



For Lease: Downtown San Rafael Retail Space

1340 4th Street, San Rafael, CA

- Good Window Line
- Generous Storage
- High Foot Traffic
- Near Established Retail Draws
- Bonus Upstairs Office Space

Offering Summary

Available Sq Ft:	2,712 +/- sf
Initial Base Rent:	\$2.11 psf
Lease Type:	Modified Gross
Lease Term:	3-5 Years
Available:	Now

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HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com

For Lease: Downtown San Rafael Retail Space

1340 4th Street, San Rafael, CA 94901

Property Description:

1,500 square feet of wide-open retail space with more than 22 feet of window line on 4th Street. Ceiling height over 11 feet. Rustic brick walls, combined with modern suspended ceiling and great lighting. Handicapped restroom, large rear storage area. Bonus upstairs office which is not included in the size and rent calculations.

Location Description:

On downtown San Rafael's main shopping street, this space was Radio Shack's store for 40 years and most recently McRoskey Mattress. Other destinations within one block include T&B Sports, Art Works Downtown, Marin Outdoor Training, Co., Oliva Optical, San Rafael City Hall & Library, and the downtown Post Office.

Space Information/Features:

Total Available Square Feet:	2,712 +/- sq. ft. (the owner is source, agent has not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Yes, Fascia
Parking:	Metered and City Parking Lots

Building Information/Features:

