

1212 FOURTH STREET

FOR LEASE | LARGE FORMAT RETAIL SPACE IN DOWNTOWN SAN RAFAEL

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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1212 FOURTH STREET

PROPERTY SUMMARY

ADDRESS

1212 4th Street, San Rafael, CA 94901

AVAILABLE SPACE

Ground Floor: +/- 7,874 Square Feet

Mezzanine: +/- 3,550 Square Feet

TOTAL: +/- 11,424 Square Feet

*Additional Large Basement Space Included in the Rent

RENTAL RATE

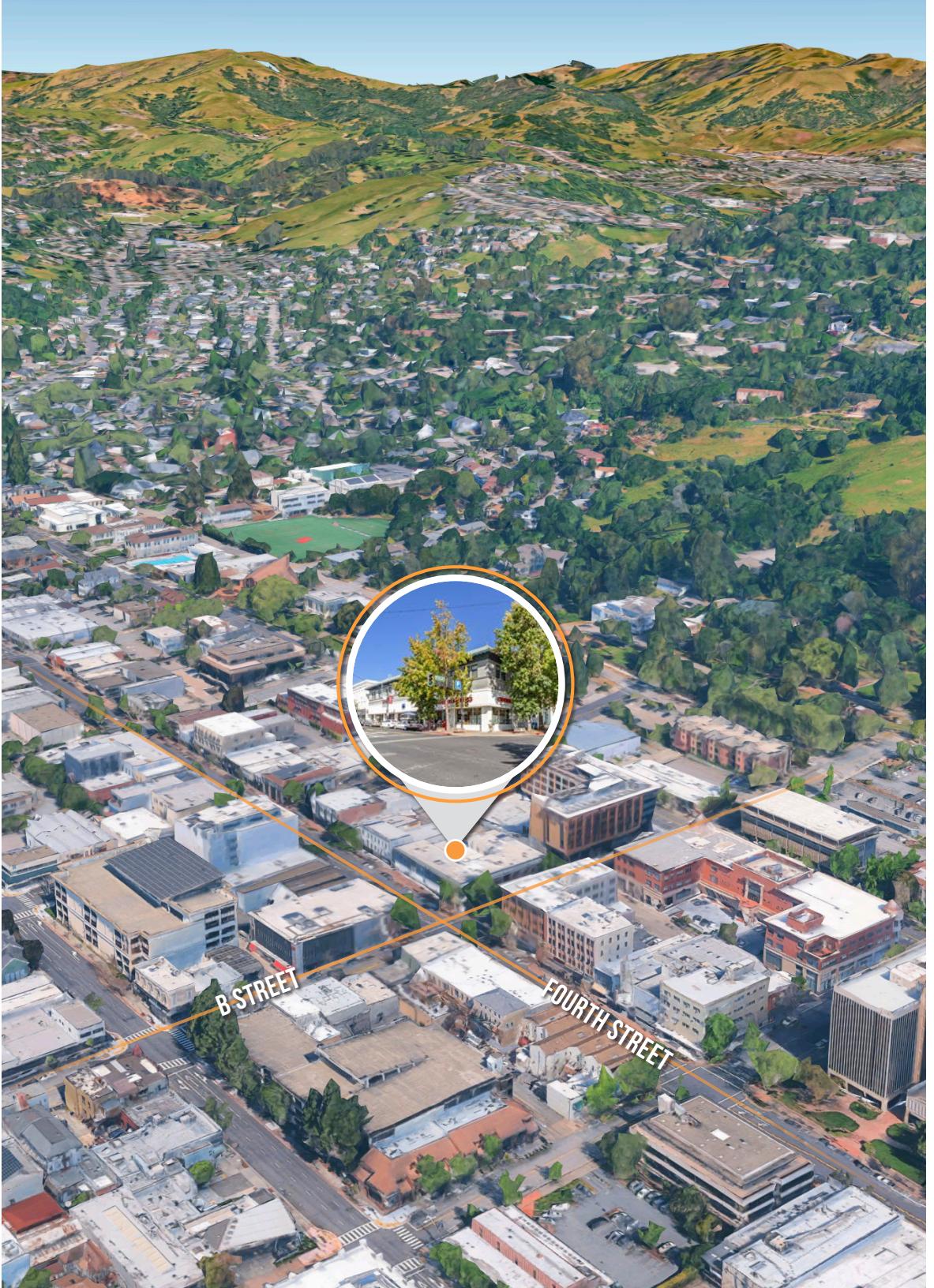
\$18 / SF / Year, Industrial Gross

ZONING

T4MS 60/80

AVAILABLE

Immediately



BUILDING ATTRIBUTES



PREMIER LOCATION

Located in the Heart of Downtown San Rafael



GREAT NATURAL LIGHT

±65 Feet of Street Fronting Glass Line



HIGHLY VISIBLE CORNER

Fourth Street & B Street



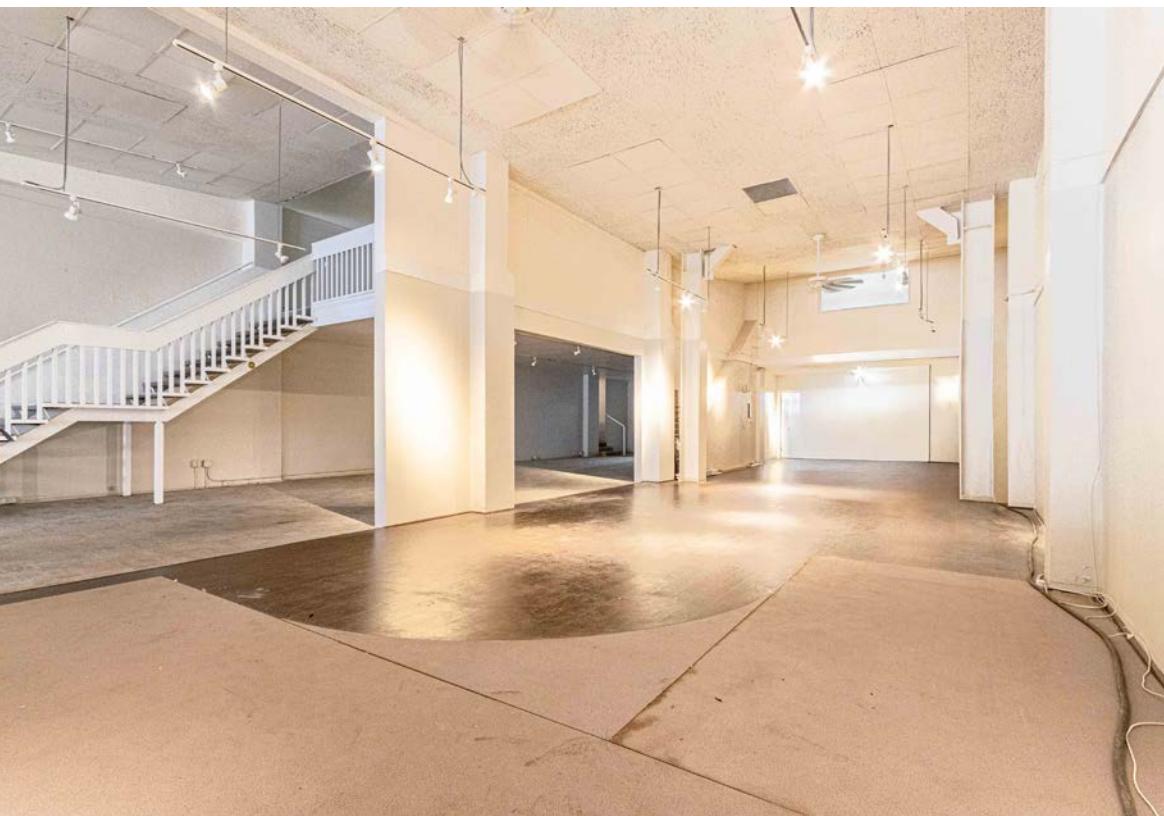
PUBLIC TRANSPORTATION

