



FOR LEASE

*2nd Generation
Salon & Shop
Space*

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RAFAEL TOWN CENTER

SAN RAFAEL, CA





SITE INFORMATION

ADDRESS	4th St & Court St., San Rafael, CA 94901
SPACES	944 4th St. - Space 1: $\pm 1,873$ SF 996 4th St. - Space 2: $\pm 1,518$ SF 1030 Court St. - Space 5: $\pm 1,518$ SF
TRAFFIC COUNTS	Fourth St.: 7,436 ADT Fifth Ave.: 6,684 ADT

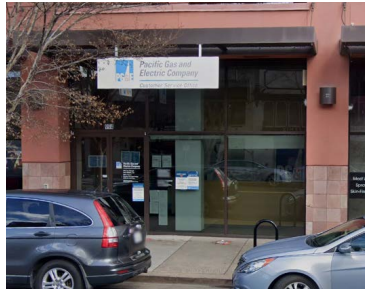
HIGHLIGHTS

- San Rafael's premiere "Live, Work, and Play" Destination
- Adjacent to Fenix Restaurant & Bar, Burren House, San Rafael Joe's, Sol Food, Smith Rafael Film Center and State Room
- Located in the heart of downtown San Rafael
- 20 minutes north of San Francisco
- 5 minutes from Highway 101
- Mixed-use project with 113 apartments, 42,000 SF of office space, and 25,000 SF of street level retail
- Host of Thursday night Farmer's Markets as well as summertime concerts

AVAILABLE SPACES

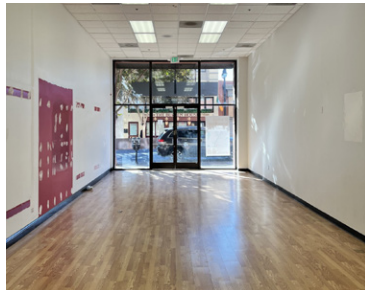
Retail Space 1: ±1,873 SF | 944 4th Street:

- Prime 4th St. frontage
- Former office/service use



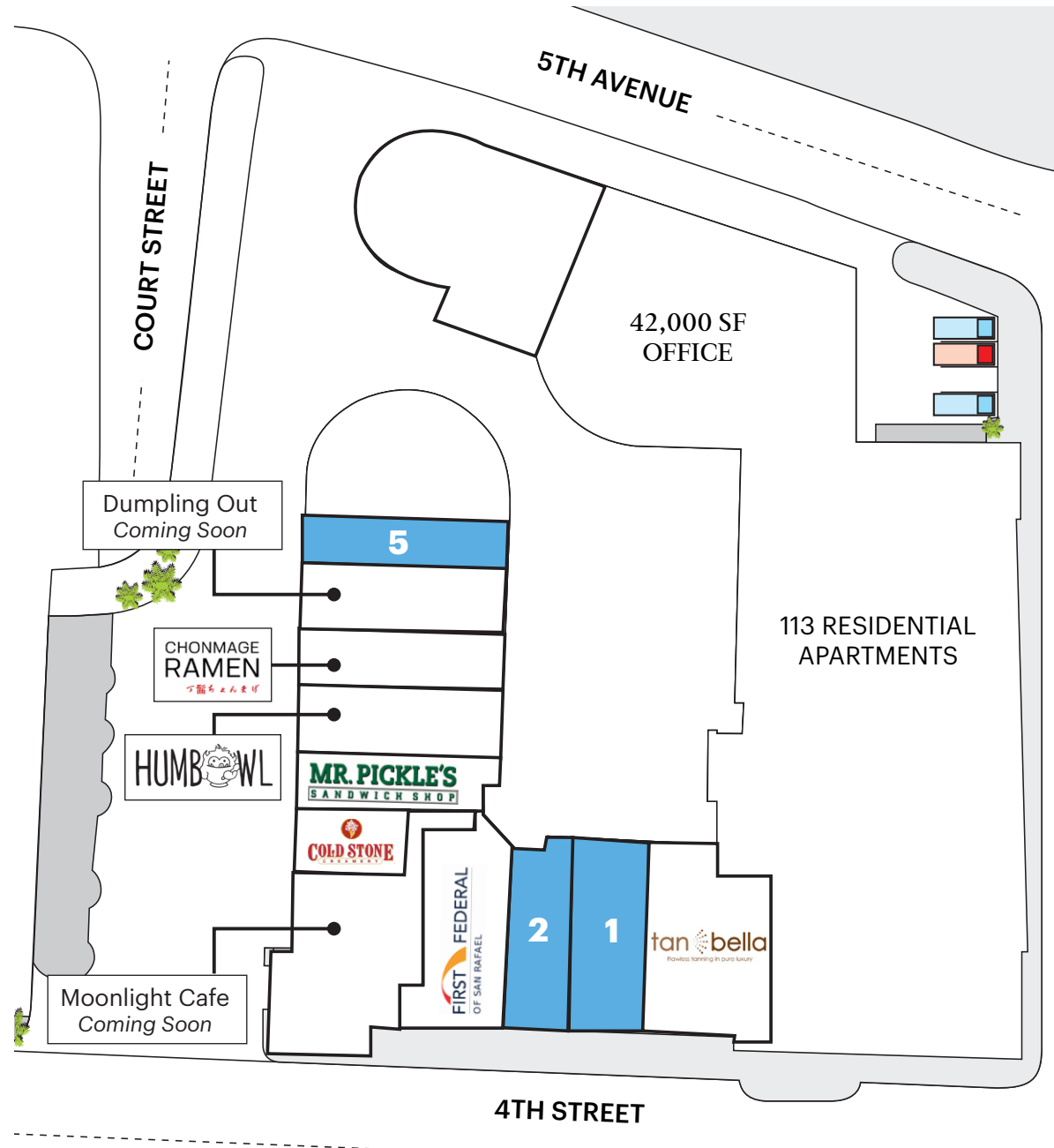
Retail Space 2: ±1,518 SF | 996 4th Street:

