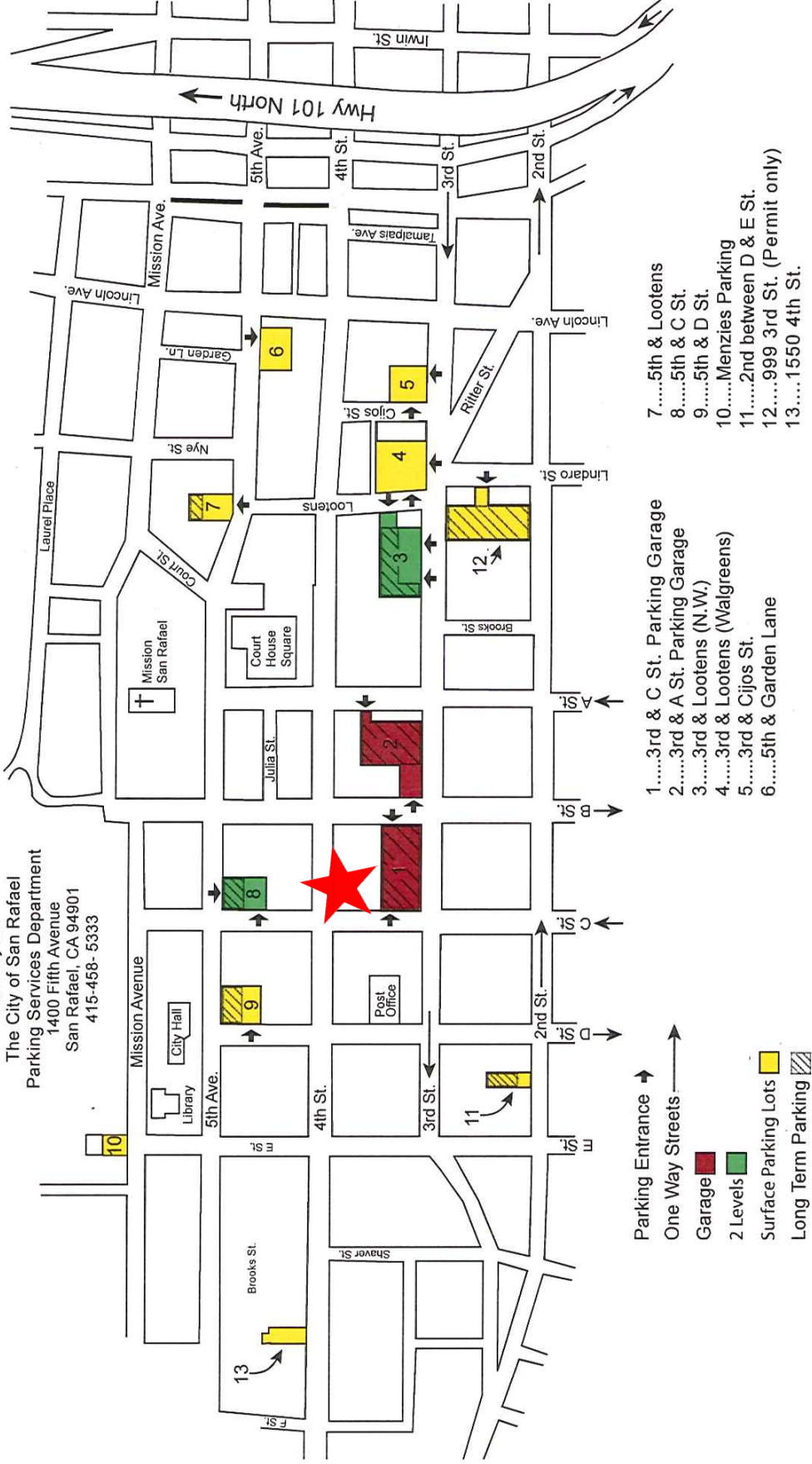
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

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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



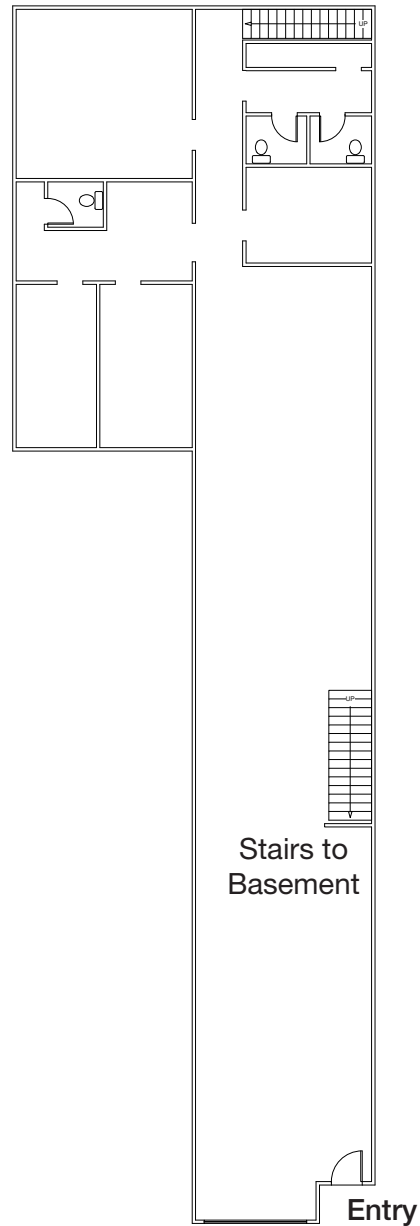
- 1.....3rd & C St. Parking Garage
- 2.....3rd & A St. Parking Garage
- 3.....3rd & Lootens (N.W.)
- 4.....3rd & Lootens (Walgreens)
- 5.....3rd & Cijos St.
- 6.....5th & Garden Lane
- 7.....5th & Lootens
- 8.....5th & C St.
- 9.....5th & D St.
- 10.....Menzies Parking
- 11.....2nd between D & E St.
- 12.....999 3rd St. (Permit only)
- 13.....1550 4th St.

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Floor Plan



Floor Plan Not to Scale
For Illustration Only

Fourth Street
