



Keegan & Coppin  
COMPANY, INC.

FOR SALE

901-907 FOURTH STREET  
SAN RAFAEL, CA

FULLY LEASED MIXED USE



REPRESENTED BY:

VESA BECAM, PARTNER  
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VESA@KEEGANCOPPIN.COM



# EXECUTIVE SUMMARY



901-907 FOURTH STREET  
SAN RAFAEL, CA

FULLY LEASED MIXED USE

Available for the first time in over 20 years, this fully leased mixed-use property comprised of two buildings represents an opportunity for an investor to acquire a cornerstone property in the downtown Fourth Street corridor. The property is adjacent to a municipal parking lot, and at the epicenter of the vibrant downtown core. Tenancies are stable, with an architecture firm occupying the second floor, and a mix of retail tenants on the ground floor, including a new and highly acclaimed Neapolitan pizzeria, a boutique coworking facility, and two smaller retail tenants who have been in place for decades. Building systems were extensively upgraded in 2017, with the construction of modern restaurant infrastructure. The property has been maintained to the highest standard since the sellers' ownership of the property. Its location, quality and charm ensure the long term stability of the asset.

Purchase price:

**\$3,900,000**

Cap rate:

**6.75%**



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# REGIONAL SNAPSHOT



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## DESCRIPTION OF AREA

Downtown San Rafael is the County's urban core and financial district. It is home to Bio Marin's corporate campus, as well as housing the Marin offices of most leading national financial institutions. Local and regional law firms, financial services companies and similar businesses are attracted to downtown San Rafael, both for higher quality office opportunities as well as the conveniences and amenities the area provides. It is a convenient location for commuters with easy access to Hwy 101, Interstate 580, and the downtown transit center that serves the commuter buses and the SMART train. With over 700 business in the Fourth Street corridor alone, this dynamic downtown is a cultural focal point for the county community at large.

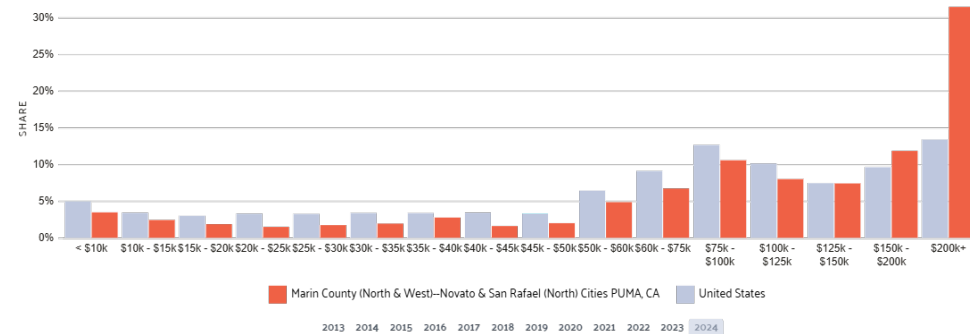
San Rafael is Marin County's central hub and most populous city. It is the seat of the county government, as well as the business and cultural center. The downtown core is a vibrant, pedestrian-friendly area with a dynamic mix of shops and restaurants. The wide variety of lively cultural events throughout the year, such as the Half-Marathon and Triathlon, the Marin County Fair, the Italian Street Painting Festival, the events hosted by the California Film Institute during the Mill Valley Film Festival, the Christmas Lighted Boat Parade and the incredibly diverse cultural activities at the Civic Center auditoriums distinguish San Rafael as the cultural heart of the county.

The concentration of city and county government services provide a keystone for activity in the county, and the easy access to transportation and major thoroughfares have cemented San Rafael's role as the point from which all County business activity radiates. A resilient local economy, with strong service sector growth, a skilled workforce, and a high median income provide the backbone of the city's underlying stability. With its strategic location and easy access to Highway 101 and Interstate 580, San Rafael is home to a number of growing and well established companies.

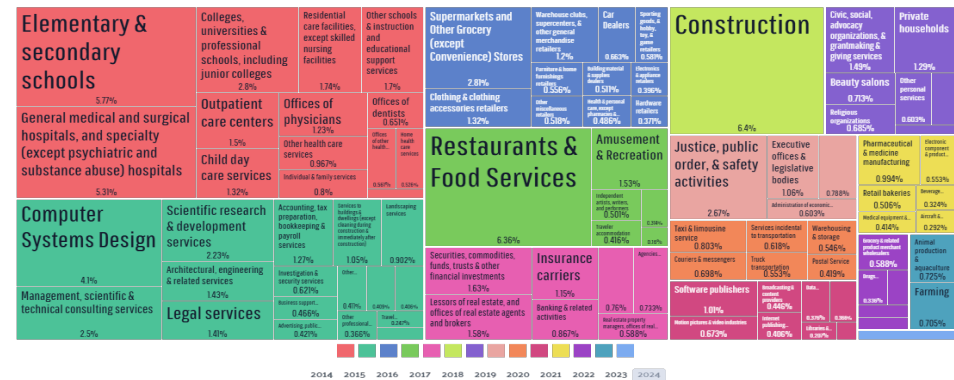
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	14,268	85,542	141,145
Median Household Income:	\$106,331	\$144,424	\$158,159
Average Age:	46	46	47
Median Home Value:	\$1,269,216	\$1,355,210	\$1,392,247