- Prime 4th street location
- Floor to ceiling glass windows
- Former service/retail use
- Tremendous visibility along 4th St.



Retail Space 5: ±1,518 SF | 1030 4th Street:

- Former hair salon
- Built out with approx. 11 salon stations







POPULATION

1 MILE	3 MILES	5 MILES
18,334	92,042	142,527



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,932	35,830	56,665



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$183,144	\$237,754	\$262,704



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.59 M	\$2.33 M	\$2.67 M



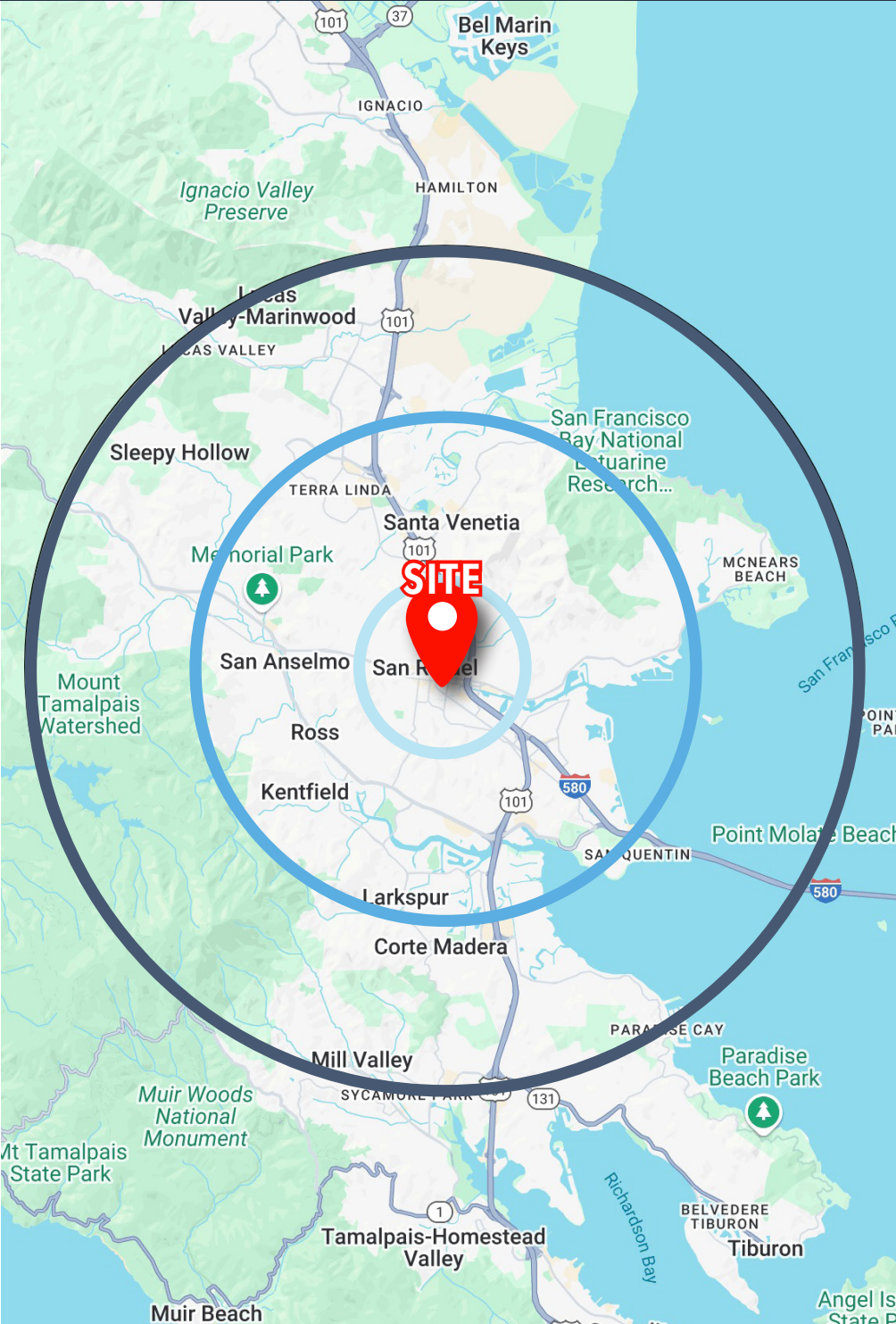
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
57.6%	57.2%	62.0%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$414.48 M	\$2.09 B	\$3.45 B



*Demographics Source: Sites USA REGIS Online 8/10/26



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