Immediate Access to Marin Transit Buses

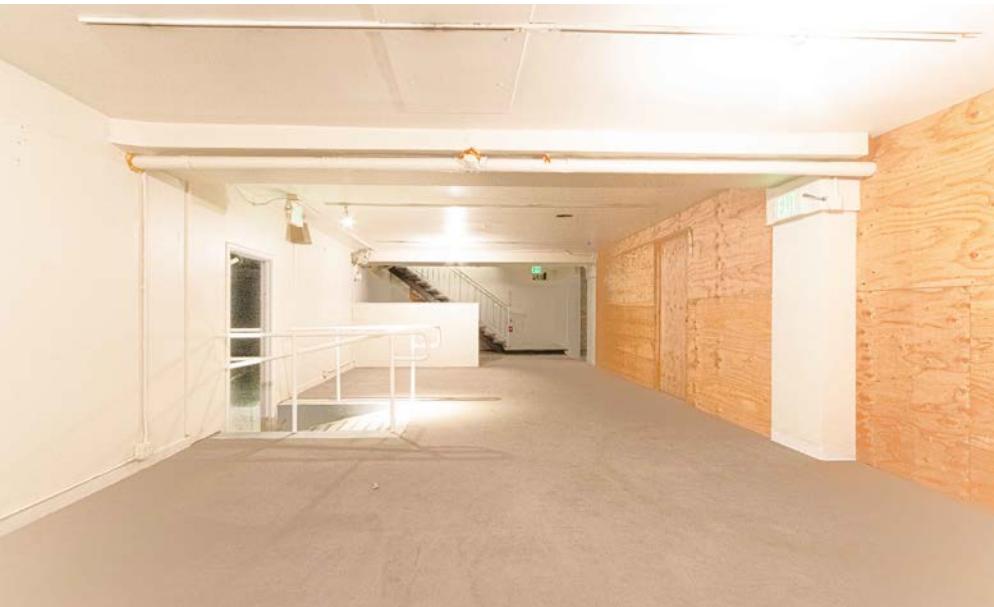


LARGE SIGNAGE

Excellent Signage Opportunity



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FLOOR PLAN

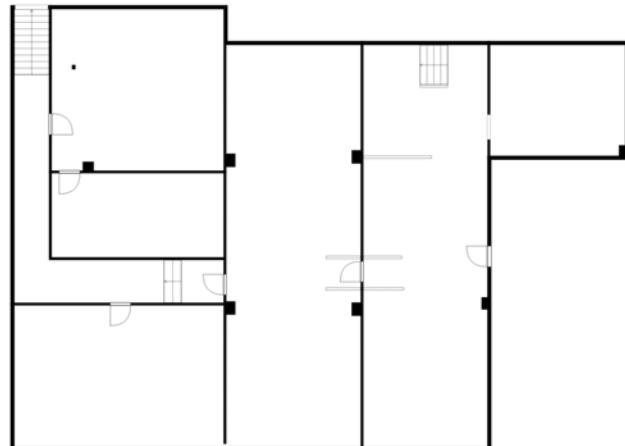
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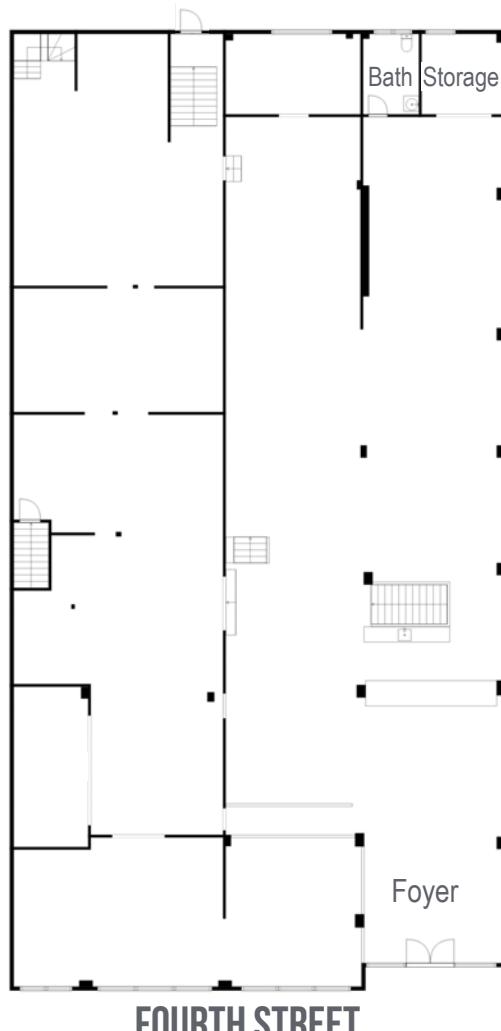
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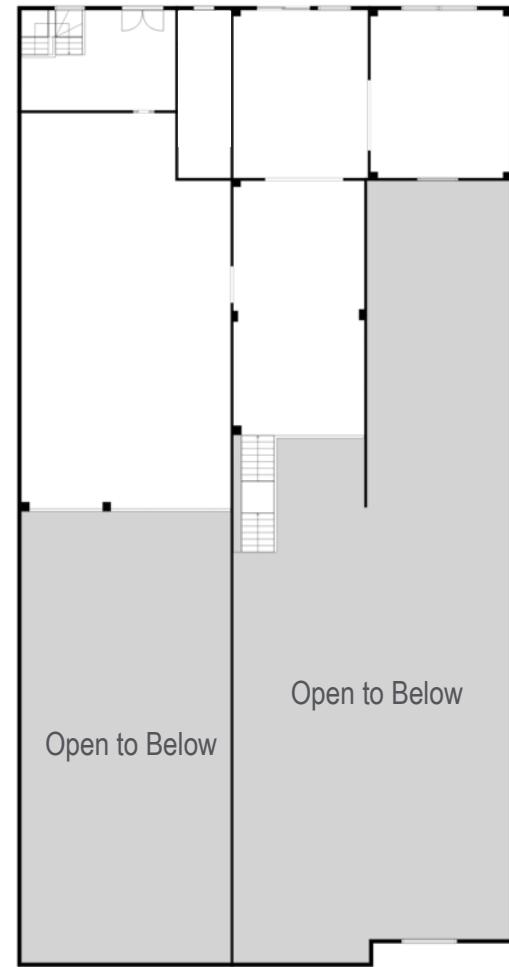
BASEMENT



