

# FOR SALE OR LEASE

## 1714 4TH ST

San Rafael, CA 94901



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**STEVE EASLEY**

CA LIC #00378205

(415) 762-8074

[steve@meridiancommercial.com](mailto:steve@meridiancommercial.com)

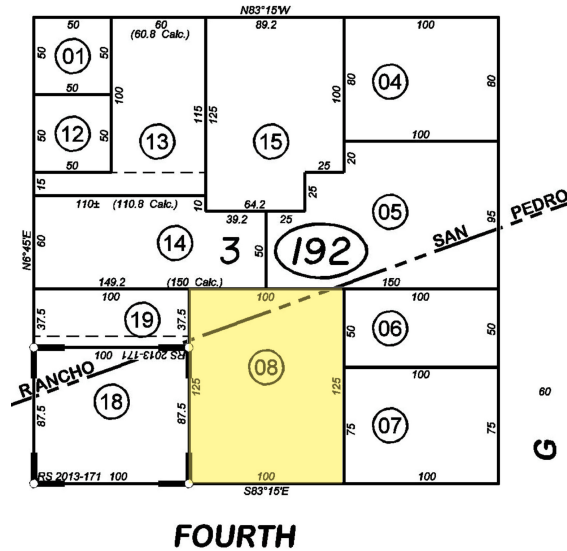
17 E. Sir Francis Drake Blvd., Suite 203 | Larkspur, CA 94939 | <https://www.meridiancommercial.com>

# FOR SALE OR LEASE

Property Summary

## 1714 4TH ST

San Rafael, CA 94901



### OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$15,625.00 per month (NNN)
Available SF:	±8,380 SF
Lot Size:	±12,500 SF
Building Size:	±8,380 SF
\$/SF:	\$447.49
Property Type:	Residential / Retail
Zoning:	T4MS-40/60

### LOCATION DESCRIPTION

The Jack L. Hunt Automotive Sales and Vehicle Repair site has been in business for over 75 years. It offers a high profile location, with ease of access, close to downtown restaurants and less than one mile from Highway 101. Potential redevelopment offers retail commercial on the first floor with up to five stories of residential above.

SPACES	LEASE RATE	SPACE SIZE	
1714 4th St	\$15,625 per month	8,380 SF	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,952	36,341	54,126
Total Population	16,116	93,464	141,377
Average HH Income	\$177,420	\$188,139	\$199,350

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Additional Photos

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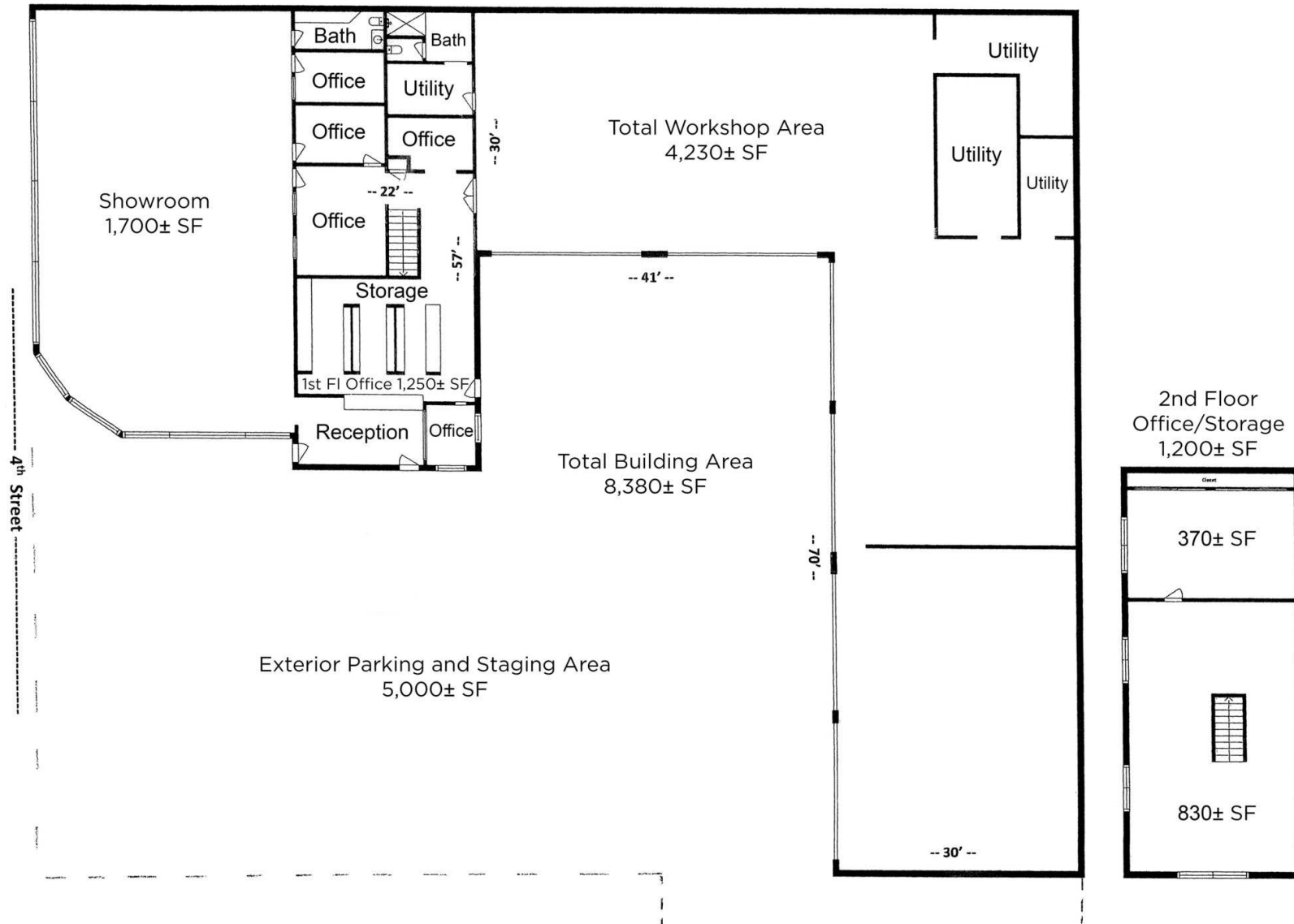


