



**PRIME RETAIL**

# 1224 Fourth Street Retail

**1224 FOURTH STREET**

San Rafael, CA 94901

**PRESENTED BY:**

**GARY GUSTAFSON**

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CalDRE #00414569

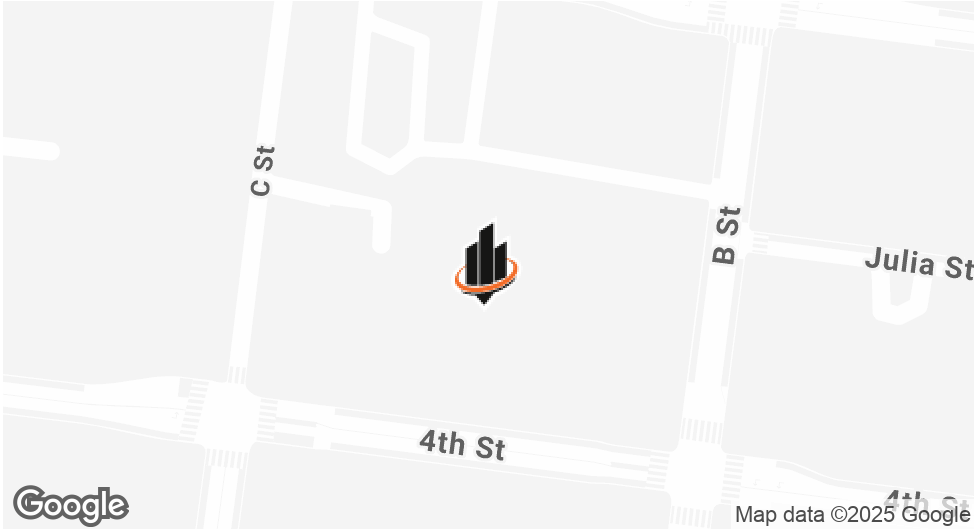
**KEVIN D. CHIN, CCIM**

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CalDRE #00696127

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.15 SF/month (Gross) conditions apply
BUILDING SIZE:	12,684 SF
AVAILABLE SF:	2,324 SF
LOT SIZE:	10,684 SF
MARKET:	San Rafael
SUBMARKET:	Northbay
APN:	011-212-06

PROPERTY OVERVIEW

Street Retail below apartments in the heart of Downtown San Rafael. Adjacent to the New Marriott Hotel, Copperfields Books, Stephen Hill Jewelry. In the heart of downtown with Banking, Restaurants, Goods & Services steps away. See retailer map

PROPERTY HIGHLIGHTS

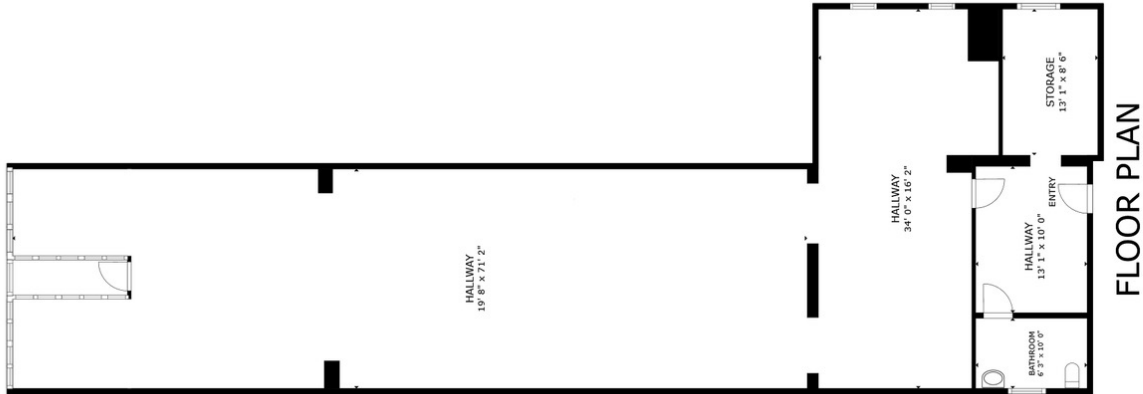
- Prime Downtown Location - high foot traffic
- Next to popular Stephan Hill Jewelry and My Tai Restaurant
- Limited Private On Site Parking / public parking adjacent at 5th & C
- Minimum 3 year term. Rate adjusted to market on 2nd year with CPI increase annually (3% min)
- Owner will consider an allowance for fixtures / improvements
- ADA accessible

