

# 4050 REDWOOD HIGHWAY

SAN RAFAEL | CALIFORNIA



**NEWMARK**

## RETAIL/OFFICE SPACE FOR LEASE

±1,171 RSF

\$2.25/RSF, NNN (NNN=±\$0.85/RSF/Month)

**JOE MCCALLUM**

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CA RE LIC #02048815

**RETAIL/OFFICE**

Building Type

**±5.5/1,000**

Parking Ratio

**±1,171 RSF**

Available Space

**\$2.25/RSF/Month, NNN (NNN=±\$0.85/RSF/Month)**

Asking Price

**COMMERCIAL/OFFICE DISTRICT**

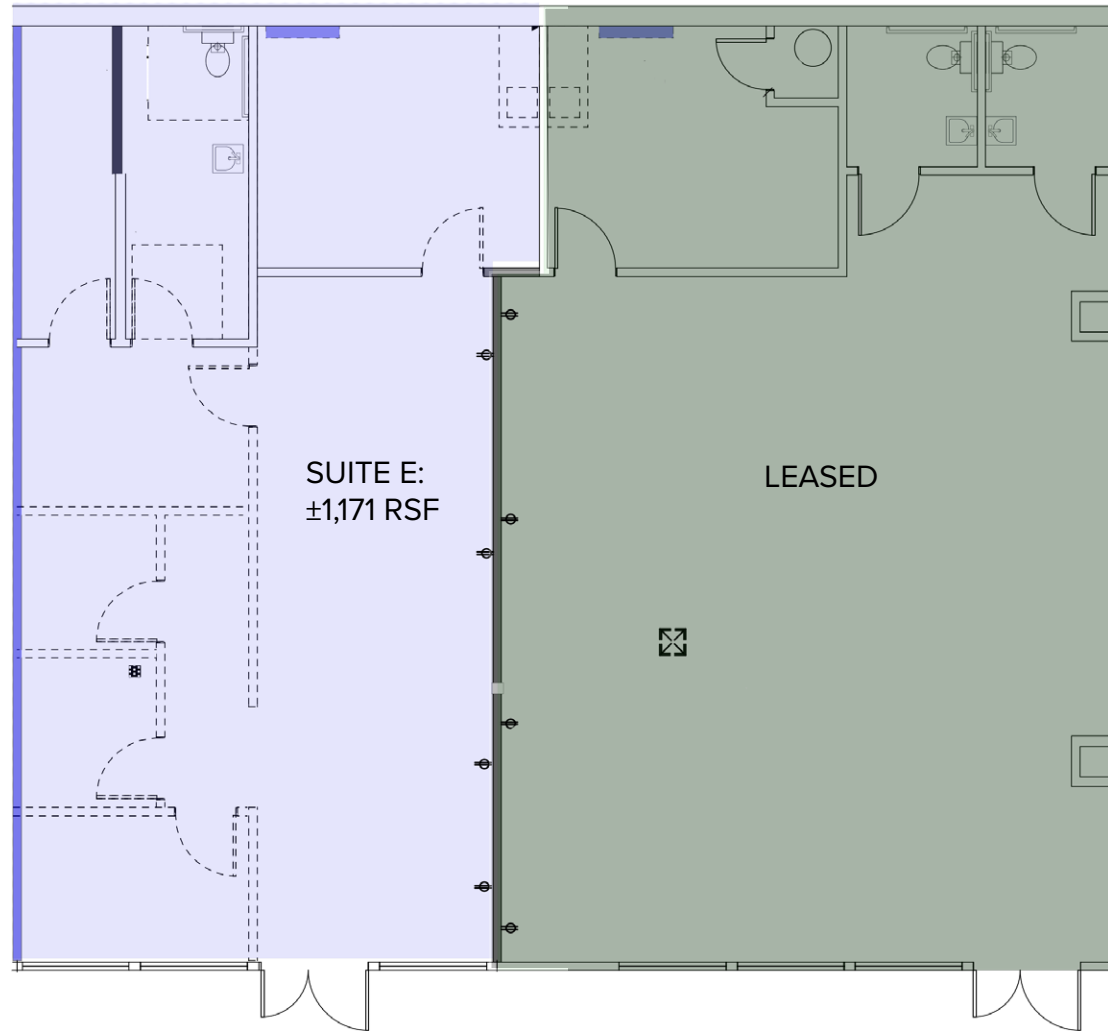
Zoning

4050 Redwood Highway is a flexible retail/office property with high-visibility from U.S. Highway 101 in northern San Rafael. Tenants within this ±10,207 RSF multi-tenant building benefit from strong branding and flexible usage options, as well as an abundance of parking (±5.5/1000 RSF).

