

# FOR LEASE

## 1009 E STREET

San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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## PROPERTY DESCRIPTION

The property is an iconic signalized hard corner building located at E and Fourth Streets with high ceilings and abundant glass-line. The West End Village zoning (WEV) provides an array of flexible uses that include general retail, restaurants, service, fitness and other uses.

## PROPERTY HIGHLIGHTS

- Iconic Fourth Street West End Village Location
- Hard Signalized Corner Location
- Potential Employee Parking Available
- Above Standard Power at 1,200 Amps
- Generator On-Site
- Tenant Improvements Available

## LOCATION DESCRIPTION

Conveniently located on the border of downtown Fourth Street and the West End Village neighborhood of San Rafael. Less than a mile walk to the transit center with options for San Francisco commuters and including the new SMART Train. The West End Village spans both sides of Fourth Street, along the "Miracle Mile." The neighborhood is the west entrance to the eclectic West End Village shopping district on Fourth Street. The West End has recently added many new and exciting dining, entertainment and retail spaces all within walking distance. This includes Johnny's Donuts, Red Dragon Yoga, and Pond Farm Brewery.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	±8,674 SF
Building Size:	±26,865 SF
Property Type:	Retail

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Lease Spaces

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	8,674 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1009 E Street	Available	8,674 SF	Modified Gross	Negotiable	Former data center space with 1,200 amps of power. Exposed wood truss details with tall 15-20' ceilings, +/- 14 ft from bottom of the truss. Additional store front glass can be installed to provide greater glass line and easily be converted into general retail use, bulk retail, or R&D. Existing roll up door sites above current entry and can be reutilized with existing curb cut. Parking available.

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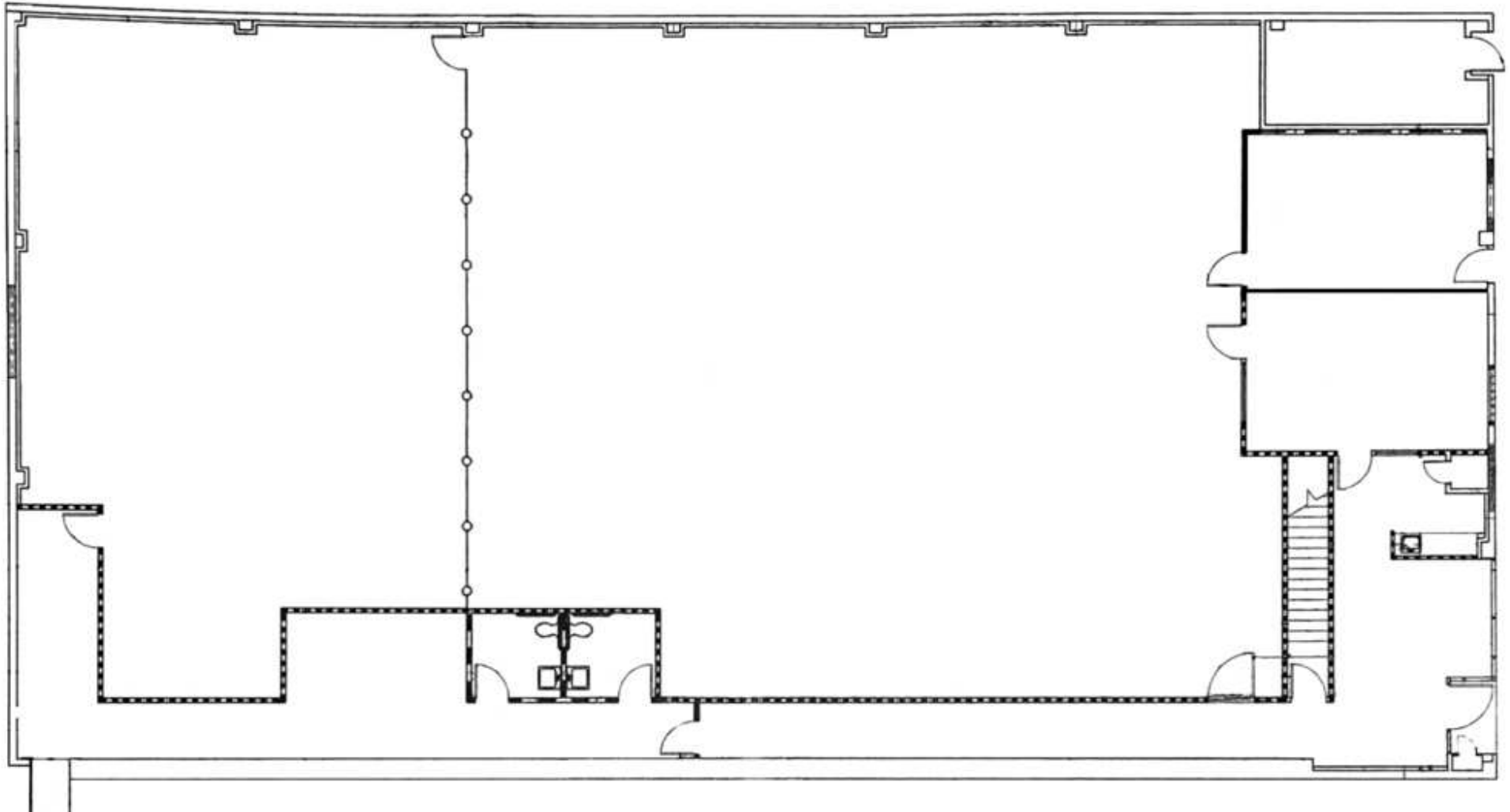
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1009 E St - Photos

