

**FOR SALE**

# REDEVELOPMENT OPPORTUNITY

**1417 4TH ST**

San Rafael, CA 94901

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**PRESENTED BY:**

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Versatile space for various retail ventures and development opportunity
- 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

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,250,000
<b>NUMBER OF UNITS:</b>	6
<b>LOT SIZE:</b>	20,852 SF
<b>BUILDING SIZE:</b>	9,163 SF
<b>NOI:</b>	\$126,466.00
<b>CAP RATE:</b>	3.89%

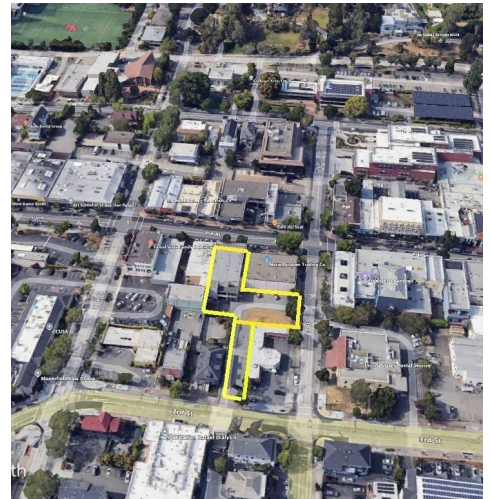
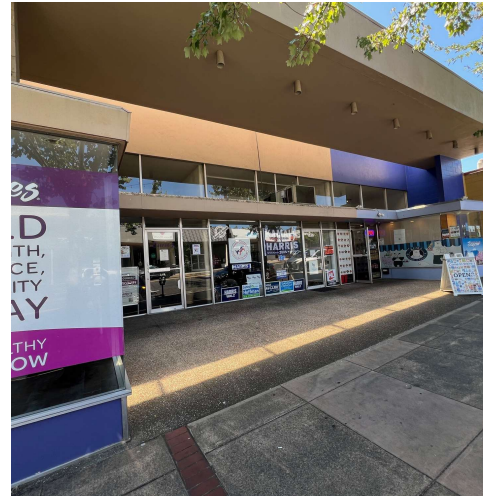
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## PROPERTY DESCRIPTION

With a total of 4 parcels, this is ideal for a redevelopment opportunity while a stable stream of income ensues during the planning process. 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. 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.

