



SHAMROCK CENTER

RETAIL SPACE FOR LEASE

647 IRWIN STREET | UNIT B | SAN RAFAEL | CALIFORNIA



±2,686 RENTABLE SQUARE FEET

\$2.75/RSF, PLUS NNN OF \$.65/SF/MONTH

NEWMARK

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PROPERTY DESCRIPTION



HIGH PROFILE CORNER
RETAIL BUILDING



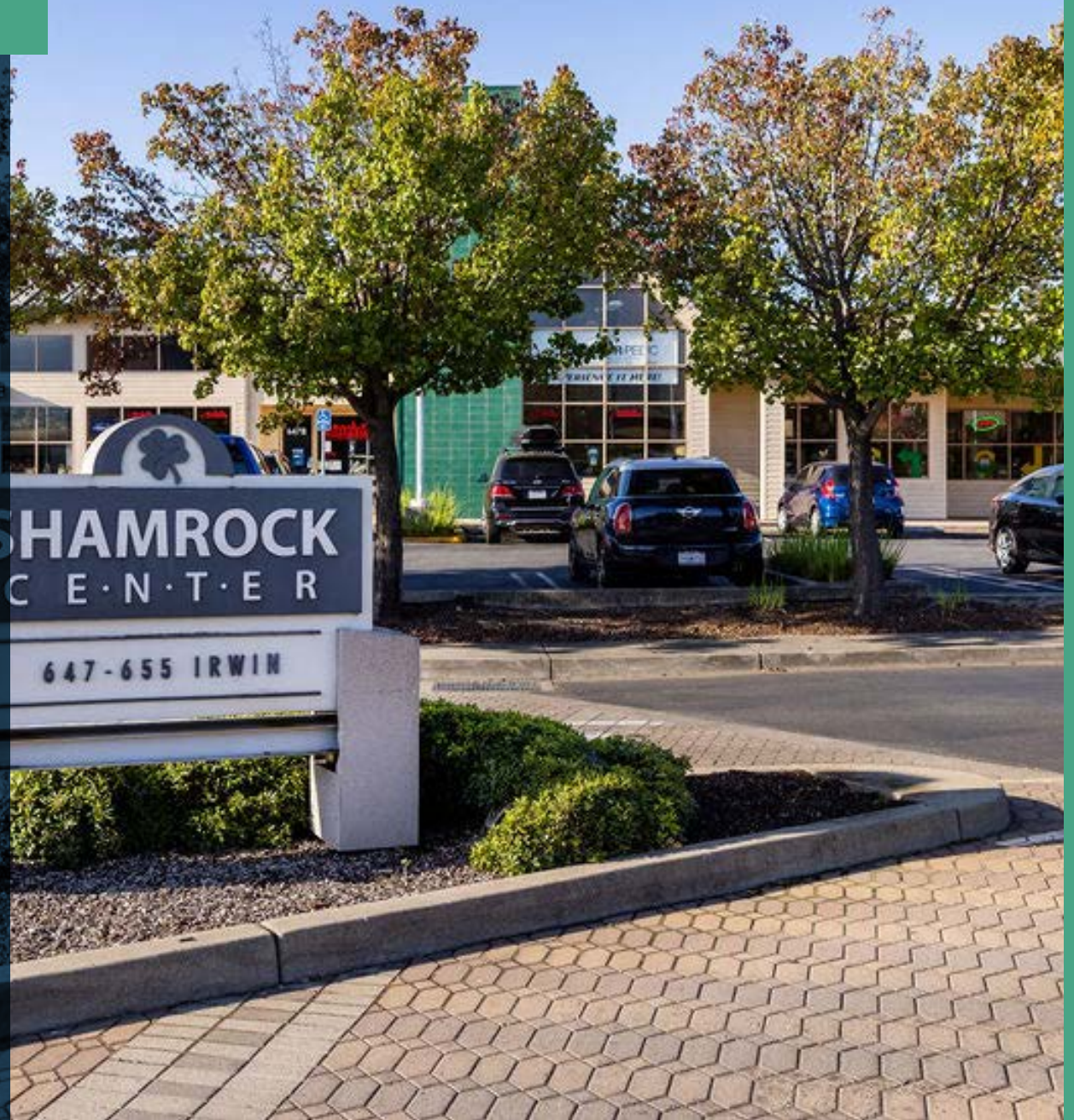
41 PARKING SPACES



BETWEEN SUBWAY AND
STARBUCKS



ZONED PD: BY RESOLUTION,
THE CITY EQUATES THIS TO
GC (GENERAL COMMERCIAL)
ZONING. ALLOWS MOST RETAIL
AND BULK RETAIL USES, AS
WELL AS MEDICAL USES WITH A
CONDITIONAL USE PERMIT



