



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1139 4TH STREET

**Best Retail Space  
in Downtown San Rafael**



Go beyond broker.

REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
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## RETAIL SPACE FOR LEASE



1139 4TH STREET

SAN RAFAEL'S FINEST  
DOWNTOWN LOCATION

## PROPERTY INFORMATION

### HIGHLIGHTS

- Best Downtown San Rafael Location
- Newly Remodeled
- Beautiful Brick Interior
- High End Finishes Throughout
- High Ceilings
- Robust Foot Traffic

### DESCRIPTION OF PREMISES

Located just doors away from Crepevine and other dynamic local businesses, this newly remodeled retail space with high ceilings, new lighting, beautiful brick interior walls, and a newly renovated bathroom is ready to accommodate a variety of retail or commercial uses.

### LEASE TERMS

#### Size

2,339+/- sq ft

#### Rate

\$2.65 per sq ft

#### Terms

Gross Unserviced

#### Zoning

T4MS

#### Building Size

21,790+/- sq ft

Keegan & Coppin Co., Inc.  
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(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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### DESCRIPTION OF AREA

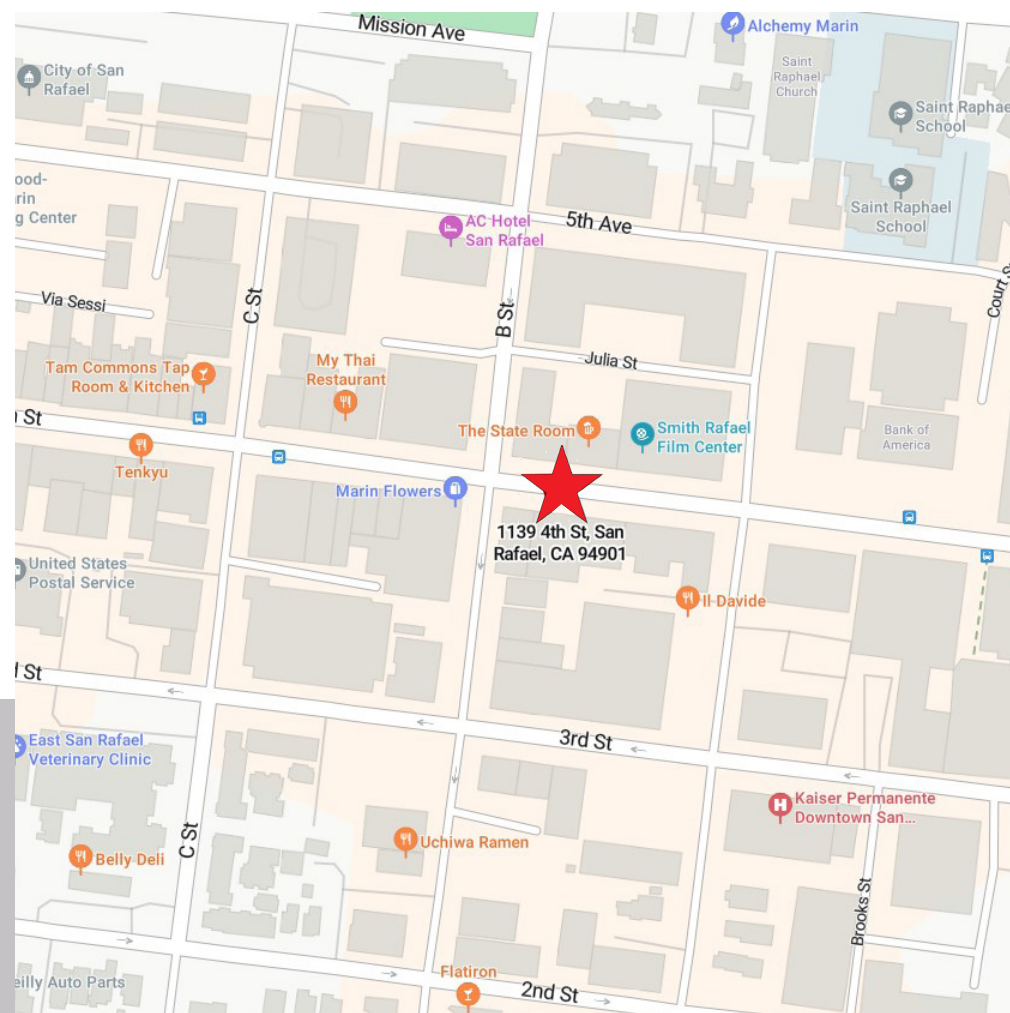
Located between A and B Streets in dynamic downtown San Rafael, 1121 - 1139 4th Street is situated on the most heavily trafficked block on the street and sits immediately across from the iconic Rafael Theatre and adjacent to other successful San Rafael business such as State Room, Bank of Marin, the newly opened Sana'a Cafe, Pink Owl Coffee, Lundy's Home Cooking, and Copperfield's Books.