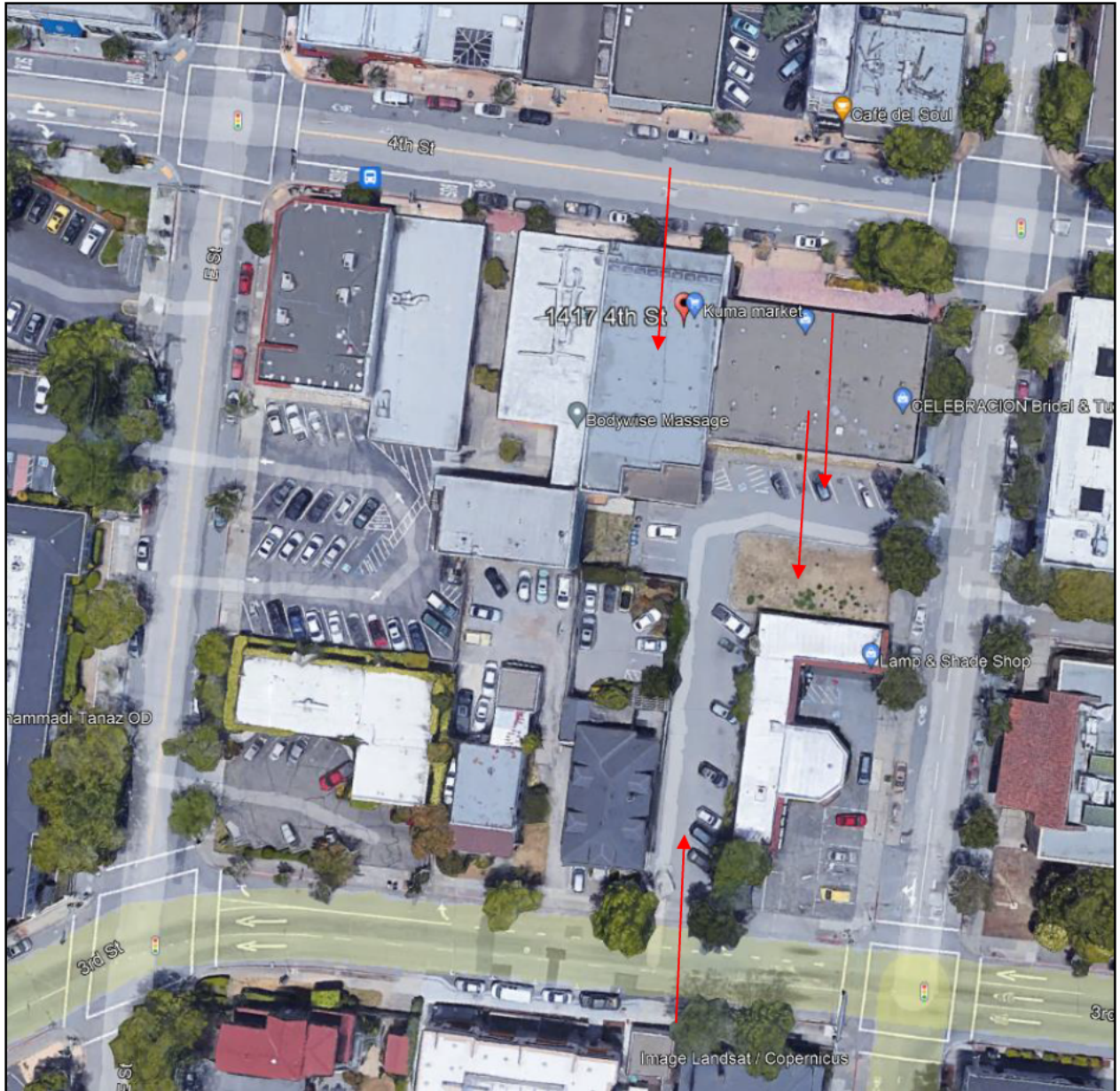
# ADDITIONAL PHOTOS



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# GOOGLE MAPS AERIAL VIEW



# 1417 4th Street Zone is T4MS

Table 2.3.070.A Use Table (Continued)	Form-Based Zones								
	T4				T5				
	N	N-O	MS	MS-O	N	N-O	MS		
<b>Commercial</b>									
Animal Retail Sales, excluding exterior kennel, pen or run <sup>7</sup>	P <sup>2</sup>	P <sup>2</sup>	P	P	P <sup>2</sup>	P <sup>2</sup>	P		
Artisan/ Craft Production	P <sup>2</sup>	P <sup>2</sup>	P	P	P <sup>2</sup>	P <sup>2</sup>	P		
Building Materials and Supplies <sup>8</sup>	P <sup>2</sup>	P <sup>2</sup>	P	P	P <sup>2</sup>	P <sup>2</sup>	P		
Convenience Market <sup>9</sup>	CZ	A	CZ	A	CZ	A	CZ		
Grocery Store and Supermarket <sup>9</sup>	P	P	P	P	P	P	P		
Gun Shop	-	-	-	-	-	-	-		
Kiosk <sup>10</sup>	A <sup>2</sup>	P <sup>2</sup>	A	P	A <sup>2</sup>	P <sup>2</sup>	A		
Liquor Store	P <sup>2</sup>	P <sup>2</sup>	P	P	P <sup>2</sup>	P <sup>2</sup>	P		
<b>Retail</b>									
Retail General <sup>9,11</sup>	P <sup>2</sup>	P <sup>2</sup>	P	P	P <sup>2</sup>	P <sup>2</sup>	P		
Curbside pick up	P	P	P	P	P	P	P		
Drive-thru service <sup>24</sup>	-	-	-	-	-	-	-		
Secondhand Store, Pawnshop <sup>12</sup>	CZ <sup>2</sup>	A <sup>2</sup>	CZ	A	CZ <sup>2</sup>	A <sup>2</sup>	CZ		
<b>Entertainment</b>									
Bar/ Cocktail Lounge/ Nightclub	CZ <sup>2</sup>	A <sup>2</sup>	CZ	A	CZ <sup>2</sup>	A <sup>2</sup>	CZ		
<b>Recreational Facility, indoors or outdoors</b>									
Bowling Alley <sup>13</sup>	-	-	-	-	C	CZ	-		
Game Center <sup>14</sup>	-	-	C <sup>1</sup>	CZ <sup>1</sup>	C <sup>1</sup>	CZ <sup>1</sup>	-		
Poolhalls/ Billiard, Theater <sup>15</sup>	P	P	P	P	P	P	P		
<b>Food</b>									
<b>Indoor Eating Area</b>									
Food Service Establishment	P	P	P	P	P	P	P		
Food Service Establishments with Alcohol Sales	A	A	P	P	A	A	P		
<b>Key</b>	P = Permitted by Right		A = Administrative Use Permit		CZ = Conditional Use Permit/ Zoning Administrator		C = Conditional Permit/ Planning Commission		- = Not Allowed

