

FOR SALE
JUST REDUCED!

1417 4TH ST
San Rafael, CA 94901

PRESENTED BY:

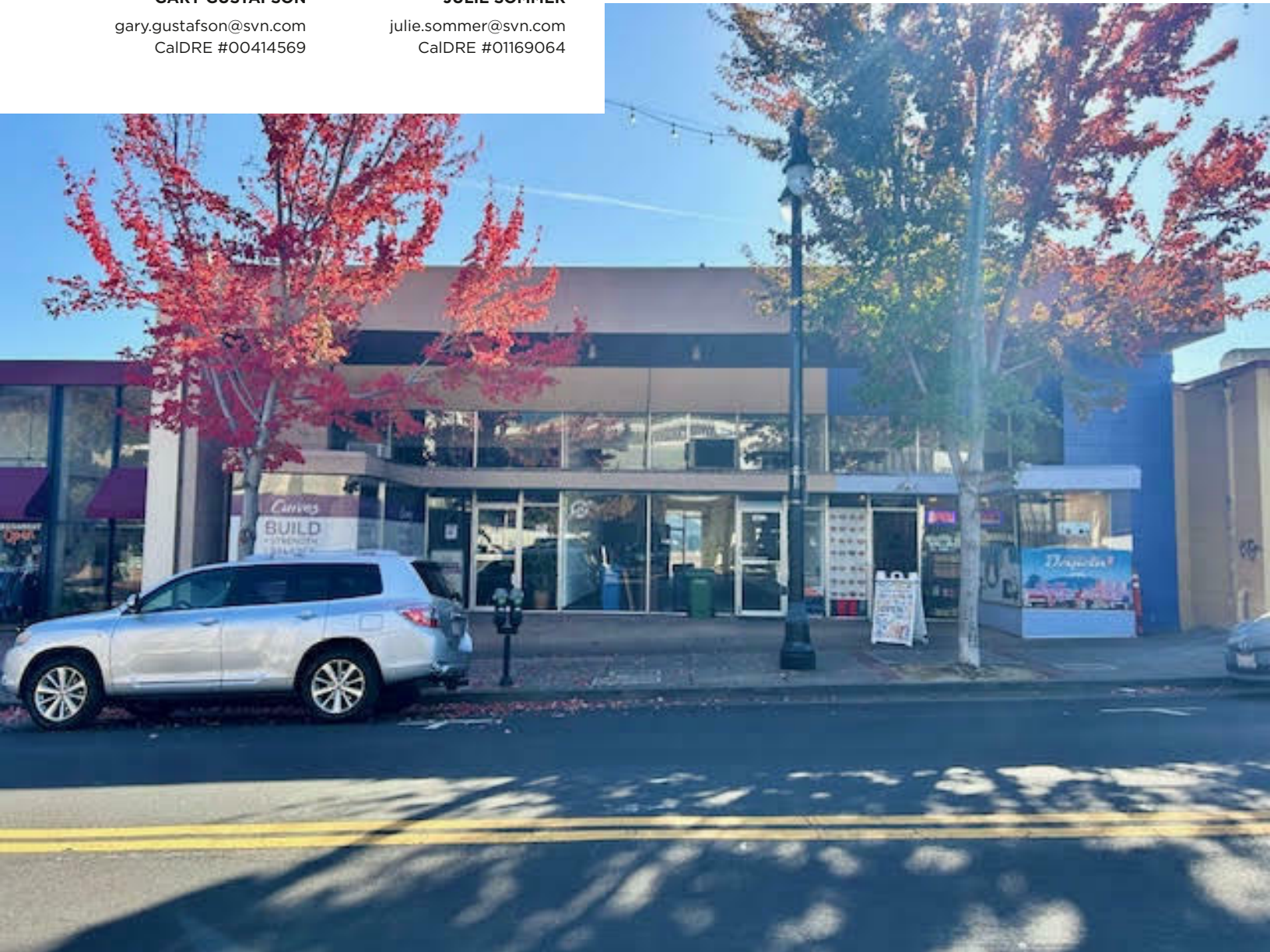
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**INVESTMENT OPPORTUNITY/WITH
OWNER USER POTENTIAL**



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Versatile space for various retail ventures & space for Owner User
- 9,163 SF building with 6 units on 4 parcels
- Centrally located in San Rafael
- 100% occupancy with stable income
- Private parking lot for convenience
- Excellent visibility for retail businesses
- Recently replaced main water line & 1 AC Unit

PROPERTY DESCRIPTION

This 9,163 SF building, featuring 6 units, is a well-maintained asset with 100% occupancy, providing immediate, stable returns. Built in 1959 and zoned T4MS 50/70, this property offers a solid foundation for a variety of retail ventures, which includes 4 parcels total. Boasting a private parking lot, it delivers convenience and accessibility for both tenants and customers. This centrally located property presents an unparalleled chance for a retail/street retail investor seeking a fully leased, income-producing asset with a motivated seller.

