



GROUND MATRIX

FOR LEASE

PROMINENT  
RETAIL  
SPACE

at

1447

4TH STREET

San Rafael, CA 94901



Presented By:

**Jerry Adamson**

707.570.7802

[jerry@groundmatrix.com](mailto:jerry@groundmatrix.com)

CalDRE #01935945

# 1447

HIGH PROFILE RETAIL SPACE

## 4TH STREET

San Rafael, CA 94901



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### PROPERTY DESCRIPTION

The space available is perfect for a variety of retail or client serving professional service businesses. The 4th Street frontage has great visibility from pedestrian and drive-by traffic.

### LOCATION DESCRIPTION

1447 4th Street is an iconic downtown property prominently located on corner with high visibility. The 4th Street corridor is the economic and cultural heart of San Rafael.

### PROPERTY HIGHLIGHTS

- Prominent corner retail space
- Large store front windows
- Lots of natural light
- High ceilings
- Large production/back office space
- Two storage rooms
- Two (2) exclusive parking spaces, six (6) shared

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### OFFERING SUMMARY

Space Size:	+/- 1,587 RSF
Lease Rate:	\$2.00/RSF/Month
Lease Type:	NNN
Term:	3 - 5 Years
Availability:	Immediate

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,794	36,262	62,978
Total Population	14,224	86,927	150,868
Average HH Income	\$94,594	\$118,627	\$125,521

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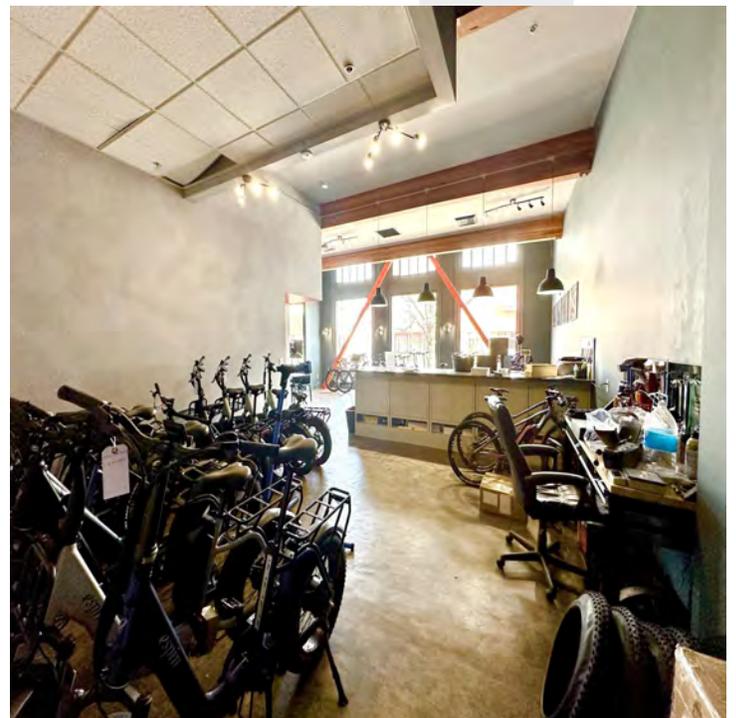
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Additional Photos



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[Additional Photos](#)



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Location Map



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