	Form-Based Zones								
	T4				T5				
	N	N-O	MS	MS-O	N	N-O	MS		
<b>Food (Continued)</b>									
Curbside pick up	P	P	P	P	P	P	P		
Drive-thru service <sup>16,24</sup>	-	-	-	-	-	-	-		
Outdoor Eating Area <sup>17,1</sup>	A <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	A <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		
<b>Lodging</b>									
Bed and breakfast inn	C	CZ	C	CZ	C	CZ	C		
Hotel/ Motel	C	CZ	C	CZ	C	CZ	C		
<b>Medical Office</b>									
Medical Service	p <sup>2</sup>	p <sup>2</sup>	p <sup>3</sup>	p <sup>3</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>3</sup>		
<b>Office</b>									
Laboratory	CZ	A	CZ <sup>3</sup>	A <sup>3</sup>	CZ	A	CZ <sup>3</sup>		
Research and Development	CZ	A	CZ <sup>3</sup>	A <sup>3</sup>	CZ	A	CZ <sup>3</sup>		
Office, General	p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,3</sup>	p <sup>1,3</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,3</sup>		
<b>Services</b>									
Animal Care									
Animal Hospital	C	CZ	C <sup>3</sup>	CZ <sup>3</sup>	C	CZ	C <sup>3</sup>		
Indoor/Outdoor kennels	C	CZ	C <sup>3</sup>	CZ <sup>3</sup>	C	CZ	C <sup>3</sup>		
Veterinary Clinic	CZ	A	CZ <sup>3</sup>	A <sup>3</sup>	CZ	A	CZ <sup>3</sup>		
Business Sales and Services	p <sup>2</sup>	p <sup>2</sup>	P	P	p <sup>2</sup>	p <sup>2</sup>	P		
Catering Establishment	P	P	CZ <sup>3</sup>	A <sup>3</sup>	P	P	CZ <sup>3</sup>		
Financial Service and Institution	P <sup>1</sup>	P <sup>1</sup>	p <sup>1,3</sup>	p <sup>1,3</sup>	P <sup>1</sup>	P <sup>1</sup>	p <sup>1,3</sup>		
Hospital/Major Medical Facility	C	CZ	-	-	C	CZ	-		
Outdoor Storage, including temporary or permanent storage containers	CZ	A	-	-	CZ	A	-		
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Table 2.3.070.A Use Table (Continued)	Form-Based Zones						
	T4				T5		
	N	N-O	MS	MS-O	N	N-O	MS
<b>Services, Personal</b>							
Day Care Center (14 or more children or adults)	CZ	A	CZ	A	CZ	A	CZ
Dry Cleaning Establishment, with on-site processing	CZ	A	CZ	A	CZ	A	CZ
Family Day Care							
14 children or less, if within residence	P	P	P	P	P	P	P
Small Day Care Facility, 14 children or less not in a residence	P	P	P	P	P	P	P
Large Day Care Facility, over 14 children	CZ <sup>1</sup>	A <sup>1</sup>	CZ <sup>1</sup>	A <sup>1</sup>	CZ <sup>1</sup>	A <sup>1</sup>	CZ <sup>1</sup>
Fitness/ Recreation Facility							
Less than 2,500 sf	P	P	P	P	P	P	P
2,500 sf or more	A	A	A	A	A	A	A
Fortunetelling <sup>18</sup>	-	-	A <sup>1,3</sup>	A <sup>1,3</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1,3</sup>
Funeral and Interment Services, including mortuary, but excluding crematory	CZ	A	-	-	CZ	A	-