OFFERING SUMMARY

SALE PRICE:	\$2,500,000
NUMBER OF UNITS:	6
LOT SIZE:	20,852 SF
BUILDING SIZE:	9,163 SF
NOI:	\$137,377.00

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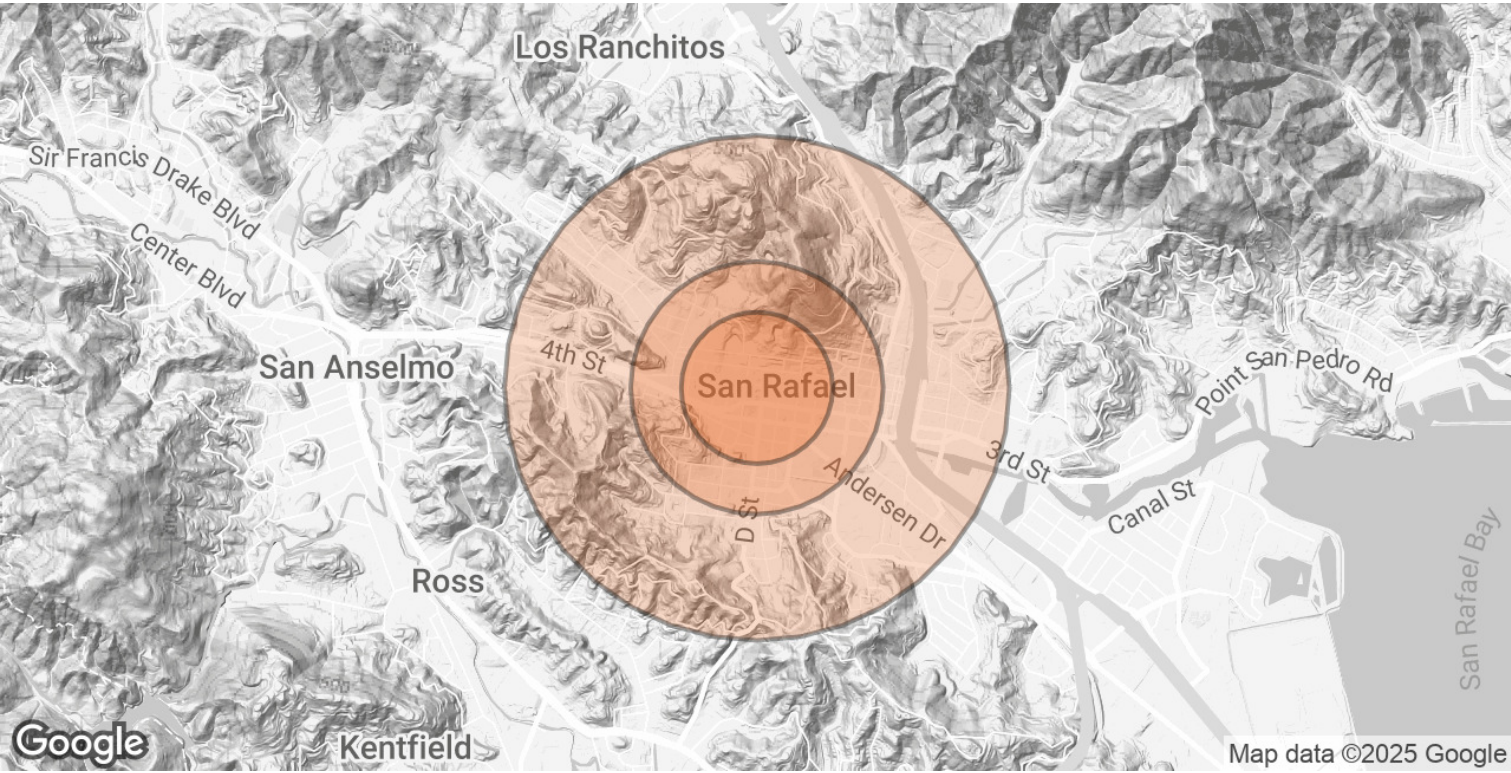
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,693	5,655	17,049
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	41	42	43
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	772	2,546	7,305
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$139,558	\$157,317	\$175,373
AVERAGE HOUSE VALUE	\$1,443,632	\$1,422,028	\$1,408,879

Demographics data derived from AlphaMap

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