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Retailer Map

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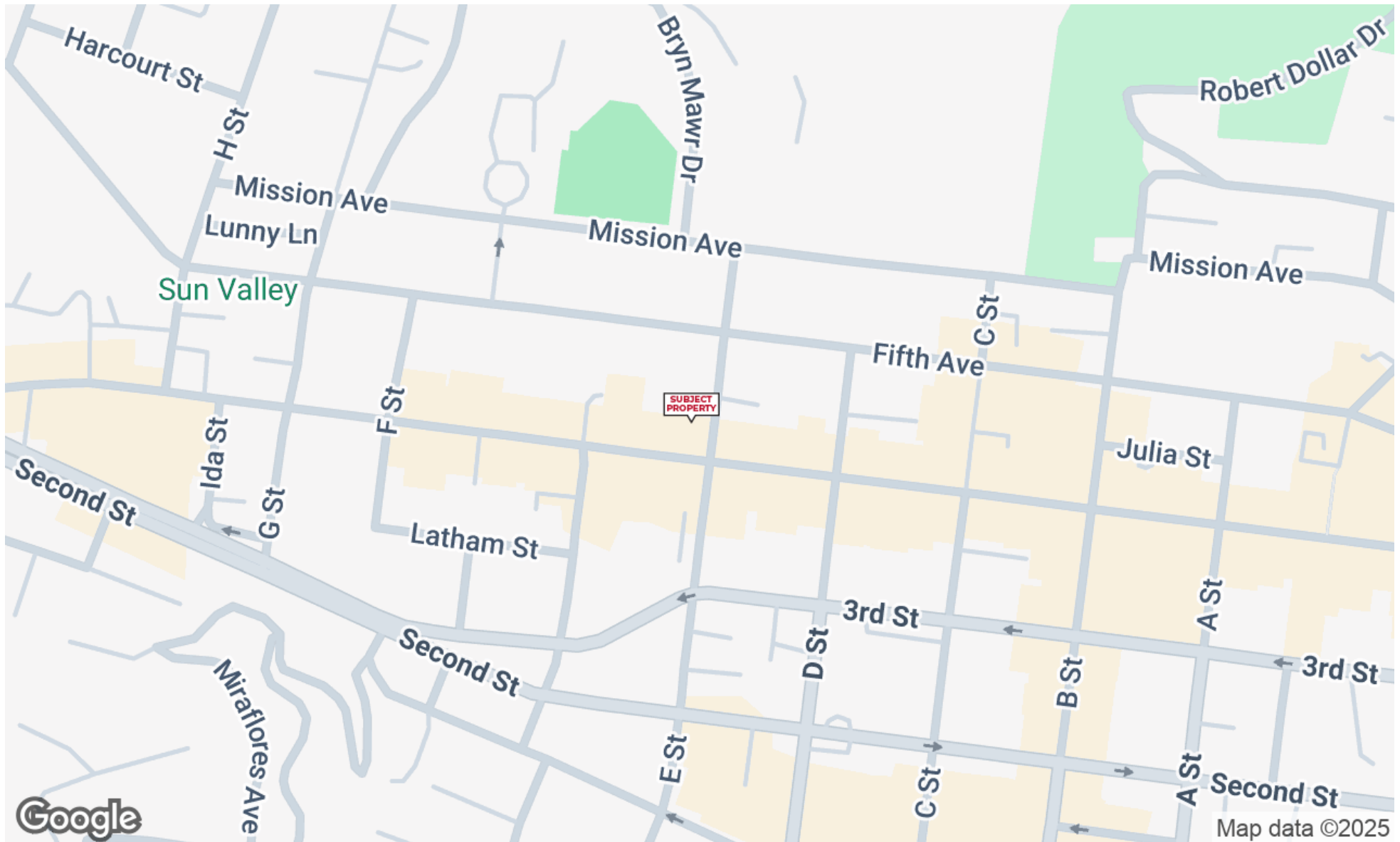


