

**FOR LEASE**

**1340 4TH ST**

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.

**RORY TUTTLE**

CA LIC #01927108  
(415) 870-2036

rory@meridiancommercial.com

**MATT BROWN**

CA LIC #00865640  
(415) 762-8061

matt@meridiancommercial.com



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Property Summary

# 1340 4TH ST

San Rafael, CA 94901



## PROPERTY DESCRIPTION

Ground retail with fantastic exposure to 4th Street foot traffic. Highly desired, South-facing units with plenty of natural light. Nearby to many of San Rafael's trendy restaurants as well as multiple parking structures.

## PROPERTY HIGHLIGHTS

- Large, South-facing glass frontage
- Excellent foot traffic
- Exposed brick walls
- Great lighting
- Large storage in rear
- Bonus offices upstairs

## LOCATION DESCRIPTION

Found on busy 4th Street, this prime, South-facing location along San Rafael's premier shopping corridor brings plenty of daily foot traffic and is near to many popular restaurants and a variety of shops. Several parking garages are close by for accessibility.

## OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN)
Available SF:	±2,712 SF
Building Size:	±2,712 SF
Property Type:	Retail



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Main Space

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Bonus Space

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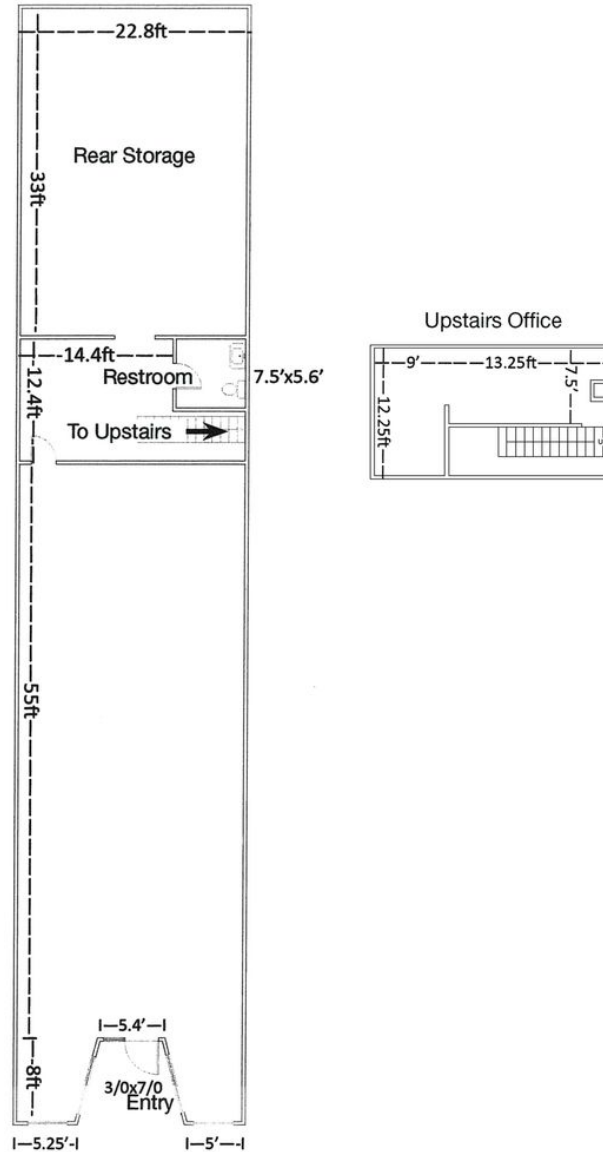


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Floor Plans

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