Music Rehearsal/ Recording Studio	CZ	A	CZ <sup>3</sup>	A <sup>3</sup>	CZ	A	CZ <sup>3</sup>
Personal Service <sup>9,19</sup>	P	P	P	P	P	P	P
Personal Service, Drive-thru	-	-	-	-	-	-	-
School							
Parochial, Private	C	CZ <sup>2</sup>	C	CZ <sup>2</sup>	C	CZ <sup>2</sup>	C
Public	P	P	P	P	P	P	P
Specialized Education and Training							
Less than 2,000sf	P	P	P	P	P	P	P
2,000sf or more	CZ	A	CZ	A	CZ	A	CZ
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Table 2.3.070.A Use Table (Continued)	Form-Based Zones							
	T4				T5			
	N	N-O	MS	MS-O	N	N-O	MS	
<b>Public Assembly</b>								
Religious Institution (church, temple, mosque, place of worship)	C	CZ <sup>2</sup>	C	CZ <sup>2</sup>	C	CZ <sup>2</sup>	C	
<b>Public and Quasi-Public</b>								
Community Garden	P <sup>1</sup>	P <sup>1</sup>	-	-	P <sup>1</sup>	P <sup>1</sup>	-	
Club/ Lodge, including youth group	C	CZ	P	P	C	CZ	P	
Public Park, Playground, and Recreational Facility	P	P	P	P	P	P	P	
Public and Utility Facility	C	CZ	C	CZ	C	CZ	C	
Public Facility, Other (Police, Fire Department, Paramedic, Post Office, etc.)	C	CZ	C	CZ	C	CZ	C	
<b>Residential</b>								
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P	
Animal Keeping	A <sup>1</sup>	A <sup>1</sup>	A <sup>1,3</sup>	A <sup>1,3</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1,3</sup>	
Boarding House	A	A	A <sup>1,3</sup>	A <sup>1,3</sup>	A	A	A <sup>1,3</sup>	
Caretaker's Residence	A	A	A <sup>1,3</sup>	A <sup>1,3</sup>	A	A	A <sup>1,3</sup>	
Emergency Shelter for the Homeless								
Temporary	C	CZ	C	CZ	C	CZ	C	
Home Occupation <sup>20</sup>	P	P	P <sup>1</sup>	P <sup>1</sup>	P	P	P <sup>1</sup>	
Live/ Work <sup>21</sup>	P	P	P	P <sup>1</sup>	P	P	P	
Residential <sup>21</sup>	P	P	P <sup>3</sup>	P <sup>3</sup>	P	P	P <sup>3</sup>	
Residential Care Facility for the disabled in dwelling unit <sup>21</sup>	P	P	P	P	P	P	P	
Residential Care Facility, Other								
Small (0—6 residents)	P	P	P	P	P	P	P	
Large (7 or more residents)	C	CZ	C	CZ	C	CZ	C	
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Table 2.3.070.A Use Table (Continued)	Form-Based Zones						
	T4				T5		
	N	N-O	MS	MS-O	N	N-O	MS
<b>Temporary Use</b>							
Temporary Use <sup>22</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>	A <sup>1</sup>
<b>Transportation</b>							
Bus Station	-	-	-	-	C	CZ	C
"Park and Ride" Facility	CZ	A	-	-	CZ	A	CZ
Parking Facility, commercial or municipal	CZ	A	CZ	A	CZ	A	CZ
Rideshare Station <sup>23</sup>	C	CZ	-	-	C	CZ	C
Transit Station, public or transitway	C	CZ	-	-	C	CZ	C
<b>Other Uses</b>							
Wireless Telecommunication Facilities <sup>25</sup>	A	A	A	A	A	A	A

