



For Lease: San Rafael Retail Spaces

1139 Fourth Street, San Rafael, CA

- High Ceilings
- Heat and Air Conditioning
- Great Location
- Private Restrooms

Offering Summary

Total Available Sq Ft:	2,339+/- sf
Initial Base Rent:	\$2.75 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now



Contact:
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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
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For Lease: San Rafael Office/Retail Space

1139 Fourth Street, San Rafael, CA 94901

Building/Space Description:

This amazing property has high ceilings, exposed brick, track lighting and a new restroom.

Location Description:

This building is located in San Rafael on 4th Street, the main street of downtown San Rafael.

Space Information/Features:

Available Square Feet:	2,339 +/- Sq. Ft. (The owner is source. Agent has not verified square footage.)
Retail Type:	Street
Signage:	Yes
Parking:	Street

Building Information/Features:

Total Building Square Feet:	19,175 +/- sq. ft.
Year Constructed:	1920 +/-
Zoning Designation:	T4MS 60/80 (see pg. 52 for uses)
Fire Sprinklers:	Fire Alarm
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 file; or an area protect by levees from 100-year flooding.

Lease Information:

Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.75 psf (\$6,432 per mo.)
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, water, gas & trash removal



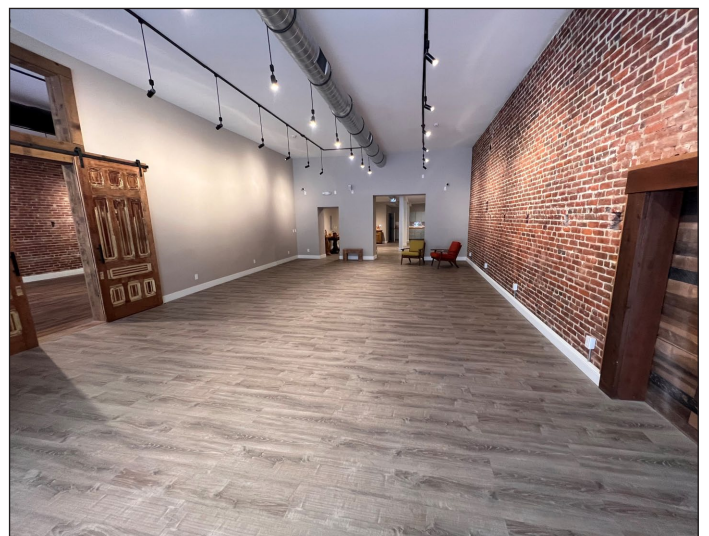
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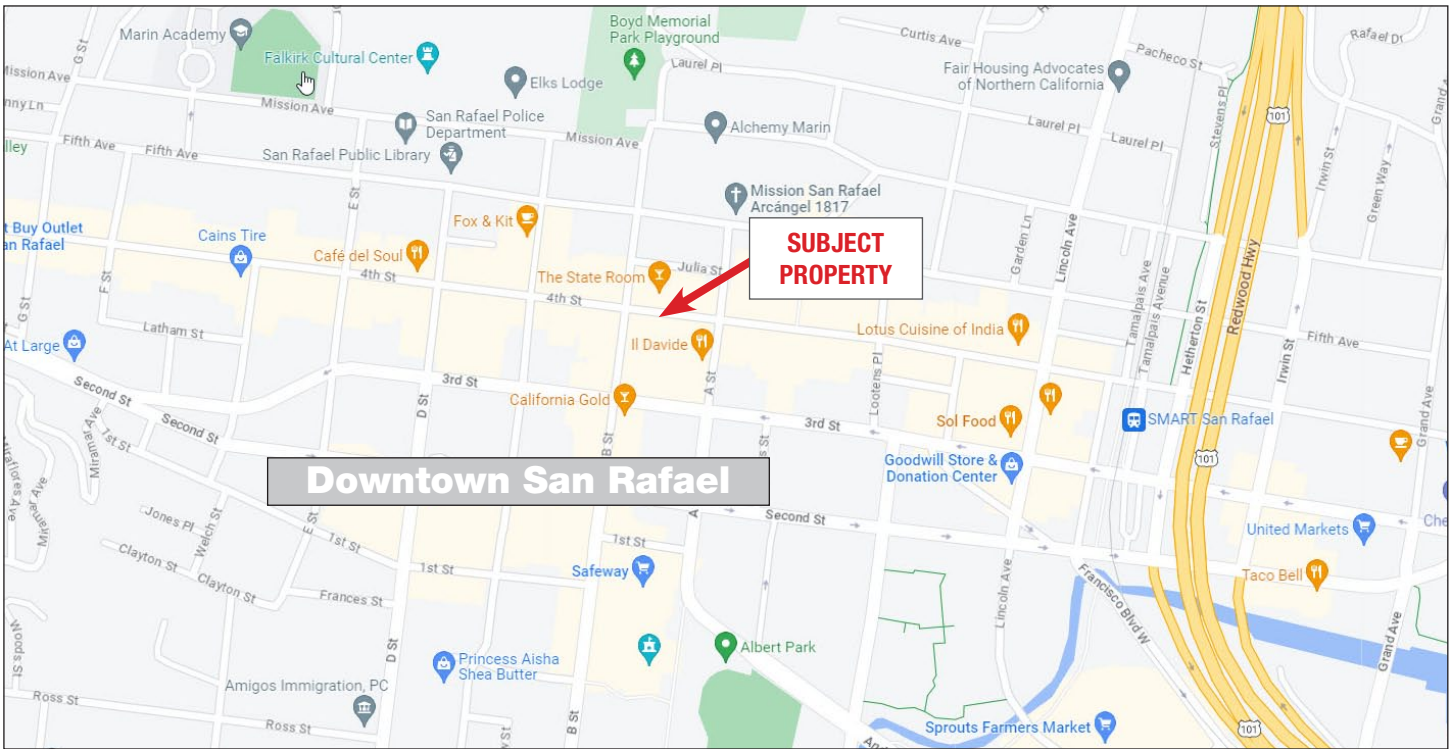
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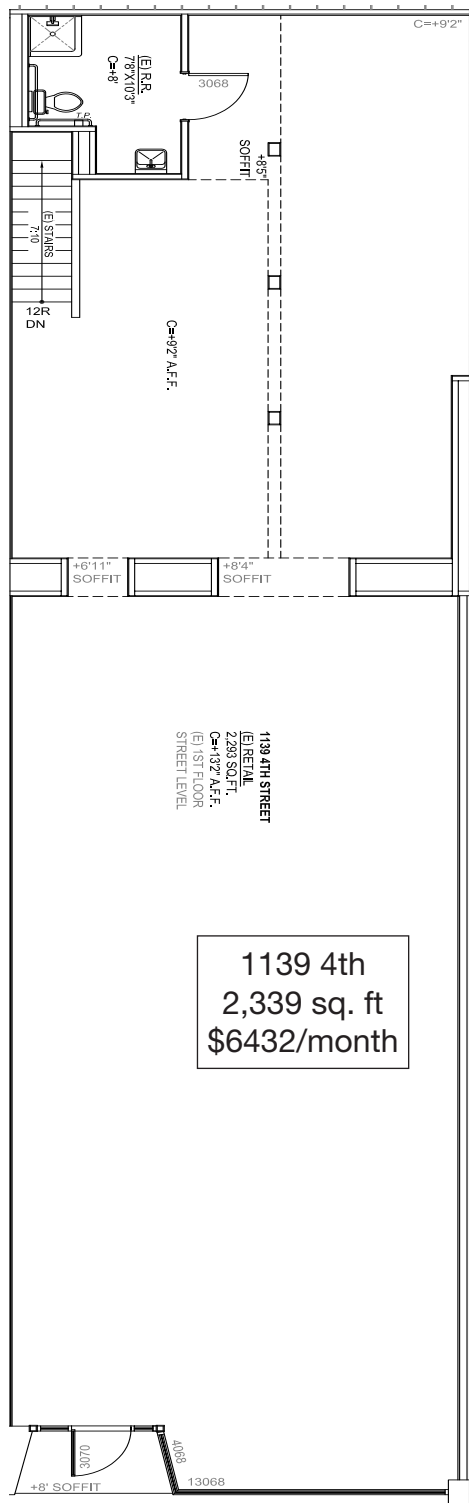


[Click here to View in Google Maps](#)



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Site Plan Not to Scale
For Illustration Only

Fourth Street