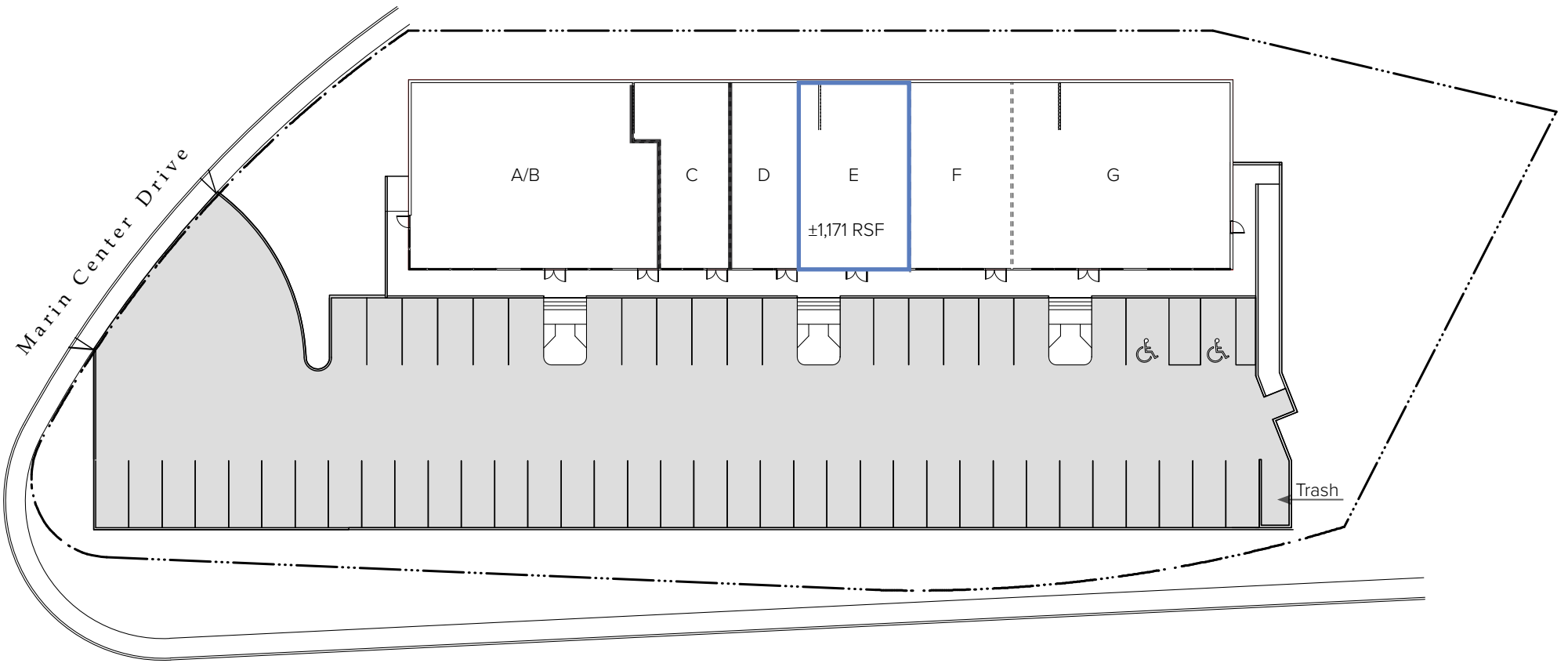
Available space in the building offers flexibility, totaling ±1,171 RSF. The suite features improved restrooms, existing sinks, private offices and open areas.

The property is situated just north of the Manuel T. Freitas Parkway exit, easily accessible from U.S. Highway 101 coming from either direction. Property benefits include signage opportunities, ADA ramp accessibility, and convenient access for customers and staff.