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FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 2,247 sq.ft.  
TOTAL : 2,247 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## ADDITIONAL PHOTOS



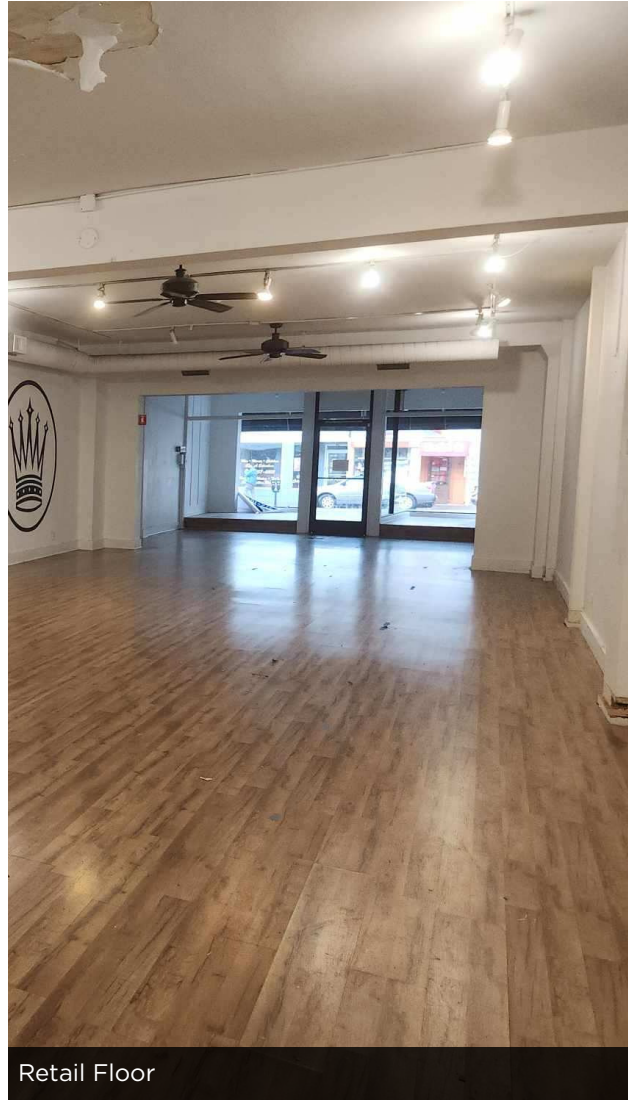
4th St. Display Windows



PRIVATE PARKING



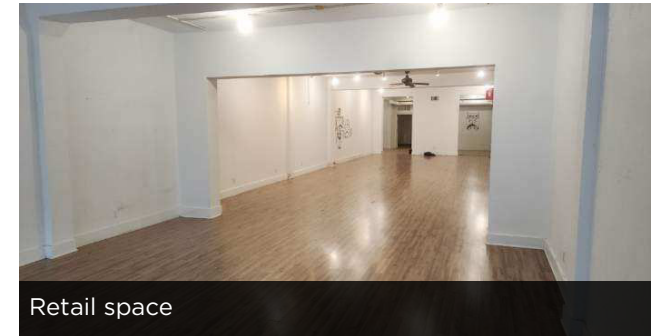
