

4050 REDWOOD HIGHWAY

SAN RAFAEL | CALIFORNIA



NEWMARK

RETAIL/OFFICE SPACE FOR LEASE

±1,139 RSF and ±1,504 RSF

Spaces combine to a total of ±2,643 RSF

\$2.25/RSF, NNN (NNN=±\$0.85/RSF/Month)

JOE MCCALLUM

Associate Director

t 415.526.7672

joe.mccallum@nmrk.com

CA RE LIC #02048815

RETAIL/OFFICE

Building Type

±5.5/1,000

Parking Ratio

±2,643 RSF (DIVISIBLE TO ±1,139 RSF)

Available Space

\$2.25/RSF/Month, NNN (NNN=±\$0.85/RSF/Month)

Asking Price

COMMERCIAL/OFFICE DISTRICT

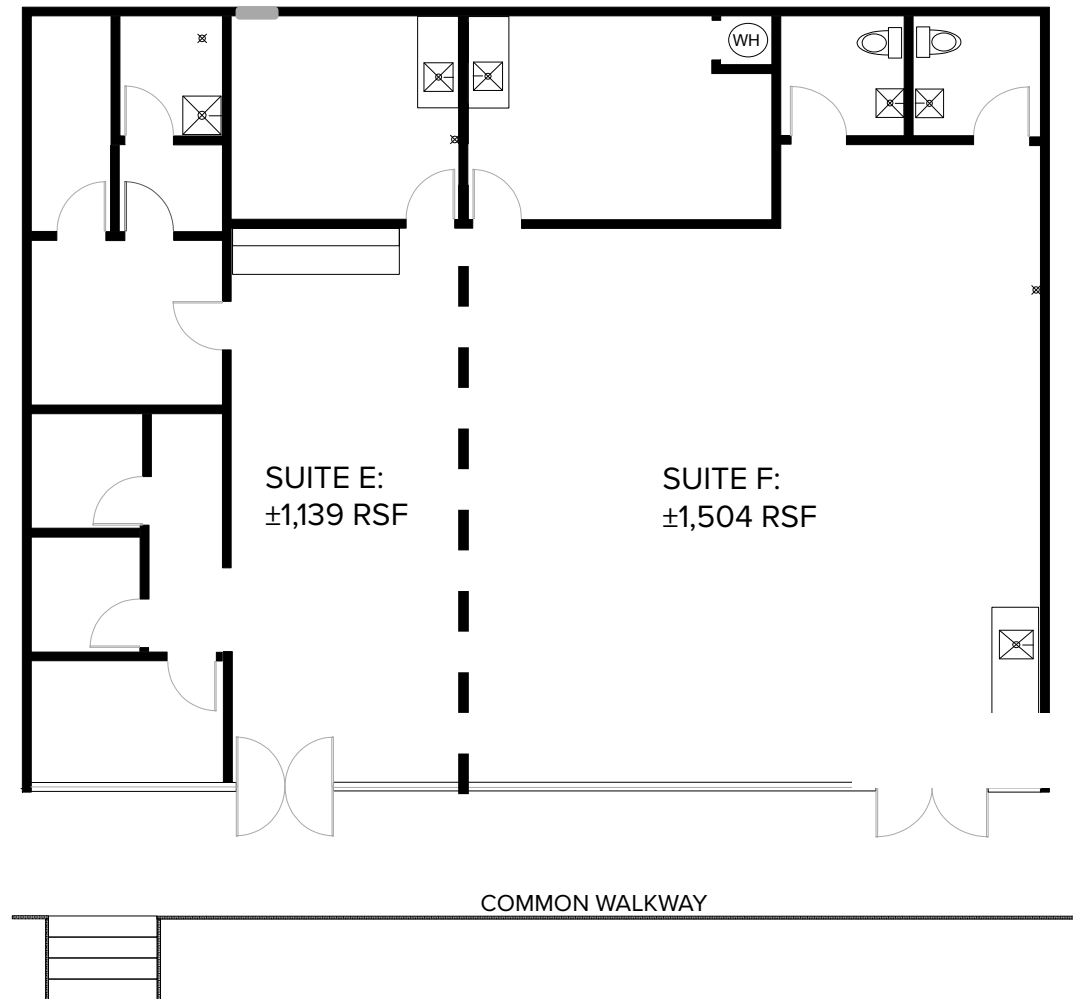
Zoning

4050 Redwood Highway is a flexible retail/office property with high-visibility from U.S. Highway 101 in northern San Rafael. Tenants within this ±10,207 RSF multi-tenant building benefit from strong branding and flexible usage options, as well as an abundance of parking (±5.5/1000 RSF).