NORTHGATE ONE

**SAFeway**  
**BIG 5**  
SPORTING GOODS  
**Starbucks**  
**FedEx**  
Office

**4050**  
**Redwood Highway**  
**San Rafael | CA**

**macy's**  
**verizon**  
**HomeGoods**  
**Mi Pueblo A FOOD CENTER**  
**PREMIERE BBQ**  
**PIZZERIA**

NORTHGATE MALL

NORTHGATE III

**Black Bear Diner**  
**Michaels**  
**CVS pharmacy**  
**the Habit**  
BURGER GRILL

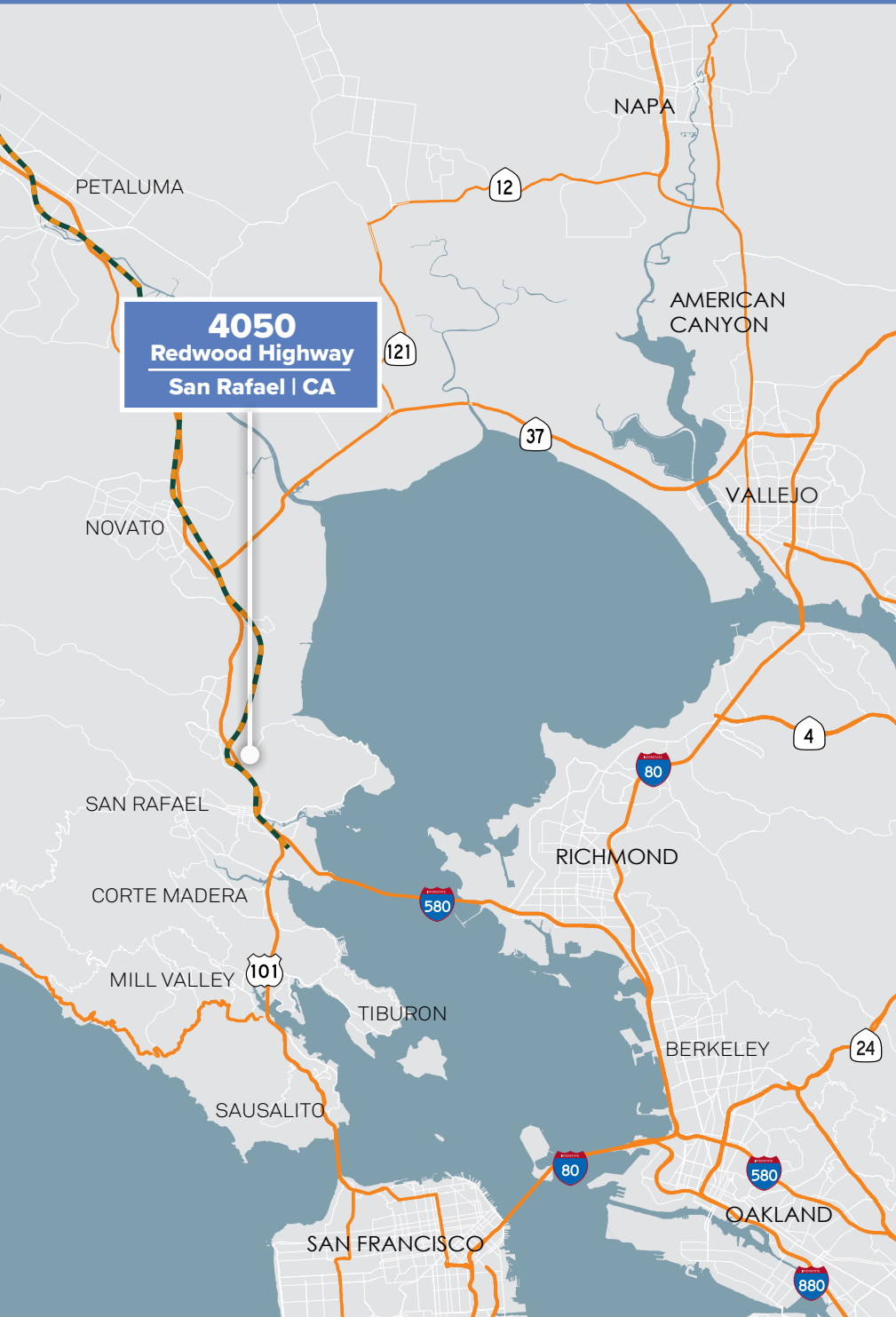
**SONOMA-MARIN**  
**SMART**  
AREA RAIL TRANSIT

**E**  
**EMBASSY SUITES**  
by Hilton

MARIN  
CIVIC CENTER

San Francisco

101



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,724	70,313	132,795
Households	4,820	28,768	52,446
Median HH Income	\$99,355	\$110,590	\$112,661
Daytime EE	13,738	39,647	73,797

## AVG DAILY TRAFFIC COUNT

Hwy-101 @ Marin Center Drive 186,774

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