GROUND FLOOR



MEZZANINE



LOCATION OVERVIEW

This property is located in the heart of downtown San Rafael. The subject property is well located in an important neighborhood.



01 MIN to C St Marin Transit
03 MIN to Marin History Museum
09 MIN to San Rafael Train Station



15 MIN to Larkspur
16 MIN to Novato
20 MIN to Sausalito



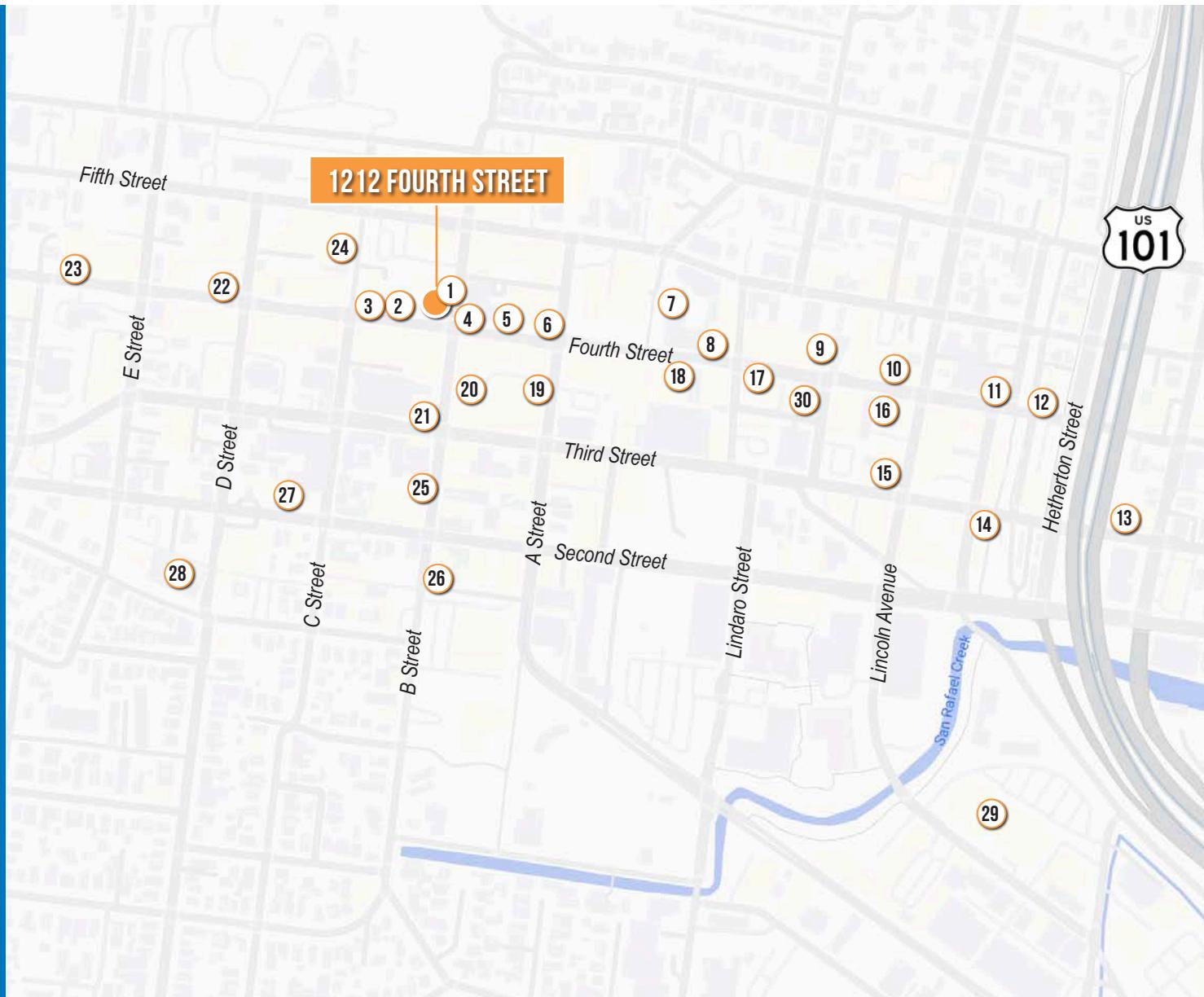
04 MIN to 101 On-Ramp
05 MIN to 580 On-Ramp