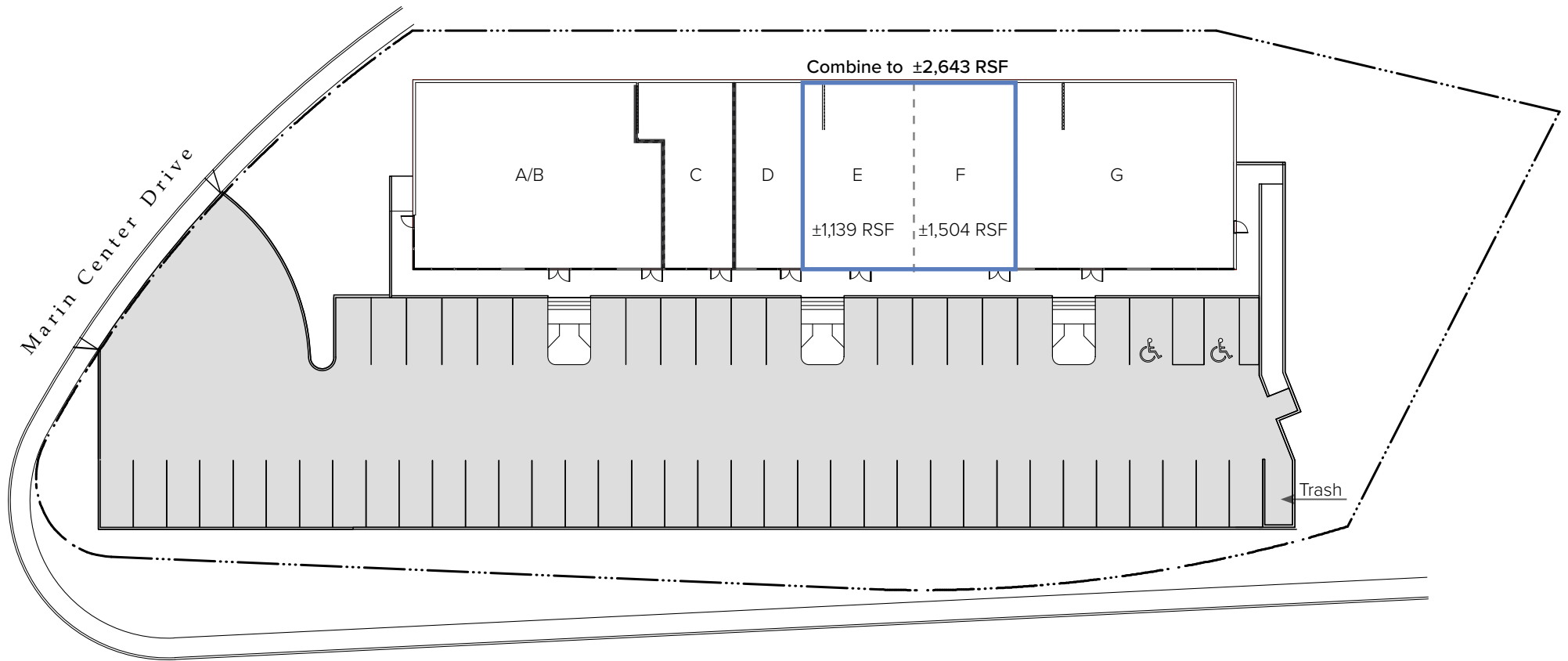
Available space in the building offers flexibility, totaling ±2,643 RSF (with the potential to demise to ±1,139 RSF). The suite features improved restrooms, existing sinks, private offices and open areas.

The property is situated just north of the Manuel T. Freitas Parkway exit, easily accessible from U.S. Highway 101 coming from either direction. Property benefits include signage opportunities, ADA ramp accessibility, and convenient access for customers and staff.











NORTHGATE ONE



4050
Redwood Highway
San Rafael | CA



NORTHGATE MALL

NORTHGATE III



101

San Francisco

MARIN
CIVIC CENTER





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,724	70,313	132,795
Households	4,820	28,768	52,446
Median HH Income	\$99,355	\$110,590	\$112,661
Daytime EE	13,738	39,647	73,797

AVG DAILY TRAFFIC COUNT

Hwy-101 @ Marin Center Drive 186,774

4050 REDWOOD HIGHWAY

SAN RAFAEL | CALIFORNIA

RETAIL/OFFICE SPACE FOR LEASE



JOE MCCALLUM

Associate Director

t 415.526.7672

joe.mccallum@nmrk.com

CA RE LIC #02048815

NEWMARK

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 415-526-7676 nmrk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 22-0097 Last edited: September 5, 2025 2:44 PM