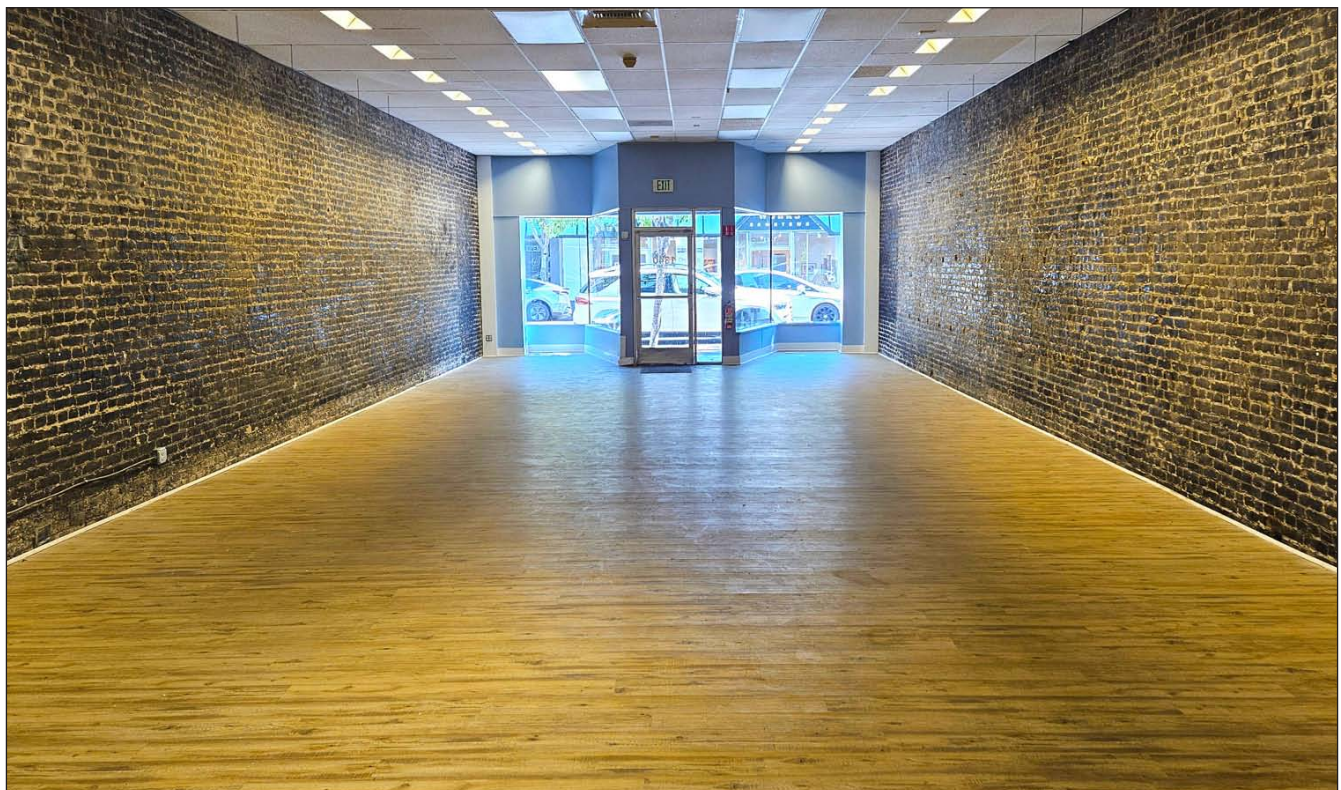
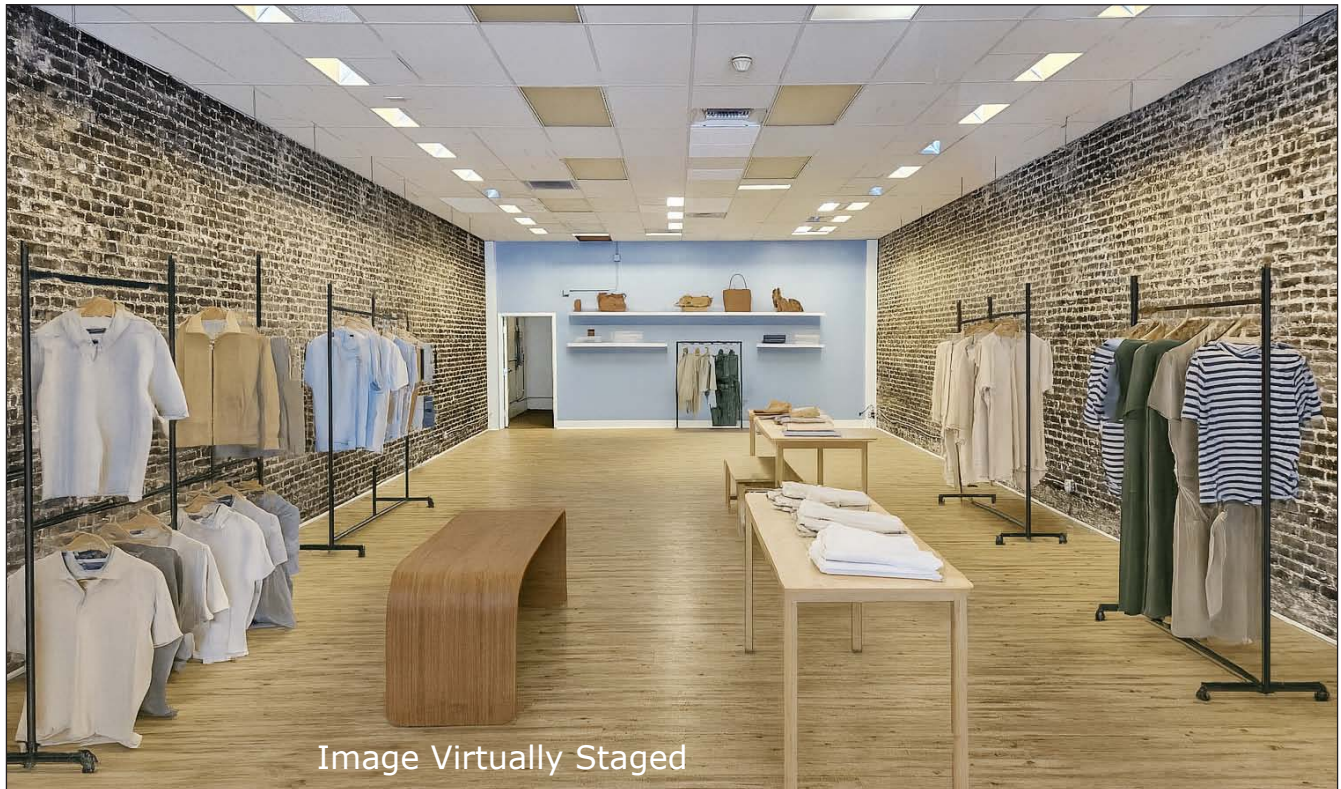
Total Building Square Feet:	3,475 +/- sq. ft.
Year Constructed:	1918 +/-
Zoning Designation:	T4MS 60/80
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Minimum Lease Term:	3 Years
Initial Base Rent:	\$2.11 per sq. ft.
Lease Type:	Modified Gross
Base Rent Increases:	3 % per annum
Tenant Expenses:	Gas, electric, water, sewer, janitorial, trash removal, internet, telephone, facilities maintenance and replacement. Increases over base year, property taxes and insurance.