### NEARBY AMENITIES

- Steps from dozens of cafes, shops, boutiques and restaurants
- One block from Courthouse Square and the newly opened AC Marriott Hotel
- Easy access to San Rafael City Hall and the San Rafael Public Safety Center.

### TRANSPORTATION ACCESS

- One block from Marin Transit and Golden Gate Transit
- .4 miles from the San Rafael Transit Center and the SMART Train.
- .5 miles from Highway 101
- 1.5 miles to Interstate 580



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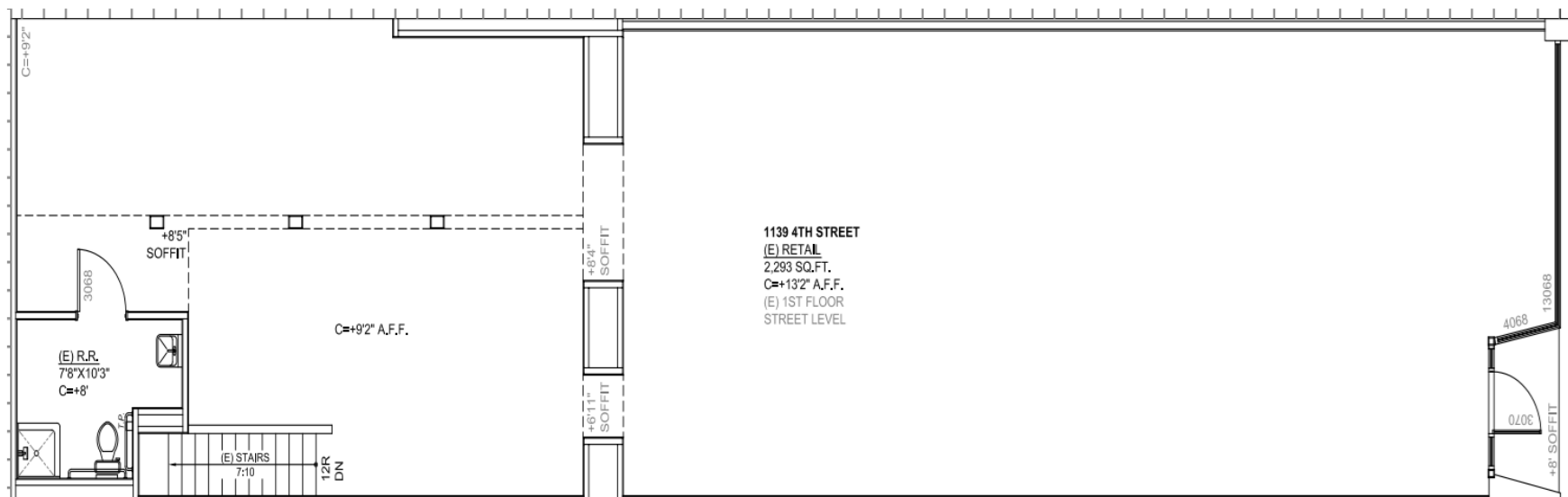
# FLOOR PLAN



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## INTERIOR PHOTOS



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