



For Lease: Freestanding Box Retail

1801 4th Street, San Rafael, CA

- High Visibility Location
- Rare Marin County Box Retail Bldg.
- Onsite Parking
- Fire Sprinklers
- Dock high loading dock

Offering Summary	
Available Sq Ft:	19,985 +/- sf
Initial Base Rent:	\$2.05 \$2.40 psf/mo
Lease Type:	NNN (est.\$0.27 sf/mo)
Min. Lease Term:	10 Years
Available:	2/1/25

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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. 8/6/24

For Lease : Freestanding Box Retail

1801 Fourth Street, San Rafael, CA 94901

Property Description:

Freestanding box retail building originally constructed as a grocery store and subsequently occupied by hardware centers and currently an appliance sales store. This property is the anchor tenant space for the West End Center, and the building was extensively remodeled in 2000 and 2014, and is in good condition. Onsite parking lot has reciprocal parking with strip center immediately to the West. Nearby tenants include Jack in the Box, ACE Hardware, Café Arrividerci and Body Kinetics Health Club.

Location Description:

West End is a vibrant walking neighborhood currently undergoing revitalization with new high density residential development, and many successful restaurants, bars and locally owned retail stores. The West End Center is the single largest retail project in the district.

Space Information/Features:

Total Available Square Feet:	19,985 +/- sq. ft.
Retail Type:	Single tenant - freestanding
Signage:	Building facade
Parking:	90 onsite (reciprocal easement for all parking)
Loading Dock:	Yes; dock rear of building

Building Information/Features:

Total Building Square Feet:	19,985 +/- sq. ft.
Total Land Area:	51,357 +/- sq. ft.
Year Constructed:	1969 (major remodel 2000 & 2014)
Zoning Designation:	T4MS 40/60
Fire Sprinklers:	Yes
Power:	1200 AMP, 3 Phase
Heating & Air Conditioning:	Yes
APN:	11-231-21
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Initial Base Rent:	\$40,969.00/mo (\$491,631/yr) w/ 3% annual increases
Lease Type:	NNN (2025 = \$ 0.27/sq.ft./mo)
Lease Term:	10 - 20 Years
Tenant Expenses:	Tenant pays all separated metered utilities and NNN charges.

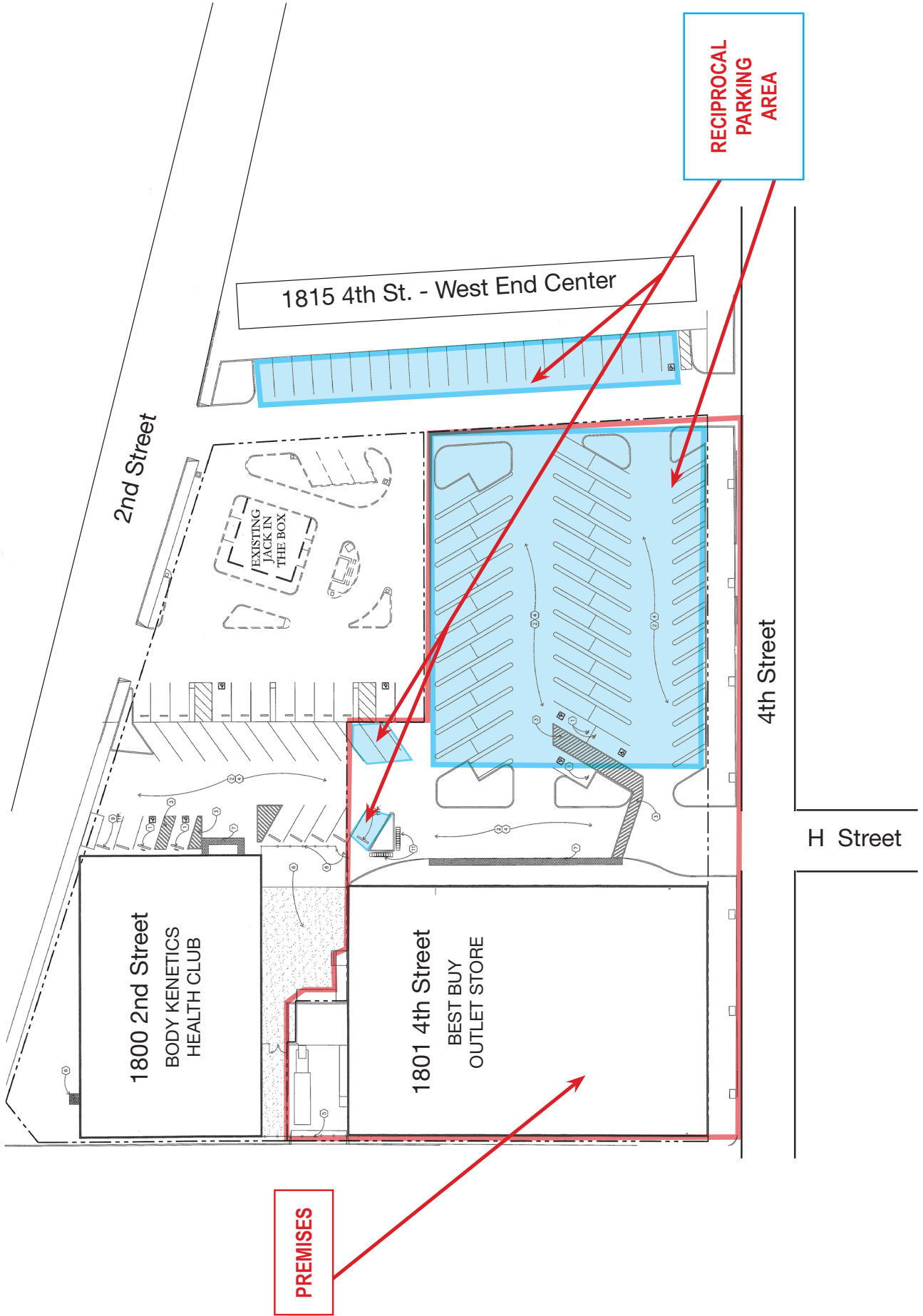
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