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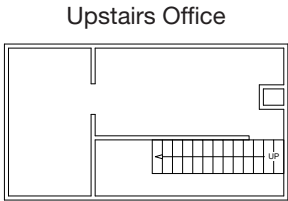
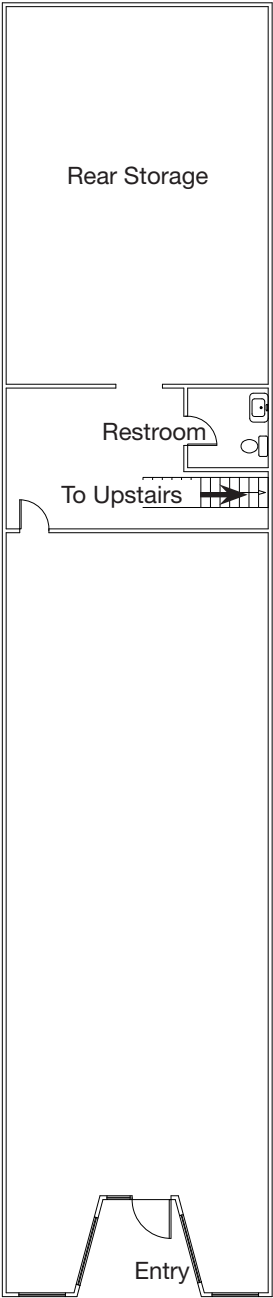
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Floor Plan



Fourth Street

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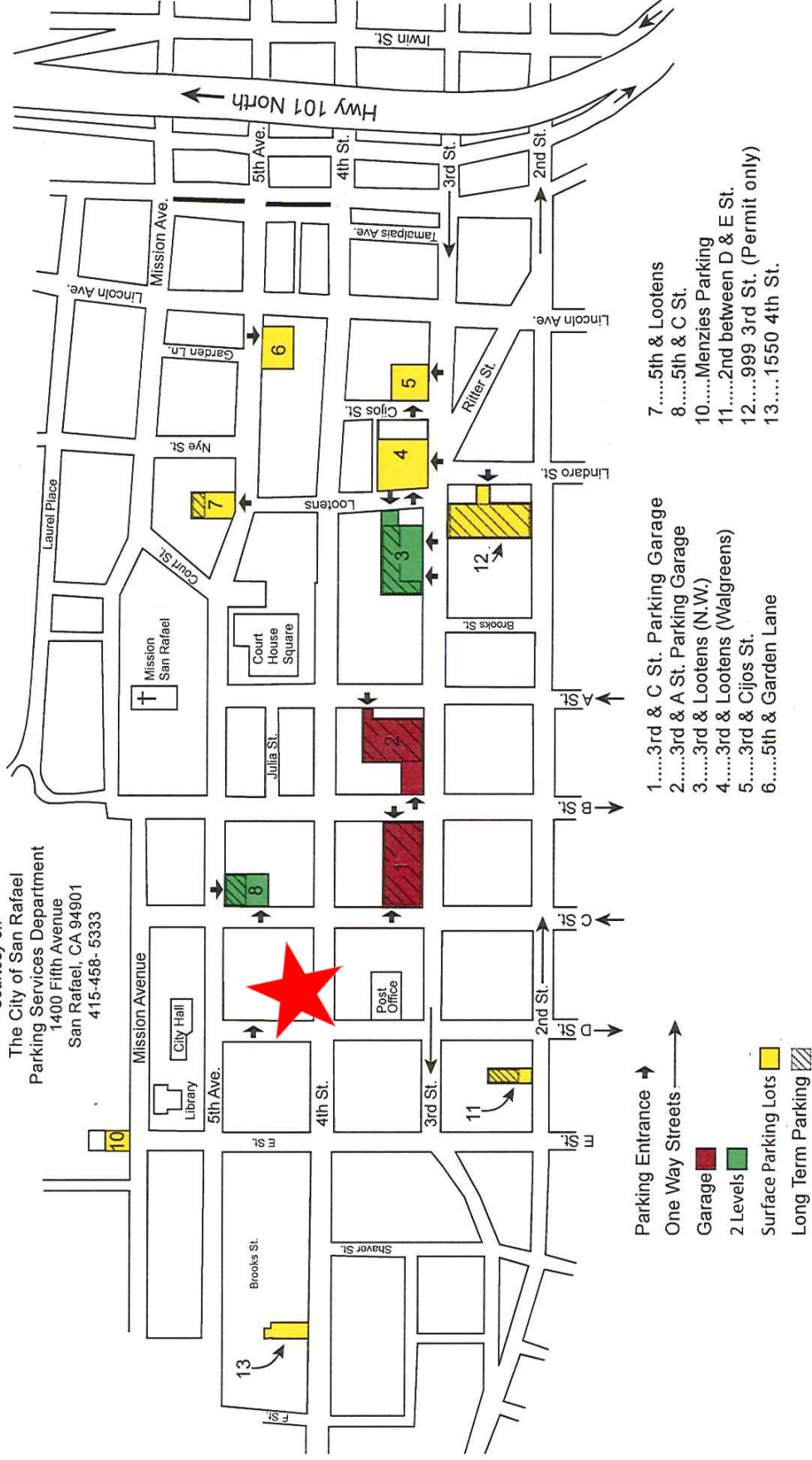
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The City of San Rafael's Downtown Parking Lots

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



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