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Floor Plans

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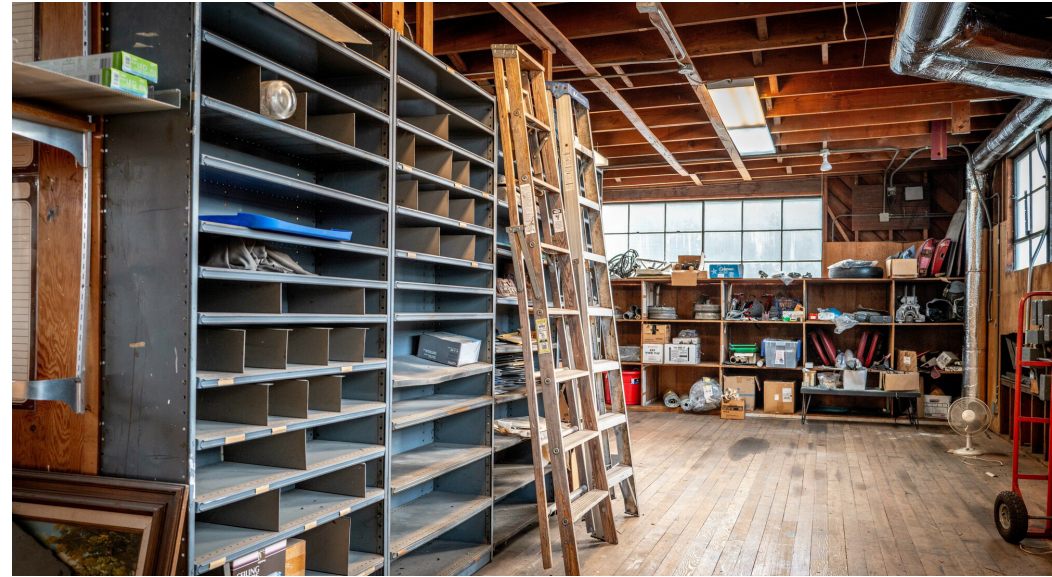


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Executive Summary

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### PROPERTY OVERVIEW

#### 1714 4th Street, APN 011-192-08:

Building 8,380 +/- SF; Lot 12,500 +/- SF

Zoned T4 Main Street (Building Height 40'-80')

1,700 SF - Front Showroom

1,250 SF - 1st Floor Office

1,200 SF - 2nd Floor Office

4,230 SF - Vehicle Work Shop

The Jack Hunt Automotive Site, located at the west end of 4th Street, built in 1951. The front showroom and office areas of 4,150 +/- SF are wood frame steel construction. The vehicle repair work shop area of 4,230 +/- SF is comprised of concrete and steel frame construction.

The exterior parking and staging area of 5,000 +/- SF supports the automotive repair and sales area.



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