NEXT TO AC MARRIOTT HOTEL



Retail Floor



Display Area / Entrance



Retail space



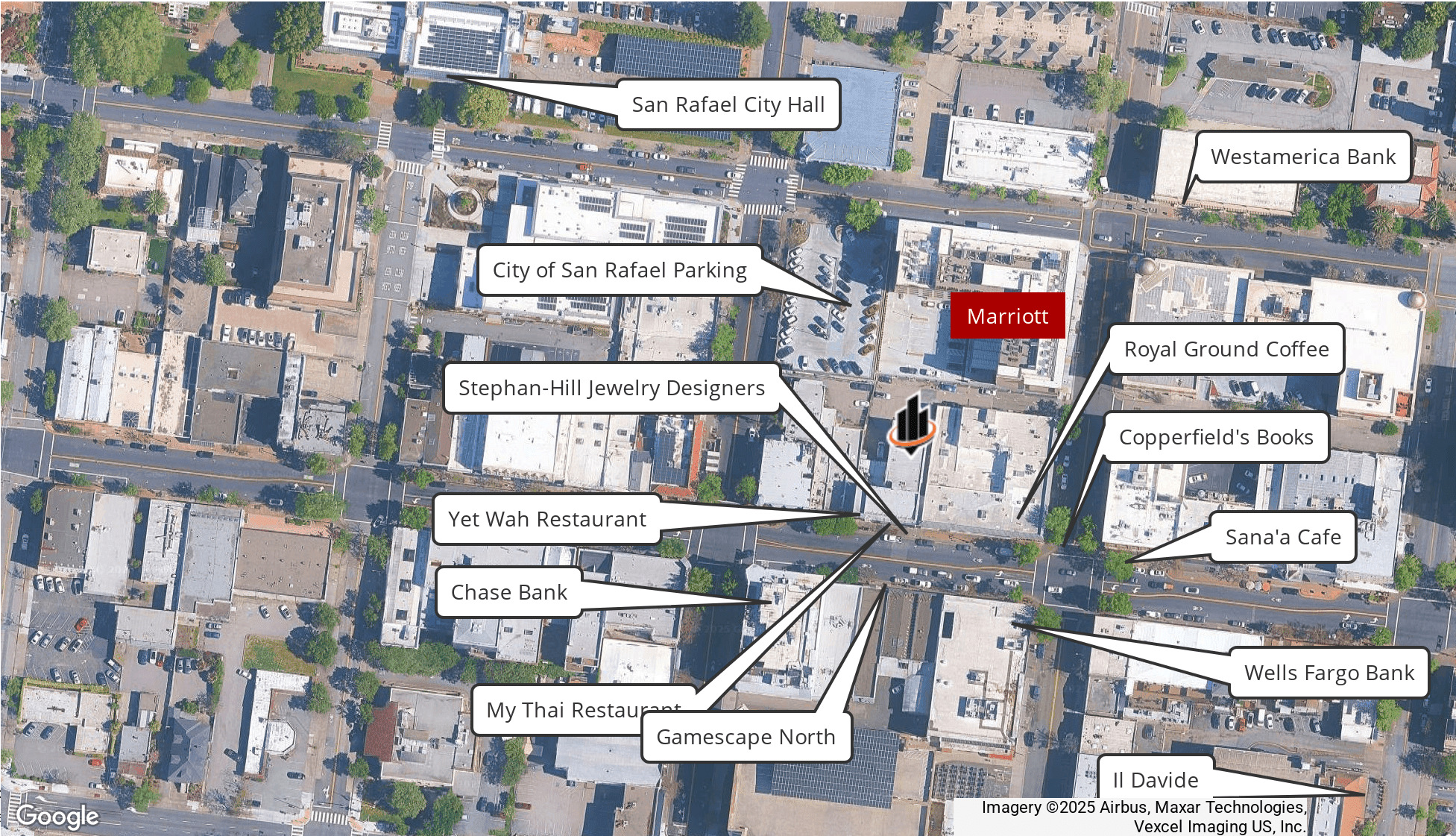
Back Area / office

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RETAILER MAP

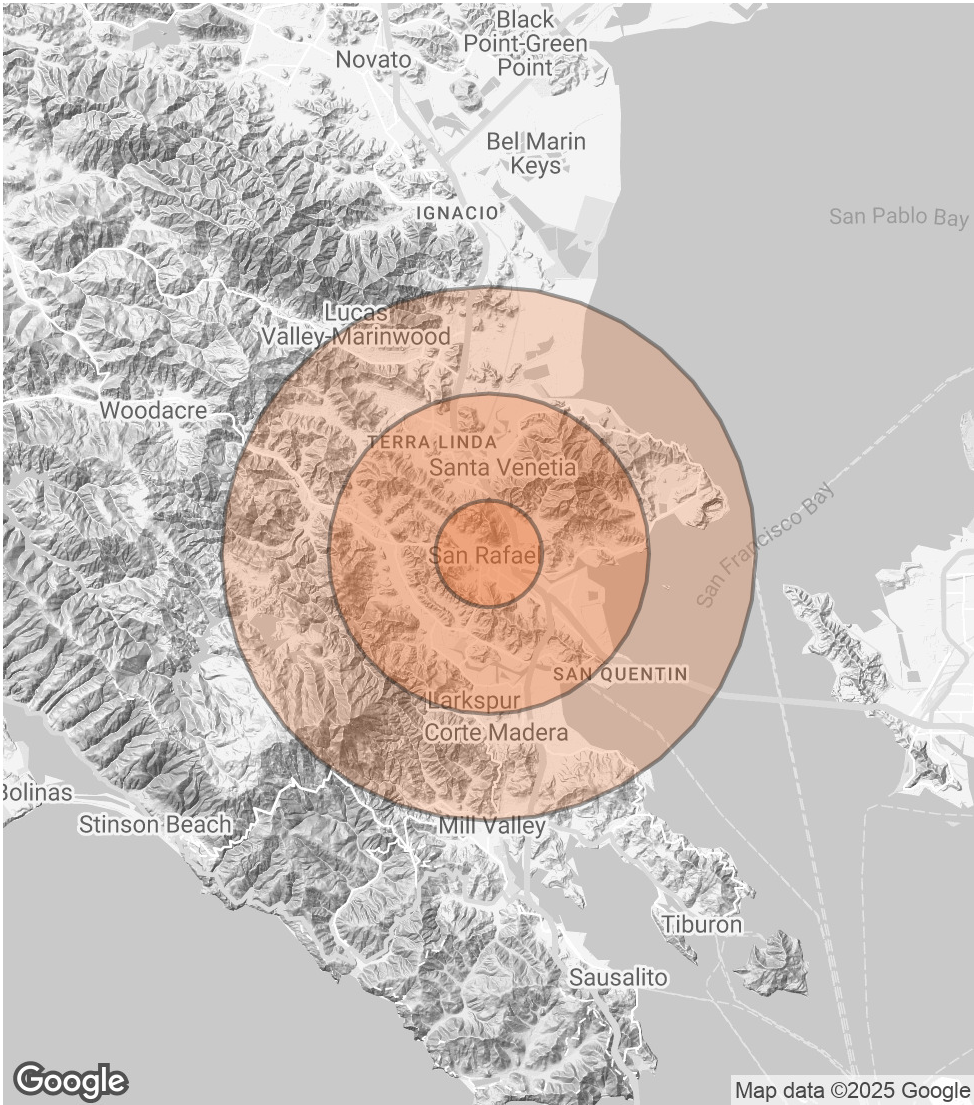




DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,703	85,618	150,432
AVERAGE AGE	41.1	41.7	43.2
AVERAGE AGE (MALE)	39.0	40.2	41.8
AVERAGE AGE (FEMALE)	42.4	43.3	44.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,479	35,617	62,724
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$94,246	\$117,558	\$125,389
AVERAGE HOUSE VALUE	\$919,662	\$910,897	\$885,834

