



For Lease: San Rafael 2nd Generation Bar

1131 Fourth Street, San Rafael, CA

- High Ceilings
- Turnkey Operation
- Great Location
- Private Restroom
- Fully Functioning Kitchen

Offering Summary

Total Available Sq Ft:	1,536 +/- sf
Initial Base Rent:	\$4.00 psf
Lease Type:	Mod. Gross
Lease Term:	5 - 10 Years
Available:	Now



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HL Commercial Real Estate
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For Lease: San Rafael 2nd Generation Bar

1131 Fourth Street, San Rafael, CA 94901

Building/Space Description:

This versatile 2nd-generation bar/food-service space features high ceilings, barn wood walls, exotic light fixtures, track lighting, and a private restroom. The premises include a walk-in refrigerator, 2 three-compartment sinks, and a dedicated mop sink. The lower level contains a fully functioning kitchen without hood. An additional $\pm 1,000$ SF of basement storage can also be made available, offering valuable supplemental space for operations or inventory. This is a turnkey operation with unlimited potential.

Location Description:

This building is located in San Rafael on 4th Street, the main street of downtown San Rafael.

Space Information/Features:

Available Square Feet:

2,536 +/- Sq. Ft.
(The owner is source. Agent has not verified square footage.)

1131 4th	1,536 +/- sf	\$6,144/mo
1131 4th	1,000 +/- sf	\$1,000/mo

Retail Type:	Street
Signage:	Yes
Parking:	1 Reserved Space

Building Information/Features:

Total Building Square Feet:	19,175 +/- sq. ft.
Year Constructed:	1920 +/-
Zoning Designation:	T4MS 60/80 (see pg. 52 for uses)
Fire Sprinklers:	Fire Alarm
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 file; or an area protect by levees from 100-year flooding.	

Lease Information:

Lease Term:	5 - 10 Years
Initial Base Rent:	\$4.00 psf
Base Rent Increases:	5% per annum
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, water, trash removal & internet



