

FOR LEASE

1212 FOURTH ST

San Rafael, CA 94901



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Property Summary

1212 FOURTH ST

San Rafael, CA 94901



PROPERTY DESCRIPTION

One of the most visible downtown San Rafael buildings with over ±80 feet of street fronting glass line. Located on a hard signalized corner with high foot traffic and strong drive by traffic, makes 1212 Fourth Street the building for various retail uses. The location provides easy access to various parking garages and is located right in front of the brand new AC Marriott 140 room hotel that is currently under construction.

PROPERTY HIGHLIGHTS

- Prominent Downtown Building
- Heart of Downtown San Rafael
- Hard Signalized Corner Location
- Street Fronting Glass Line of ±80 feet
- Large Signage Opportunity
- Bonus Mezzanine & Basement Space

LOCATION DESCRIPTION

Located in San Rafael's eclectic Fourth Street downtown business and shopping district that runs the length of Fourth Street. Surrounded by Marin's best restaurants, cafes, and breweries, local services, as well as unique retailers that include art, books, clothing, collectibles, furniture and jewelry and soon to be open 140 room AC Marriott hotel.

OFFERING SUMMARY

Lease Rate:	\$2.35 SF/month (Gross)
Available SF:	±7,874 SF
Building Size:	±36,572 SF
Property Type:	Retail



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Lease Spaces

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	7,874 SF	Lease Rate:	\$2.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1212 Fourth	Available	7,874 SF	Gross	\$2.35 SF/month	1212 Fourth Street has a total of ±80 feet of glass line. Mostly open concept with ±3,550 SF of mezzanine space and ±4,200 SF of basement space that is included in the rent.

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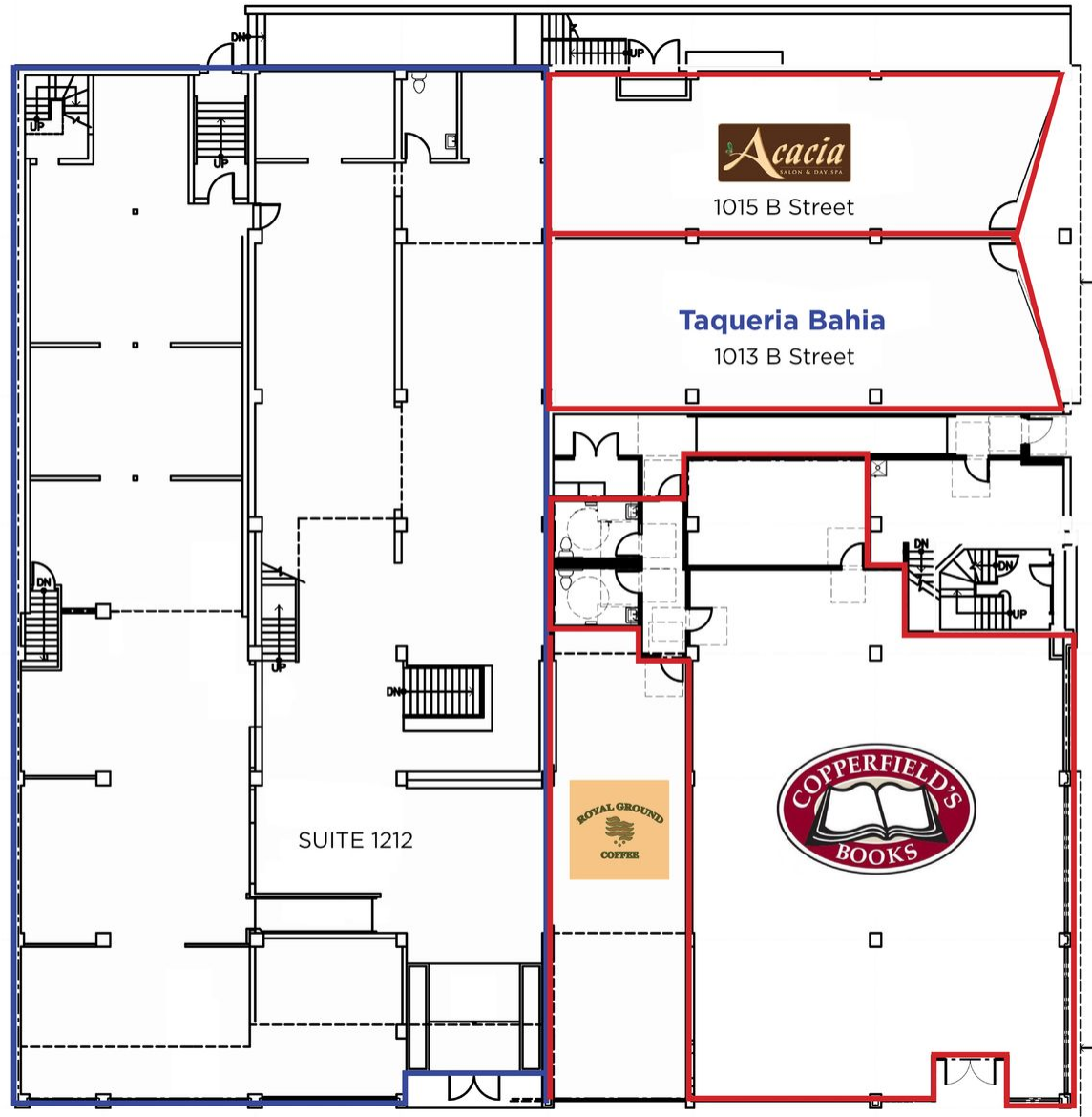