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Location Map

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Map data ©2025

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## Demographics Map & Report

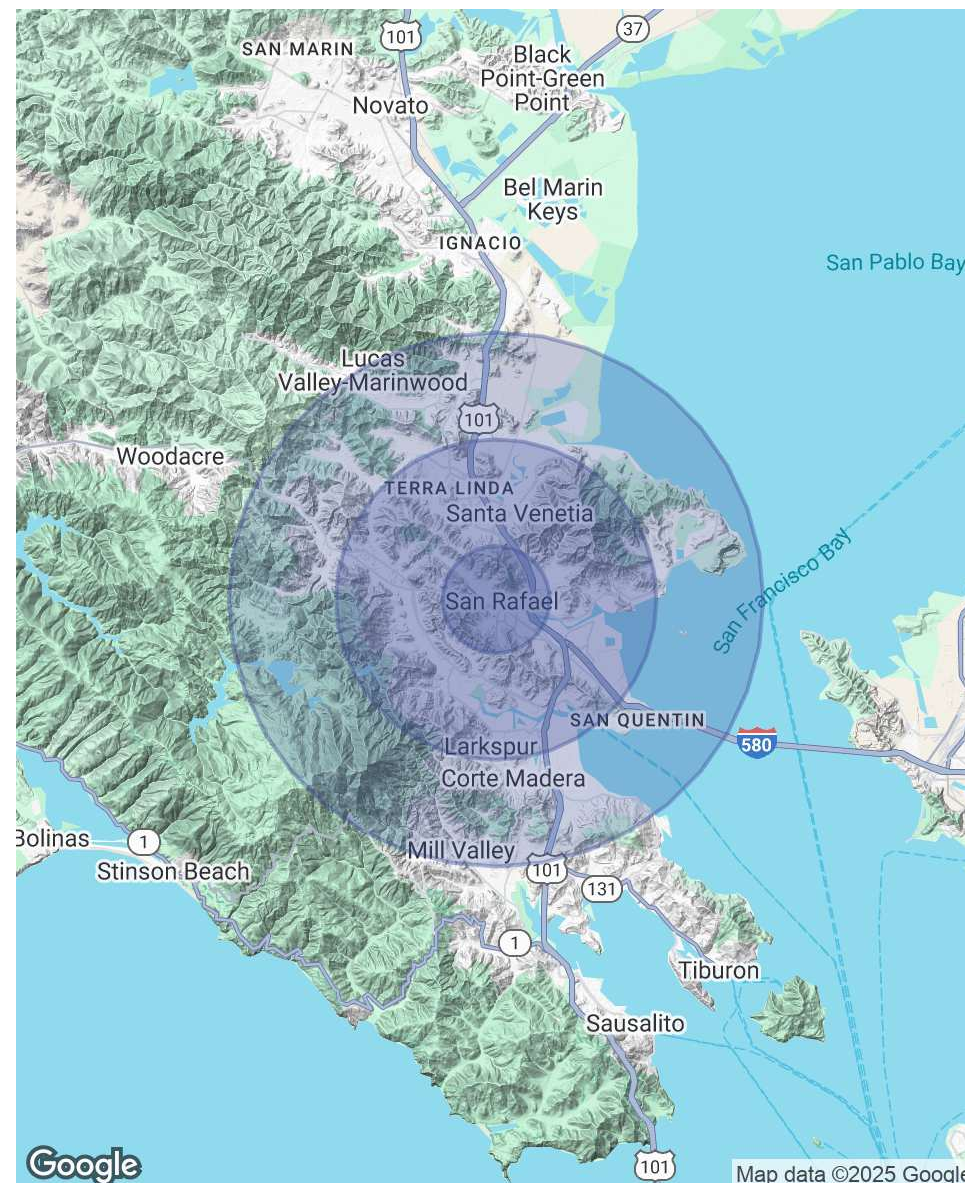
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,325	86,619	150,402
Average Age	41.3	41.9	43.3
Average Age (Male)	38.9	40.4	41.9
Average Age (Female)	42.7	43.4	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,853	36,162	62,926
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$94,197	\$118,642	\$125,395
Average House Value	\$899,028	\$910,423	\$883,640

\* Demographic data derived from 2020 ACS - US Census



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