



## For Lease: Salon-Ready Space

877 Fourth Street, Ste.B, San Rafael, CA

- Prime Downtown Location
- Rare Small Space
- High Ceilings
- Hair Wash Stations Incl.
- Dedicated Restroom

### Offering Summary

Available Sq. Ft.:	642 +/- sf
Initial Base Rent:	\$2.75 psf/mo
Lease Type:	Modified Gross
Min. Lease Term:	3-5 Years
Available:	Now

Contact:

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**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Salon-Ready Space

877 Fourth Street, Suite B, San Rafael, CA 94901

## **Building/Space Description:**

This boutique retail space is in the heart of Downtown San Rafael. This highly visible storefront is ideal for a salon or specialty retail, featuring two fully plumbed salon chairs ready for immediate use. The space includes a dedicated private restroom, a convenient rear entrance leading to additional parking, and long-term parking available on the block. Perfectly positioned in a high-traffic area, this space offers excellent exposure and accessibility for both clients and business owners alike.

## **Location Description:**

Prime downtown San Rafael location on Fourth Street, surrounded by vibrant retail, dining, and service businesses. This highly walkable area benefits from steady foot traffic and strong visibility. Convenient access to Highway 101 ensures easy connectivity for clients and customers, with additional parking available nearby.

## **Space Information/Features:**

Total Available Square Feet:	642 +/- sq. ft.
Retail Type:	Street
Divisible:	No
Parking:	1 space available: \$75/mo

## **Building Information/Features:**

Total Building Square Feet:	4,794 +/- sq. ft.
Load Factor:	30%
Year Constructed:	1980 +/-
Zoning:	<a href="#">T4MS 60/80</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## **Lease Terms:**

Minimum Lease Term:	3-5 Years
Initial Base Rent:	\$2.75 psf/mo
Lease Type:	Modified Gross
Initial Base Rent Increases:	3% each year
Tenant Expenses:	Phone, Internet, gas, electric, water & sewer (pro-rata share of operating expenses and of increases in taxes and insurance)