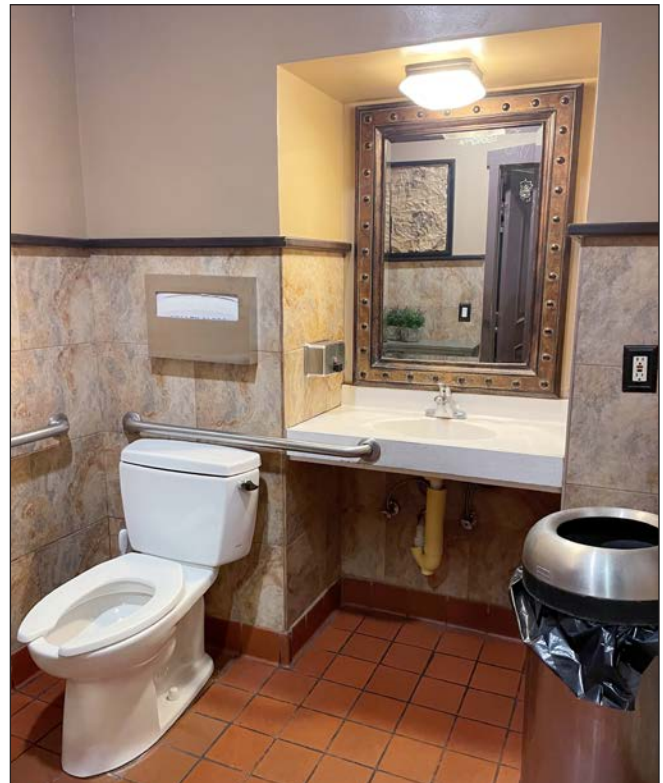
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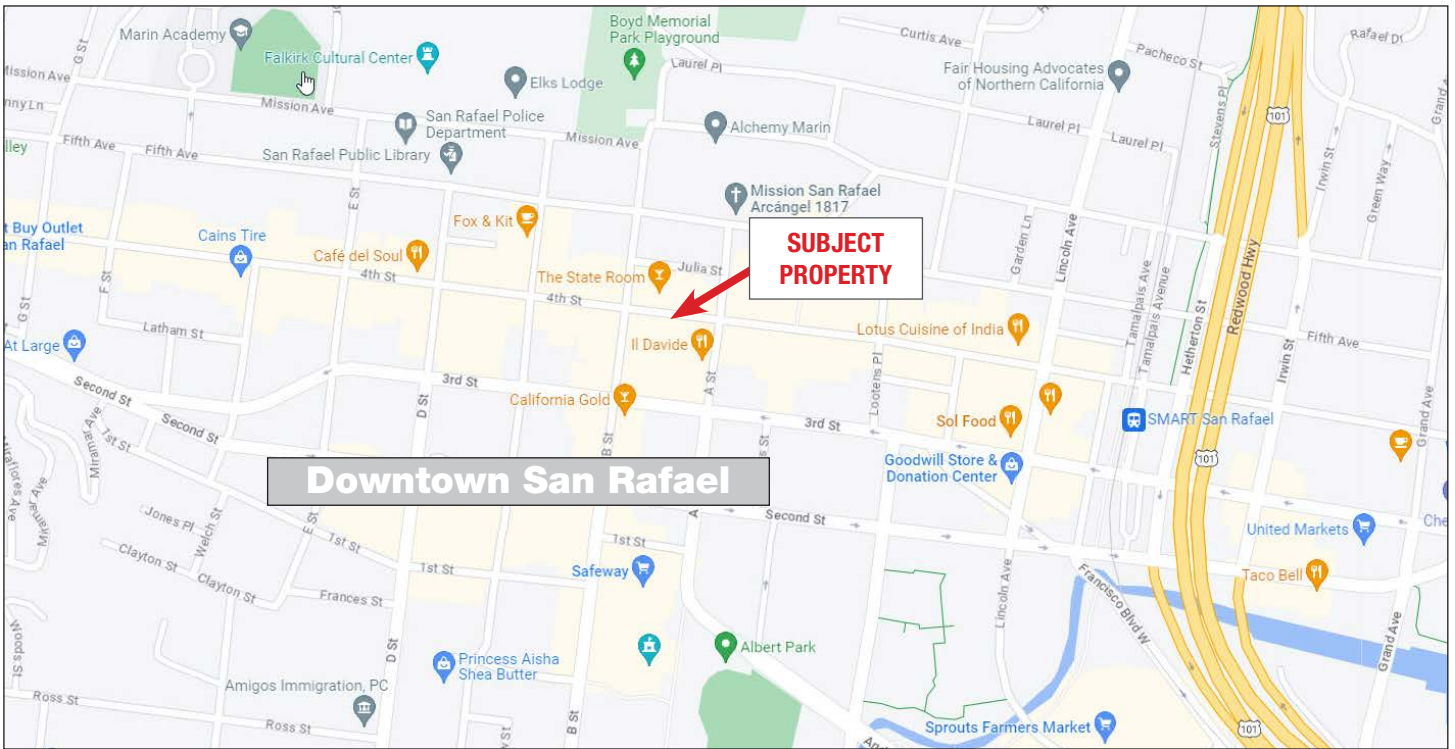
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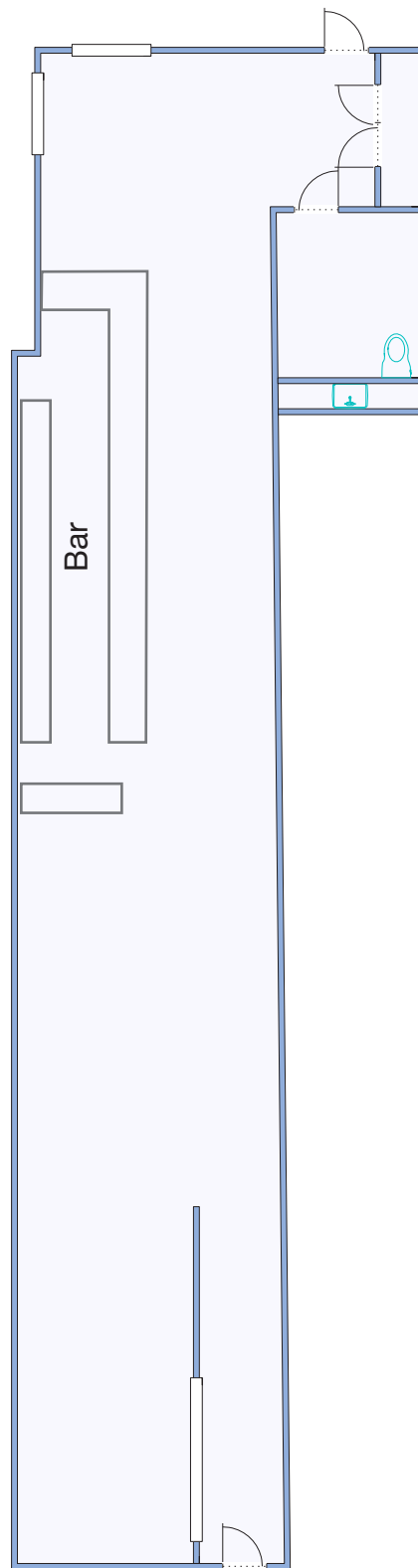


[Click here to View in Google Maps](#)



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1131 4th
1,536 sq. ft
\$6,144/month

Site Plan Not to Scale
For Illustration Only

Fourth Street

Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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