<sup>1</sup> See SRMC Chapter 14.21 (Administrative Use Permits) Performance Standards for additional requirements.

<sup>2</sup> Max. 2,500 sf per building.

<sup>3</sup> Not allowed on the ground floor within 30' of the sidewalk. Allowed on ground floor along side street if at least 15' from the front of the lot.

<sup>4</sup> Shall not be located within one thousand feet (1,000') from: schools (public and private elementary, junior high, and high schools), public parks, public libraries, arcades, youth/teen centers, community/recreation centers, licensed day care centers for children, shopping malls, and houses of worship with organized youth programs, as measured from the property lines of each parcel.

<sup>5</sup> See SRMC Section 14.16.160 (Gasoline Stations)

<sup>6</sup> See SRMC Section 14.17.090 (Motor Vehicle Repair Uses)

<sup>7</sup> See SRMC Chapter 10.24 (Dog Kennels and Pet Shops)

<sup>8</sup> See SRMC Section 14.17.120 (Outdoor Storage)

<sup>9</sup> Operating after eleven p.m. (11:00 p.m.) requires a use permit (CZ)

<sup>10</sup> See SRMC Section 14.16.115 (Emergency Shelters - Permanent)

<sup>11</sup> See SRMC Chapter 10.16 (Auctions)

<sup>12</sup> See SRMC Chapter 10.20 (Pawnbrokers and Secondhand Dealers)

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<sup>13</sup> See SRMC Chapter 10.32 (Bowling Alleys)

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<sup>14</sup> See SRMC Section 14.17.070 (Game Arcades)

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<sup>15</sup> CZ applies if there is a liquor sales use with no food service.

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<sup>16</sup> This use allowed in West End Village and Montecito Commercial.

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<sup>17</sup> For outdoor eating areas on private property, see SRMC Section 14.17.110 (Outdoor Eating Areas Proposed in Conjunction with Food Service Establishments) standards. For outdoor seating areas located on city sidewalks or rights-of-way, see SRMC Section 14.16.277 (Use Of City Sidewalks and Rights-of-way for Outdoor Eating Areas) standards.

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<sup>18</sup> See SRMC Section 14.17.060 (Fortunetelling)

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<sup>19</sup> See SRMC Chapter 8.34.

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<sup>20</sup> See SRMC Section 14.16.220 (Home Occupations)

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<sup>21</sup> See SRMC Section 14.17.100 (Residential Uses in Commercial Districts)

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<sup>22</sup> See SRMC Section 14.17.130 (Temporary Uses)

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<sup>23</sup> See SRMC Chapter 10.60 (Vehicles for Hire)