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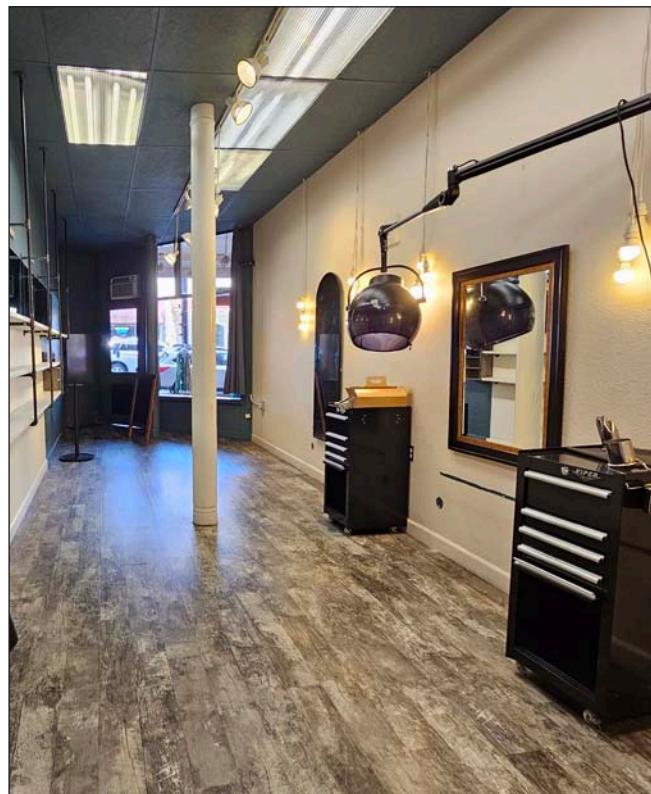
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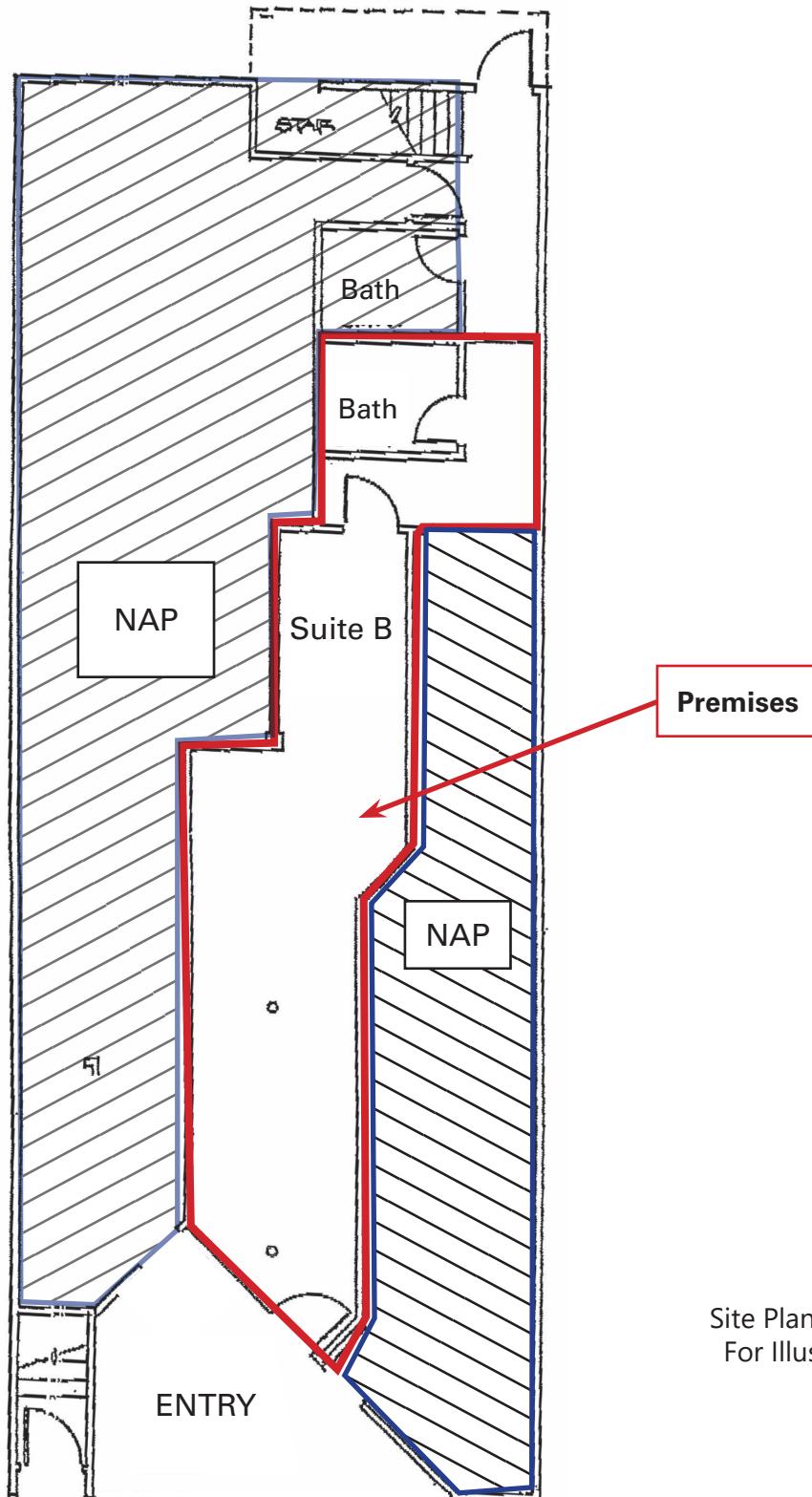
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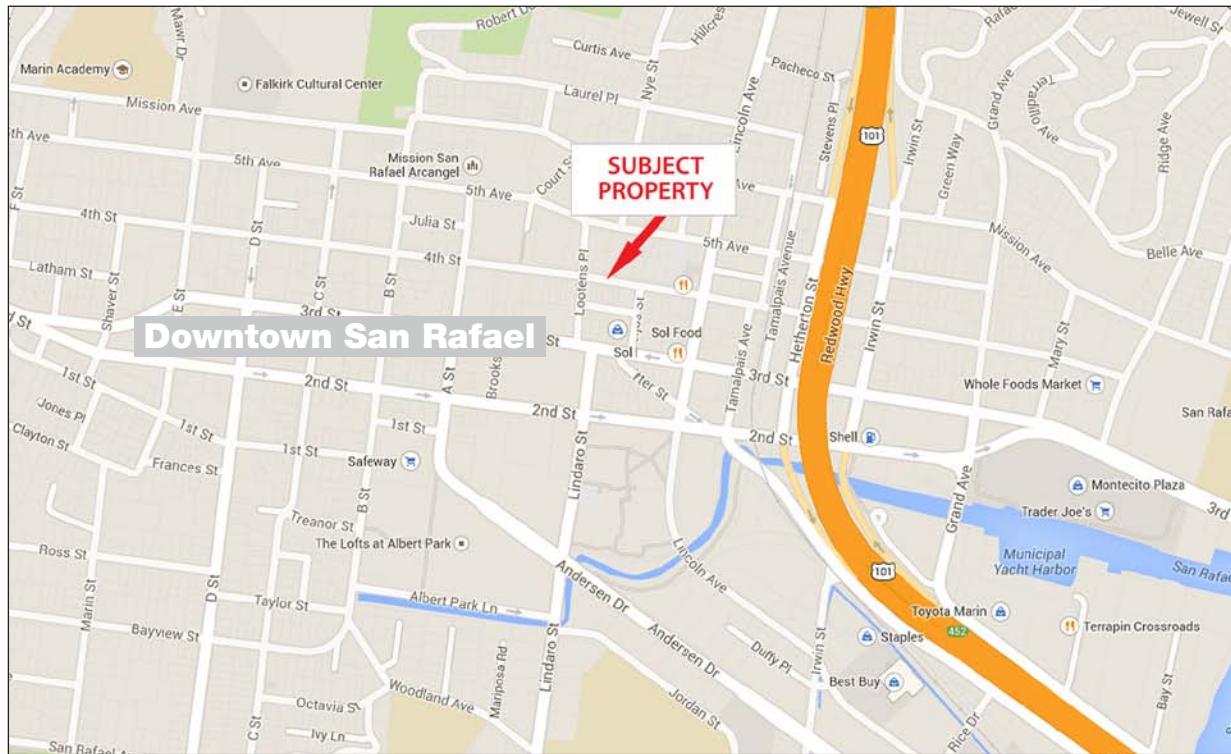
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Site Plan Not to Scale.  
For Illustration Only