## HOUSEHOLD INCOME



## EMPLOYMENT BY INDUSTRY



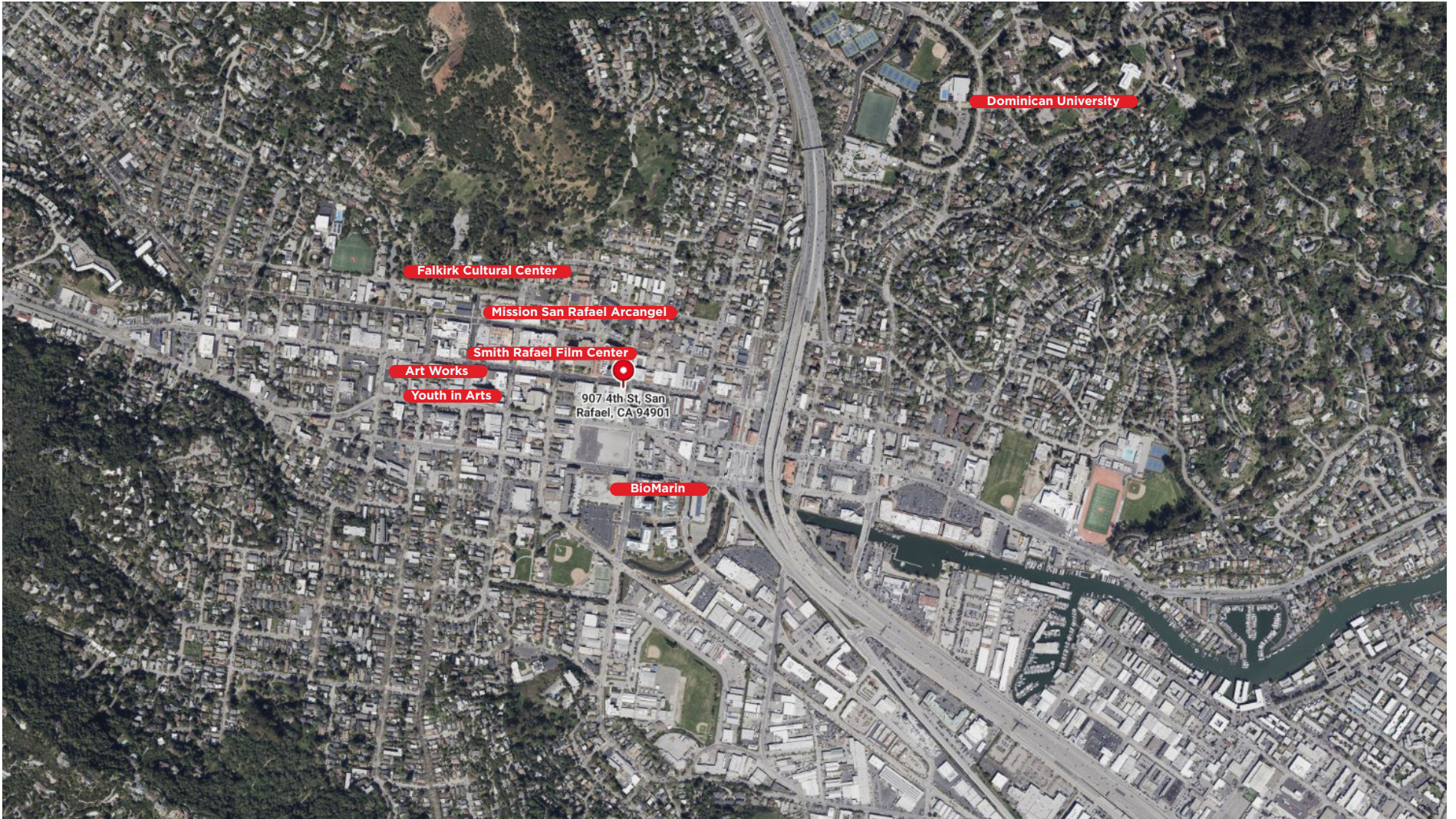


# VICINITY MAP



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.  
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