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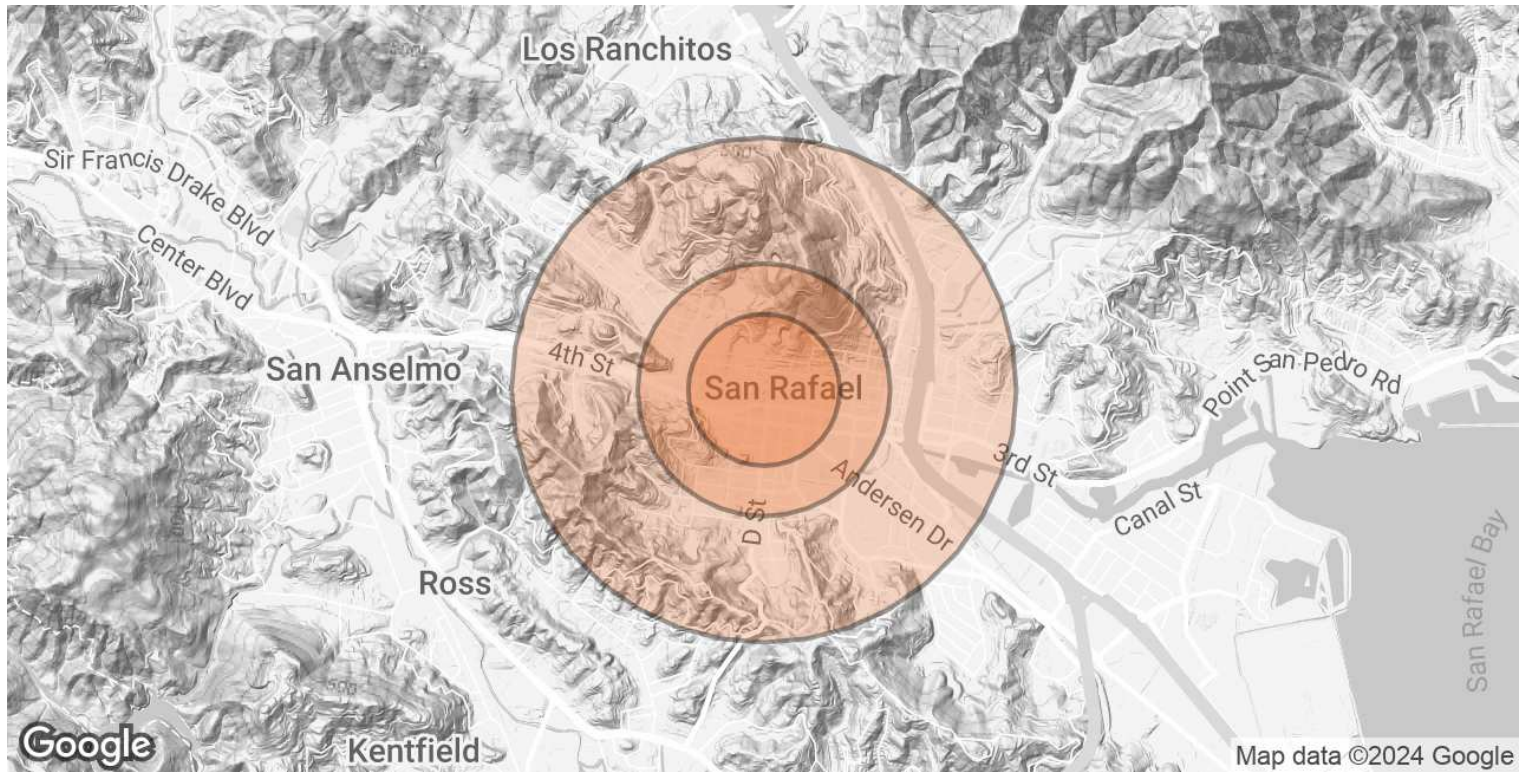
<sup>24</sup> Existing as of December 31, 2020.

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<sup>25</sup> Subject to stealth design requirements.

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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	1,693	5,655	17,049
<b>AVERAGE AGE</b>	43	43	43
<b>AVERAGE AGE (MALE)</b>	41	42	43
<b>AVERAGE AGE (FEMALE)</b>	44	44	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	772	2,546	7,305
<b># OF PERSONS PER HH</b>	2.2	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$139,558	\$157,317	\$175,373
<b>AVERAGE HOUSE VALUE</b>	\$1,443,632	\$1,422,028	\$1,408,879

Demographics data derived from AlphaMap

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