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



GARY GUSTAFSON

Managing Director

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PROFESSIONAL BACKGROUND

Gary Gustafson has been a leader in the real estate community for more than 40 years. His last 30 years have focused on commercial real estate, with expertise in land, office, retail, multi-family and industrial properties. He has successful relationships with both national and local with companies, such as AVIS and Budget Rental Cars, ACE Hardware, Dollar Tree, Sherwin Williams, O'Reilly Auto Parts, Natural Mattress Store, Turrentine Wine Brokers, Enterprise, Dollar General, Family Dollar Store, Change Integration Systems and Platt Electric Supply. Additionally, Mr. Gustafson has worked with many of the industry leaders in the residential development industry, such as the New Home Company, Ryder Communities, Lafferty Communities, Blue Homes, and NFH.

Mr. Gustafson began his real estate career in residential, when he joined the staff of Frank Howard Allen and Company. He quickly moved up to office manager of their Novato Office. Under his direction, that office became the top unit producer for the company with a staff of 40 agents. His efforts did not go unnoticed by the real estate industry and he was then recruited to Valley Realty where he was appointed corporate Vice President and Regional Manager, overseeing 11 offices and 600 sales associates. Upon the merger of Valley Realty with Coldwell Banker, Mr. Gustafson started his own company to serve the needs of his investor clients through limited partnership offerings, primarily in the medium office market. He was responsible for the conception and development of more than 1,000,000 square feet of class A and B offices in the Western United States.

A native of Tiburon, California Mr. Gustafson, received a degree in Engineering from Northrup Institute of Technology. He joined Rockwell International as a member of

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ADVISOR BIO 2



KEVIN D. CHIN, CCIM

Managing Director

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CalDRE #00696127

PROFESSIONAL BACKGROUND

Kevin Chin, CCIM serves as managing director for SVN | Pacific Commercial Advisors specializing in apartment transactions in the San Francisco Bay area and retail transactions across the country. With over 30 years of industry experience, Chin has conducted transactions valued at over \$500 million.

Prior to joining SVN | Pacific Commercial Advisors formerly SVN, Chin served as owner, founder and senior broker for Terra Pacific Company, a real estate firm specializing in commercial properties. Chin has represented notable clients such as Greystar, Village Properties, San Francisco Federal Savings and Loan, EastWest Bank, Monogram Residential and Asian, Inc.

Chin holds a CCIM designation and has served on the CCIM Institute’s Board of Directors and as Past Chair of the Cultural Diversity Advisory Board of CCIM and the Commercial Committee of the Asian Real Estate Association of America. He is a member of the International Council of Shopping Centers, National Association of Realtors, California Association of Realtors, the San Francisco Association of Realtors and the Income Property Marketing Group.

He attended City College of San Francisco where he majored in real estate, and hotel and restaurant management.

MEMBERSHIPS

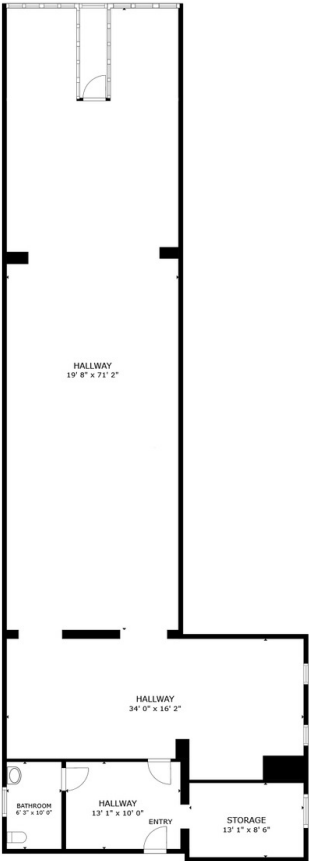
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