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[Click here to View in Google Maps](#)



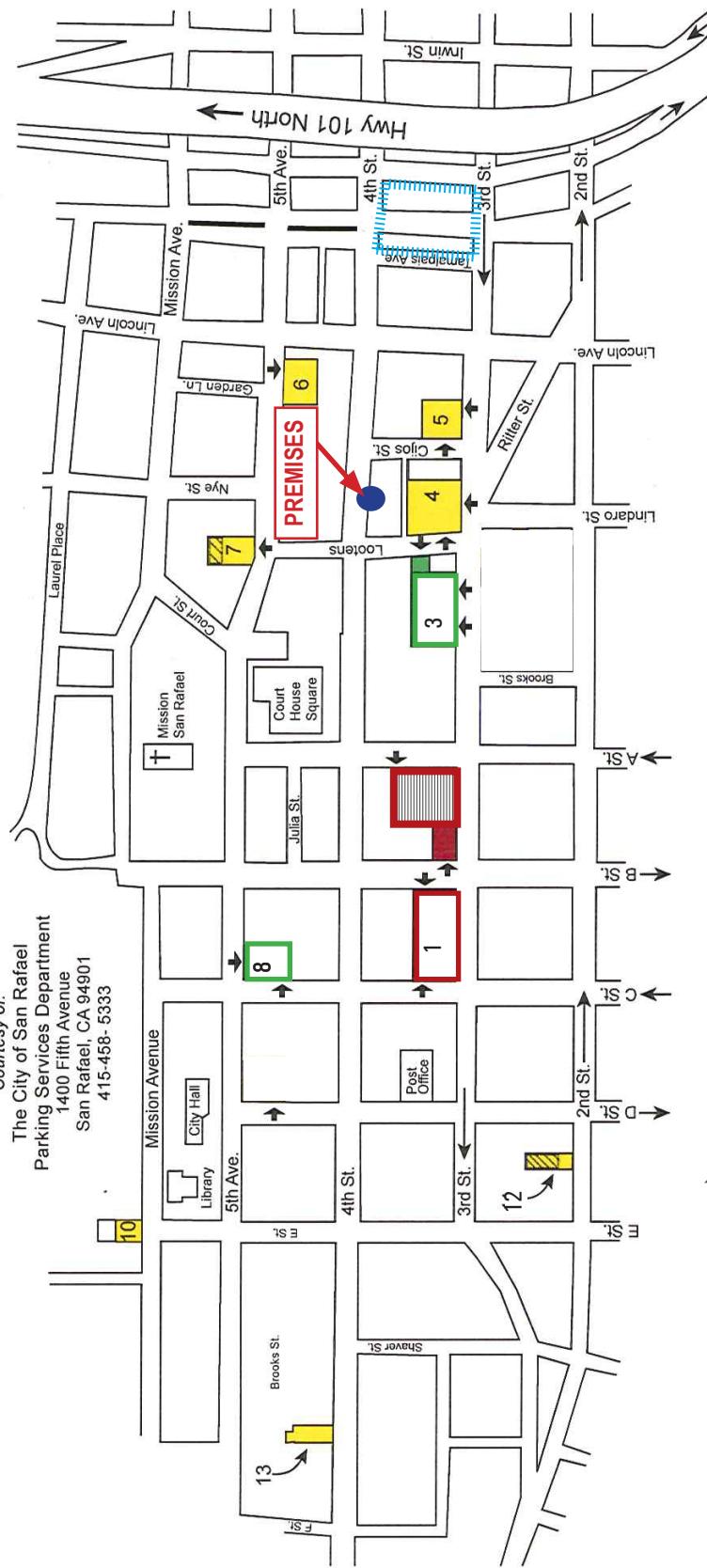
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## The City of San Rafael's Downtown Parking Lots

Courtesy of:

The City of San Rafael  
Parking Services Department  
1400 Fifth Avenue  
San Rafael, CA 94901  
415-458-5933



1. 3rd & C St. Parking Garage
2. 3rd & A St. Parking Garage
3. 3rd & Lootens (N.W.)
4. 3rd & Lootens (Walgreens)
5. 3rd & Cijos St.
6. 5th & Garden Lane
7. 5th & Lootens
8. 5th & C St.
10. Menzies Parking
11. 2nd between D & E Street
12. 1550 4th St.

Parking Lots & Garages - San Rafael

San Rafael Transit Center