PROPERTY HIGHLIGHTS



UNIT B ±2,686 RSF SHOWROOM



\$2.75/RSF, PLUS NNN
OF \$.65/SF/MONTH



GREAT GLASS-LINE



17' TO 27' HIGH WOOD CEILING
IN FRONT SHOWROOM



ADA RESTROOM



CURRENTLY VACANT AND READY
FOR OCCUPANCY



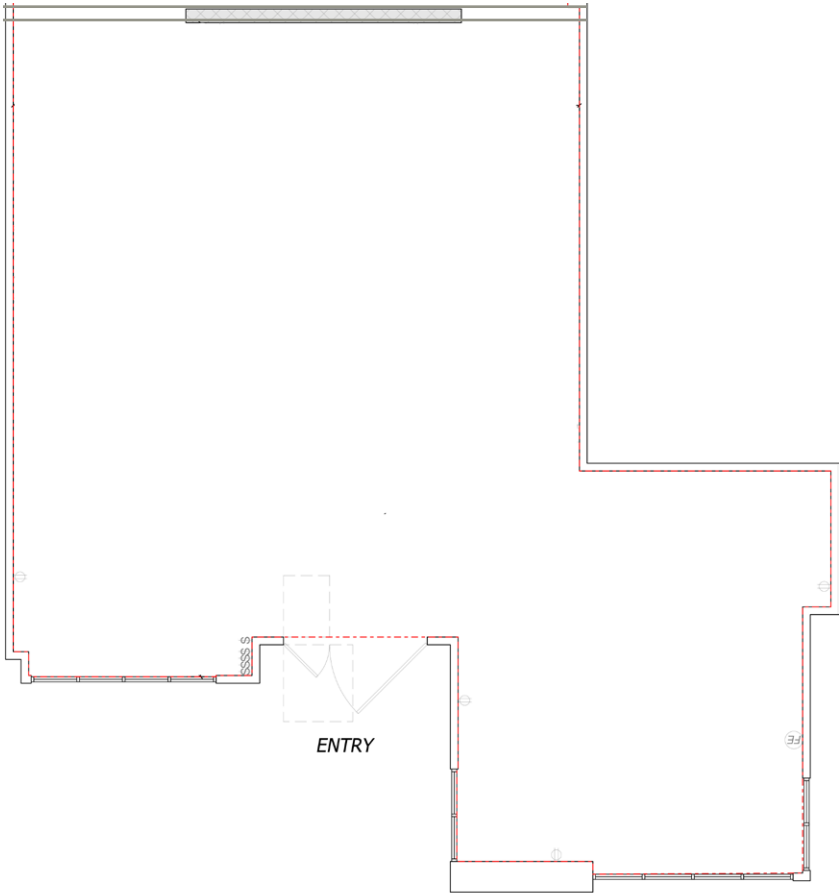
PROPERTY PHOTOS



PROPERTY SITE PLAN

- WELL POSITIONED BETWEEN
STARBUCKS AND SUBWAY

- ±2,686 RSF OF SHOWROOM SPACE



ANCHOR TENANTS

- STAPLES - MARIN'S SOON TO BE
ONLY RETAIL OFFICE SUPPLY STORE

- SPROUTS FARMER'S MARKET

- STARBUCKS COFFEE

- SUBWAY



LOCATION MAP



SITE



647 Irwin St

SUBWAY

STAPLES

SPROUT'S
FARMERS MARKET

2024 Demographics

1 Mile 3 Miles 5 Miles



Population 20,334 82,526 143,167



Avg HH 7,774 32,391 56,759



Avg HH Income \$122,292 \$150,018 \$158,255



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