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Floor Plans

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Additional Photos

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Retailer Map

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Google

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Demographics Map & Report

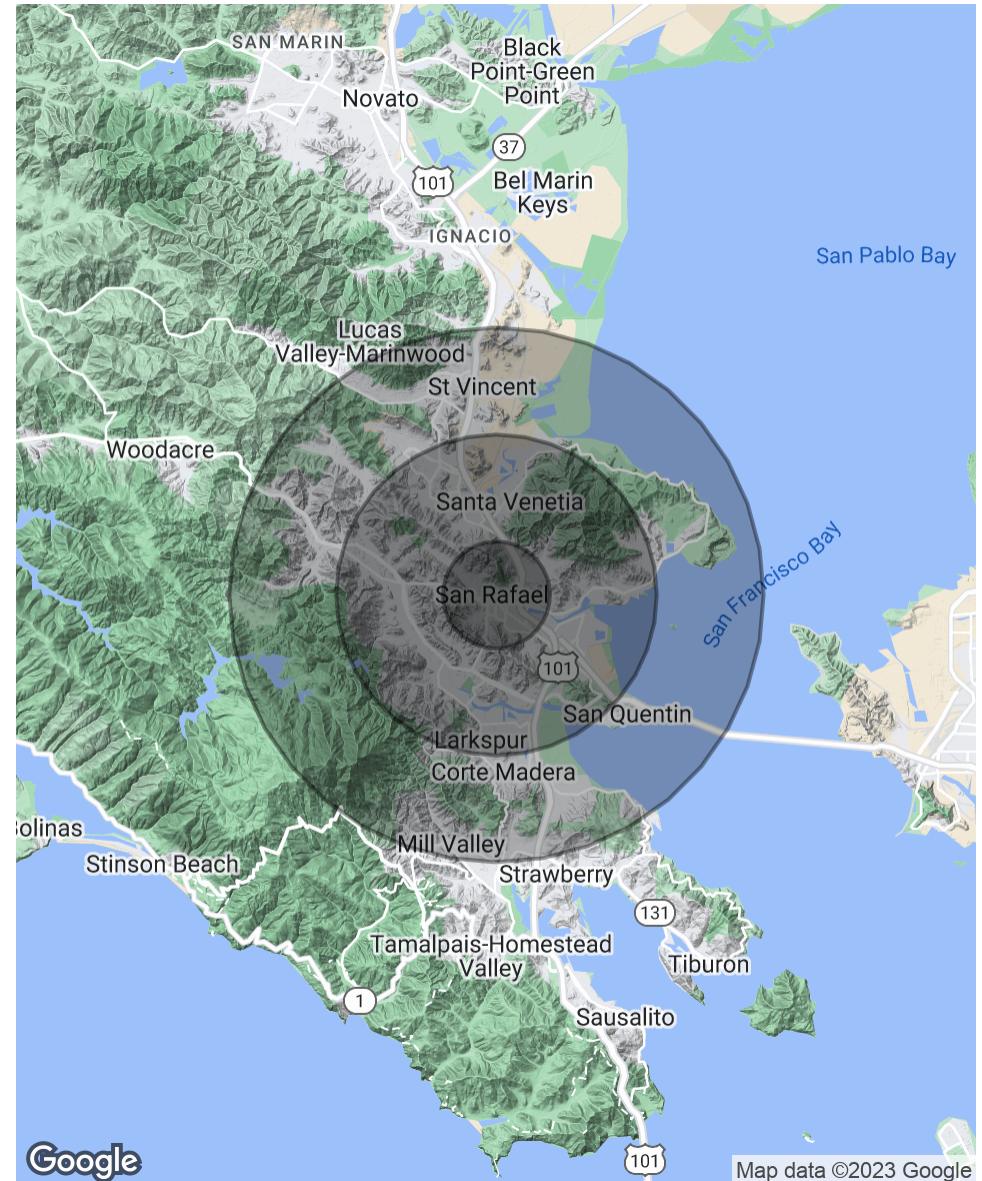
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,649	84,836	149,106
Average Age	41.1	41.9	43.3
Average Age (Male)	39.0	40.3	41.9
Average Age (Female)	42.4	43.4	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,447	35,389	62,371
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$94,469	\$117,999	\$125,790
Average House Value	\$922,885	\$911,375	\$885,916

* Demographic data derived from 2020 ACS - US Census



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