



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2020 4TH STREET
SAN RAFAEL, CA

Retail Opportunity

**3 Months Free
with 5 Year Lease**



Go beyond broker.

REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@KEEGANCOPPIN.COM



COMMERCIAL SPACE FOR LEASE



2020 4TH STREET
SAN RAFAEL, CA

RETAIL OPPORTUNITY

HIGHLIGHTS

- Newly Renovated
- High Ceilings
- Close Proximity to Downtown
- Excellent Traffic Count
- 4th Street Frontage
- High Visibility

SPACE

Unit B 1,100+/- sq ft

DESCRIPTION

An amazing opportunity for your retail business awaits! This space offers abundant natural light in a newly renovated storefront along the Miracle Mile in San Rafael.

LEASE TERMS

Size

1,100+/- sq ft

Rate

\$1.95 per sq ft/month

Terms

NNN - \$0.65 per sq ft/month

Parking

Street

Zoning

C/O

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@KEEGANCOPPIN.COM



COMMERCIAL SPACE FOR LEASE



2020 4TH STREET
SAN RAFAEL, CA

RETAIL OPPORTUNITY

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	14,934	96,386	140,567
Median Household Income:	\$106,059	\$107,592	\$121,059
Median Home Value:	\$1,089,987	\$1,054,705	\$1,062,451

TRAFFIC COUNT

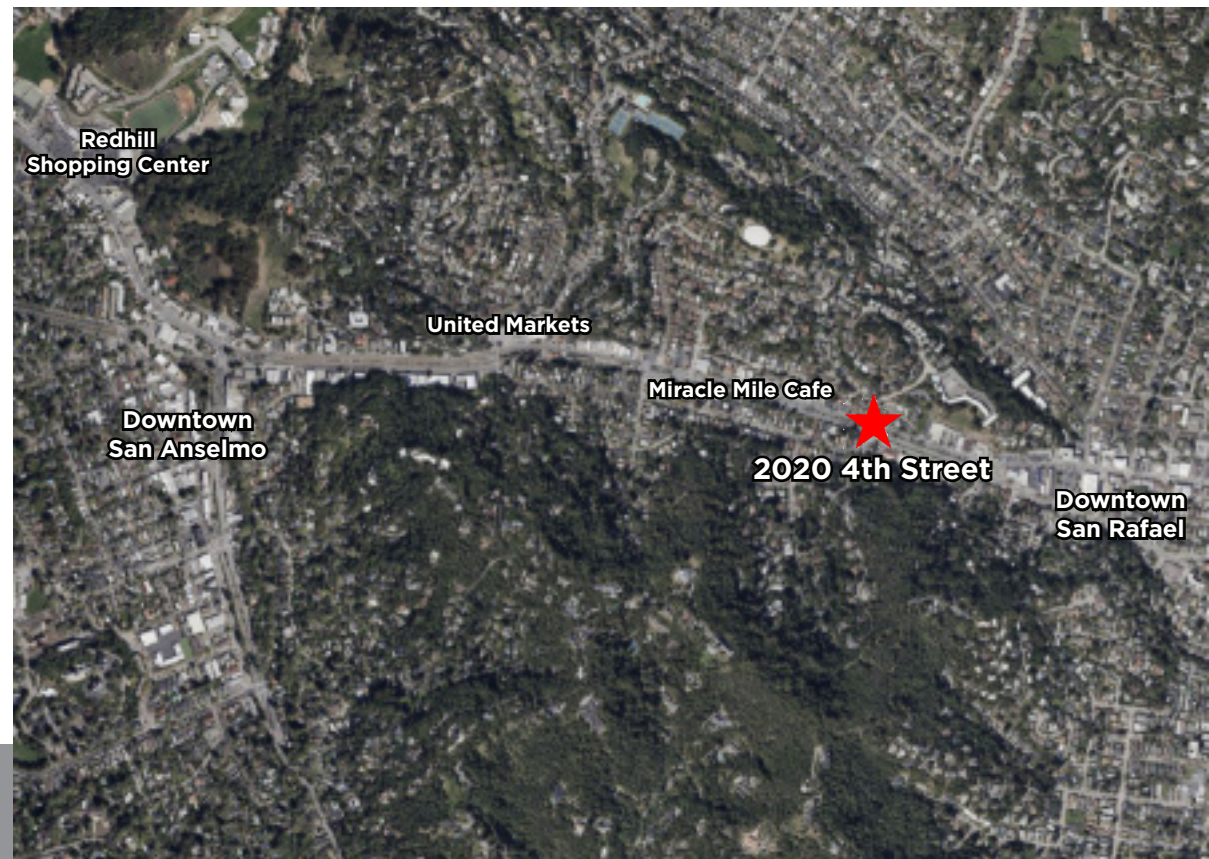
4th Street & E Crescent Drive:	45,394
4th Street & Alexander Avenue:	41,984

NEARBY AMENITIES

- Downtown San Rafael
- Downtown San Anselmo
- Redhill Shopping Center
- Miracle Mile Cafe
- Safeway
- United Markets

TRANSPORTATION ACCESS

- 1.5 miles from Hwy 101
- 1.5 miles from the SMART Train station



REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PHOTOS



2020 4TH STREET
SAN RAFAEL, CA

RETAIL OPPORTUNITY



REPRESENTED BY:

JOHN MOHUN, AGENT
KEEGAN & COPPIN CO., INC.
LIC # 02232254 (415) 461-1010, EXT 126
JMOHUN@KEEGANCOPPIN.COM