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NEARBY AMENITIES

- 1..... Taqueria Bahia
- 2..... My Thai Restaurant
- 3..... Amici's East Coast Pizzeria
- 4..... Sana'a Cafe
- 5..... Kuma Cafe
- 6..... Pink Owl Coffee
- 7.. Chonmage Japanese Restaurant
- 8..... Menya Shono
- 9..... Double Rainbow Cafe
- 10..... Lotus Cuisine of India
- 11..... New Delhi Indian Cuisine
- 12..... House of Bagels
- 13..... Royal Thai Restaurant
- 14..... Kosmos Kafe
- 15..... Sol Food
- 16..... Theresa and Johnnys Cafe
- 17..... Laos Kitchen
- 18..... San Rafael Joe's
- 19..... Il Davide
- 20..... Freewheel Brewing Company
- 21..... Red Rooster Brick Oven
- 22..... Café del Soul
- 23..... Shiro Kuma Sushi
- 24..... Fox & Kit
- 25..... Uchiwa Ramen
- 26..... Garden Cafe
- 27..... Belly Deli
- 28..... Casa Mañana Restaurant
- 29..... Sprouts Farmers Market
- 30..... Thai Food Express -San Rafael



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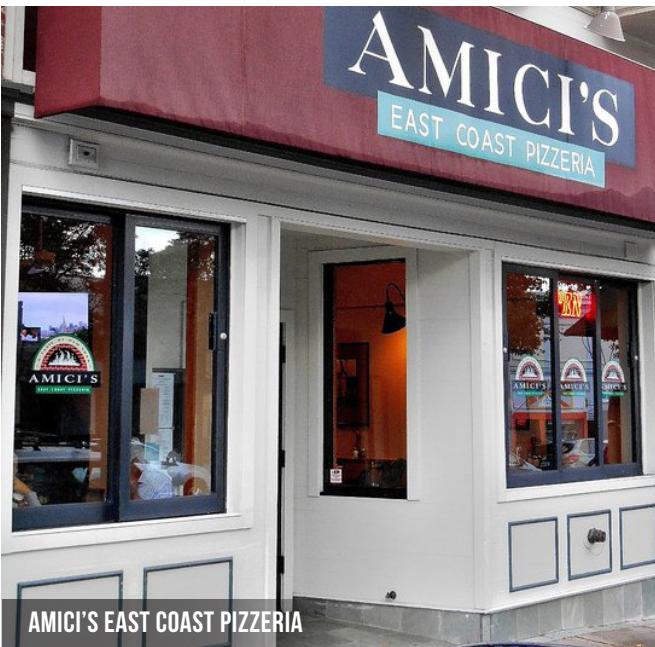
SANA'A CAFE



SOL FOOD



FOX & KIT



AMICI'S EAST COAST PIZZERIA



LOTUS CUISINE OF INDIA

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