



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1131 4TH STREET
SAN RAFAEL, CA

Prime 4th Street Retail



Go beyond broker.

REPRESENTED BY:

NATHAN BALLARD, PARTNER
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JOHN MOHUN, AGENT
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RETAIL SPACE FOR LEASE

PROPERTY INFORMATION



1131 4TH STREET

SAN RAFAEL'S FINEST
DOWNTOWN LOCATION

HIGHLIGHTS

- Turnkey 2nd generation bar and restaurant space
- Existing bar buildout and infrastructure in place
- Best downtown San Rafael location
- Beautiful wood interior
- High end finishes throughout
- High ceilings
- Robust foot traffic
- All equipment included

DESCRIPTION OF PREMISES

This versatile retail space in downtown San Rafael offers a unique opportunity on 4th Street, the main commercial corridor in the heart of downtown. The space features high ceilings, distinctive barn-wood walls, unique light fixtures, track lighting, and a private restroom, offering a flexible layout for a variety of retail, showroom, service, or creative uses.

Existing improvements include a walk-in refrigerator, two three-compartment sinks, a dedicated mop sink, and a lower-level kitchen without a hood, offering additional flexibility for certain users. An additional $\pm 1,000$ SF of basement storage may also be available, providing valuable supplemental space for inventory or operations.

Located prominently on 4th Street, the property offers an excellent opportunity for a business looking to establish a presence in downtown San Rafael.

LEASE TERMS

Size

1,536+/- sq ft

Optional 1,000+/- sq ft basement storage

Terms

Gross Unserviced

Zoning

T4MS

Building Size

21,790+/- sq ft

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
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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

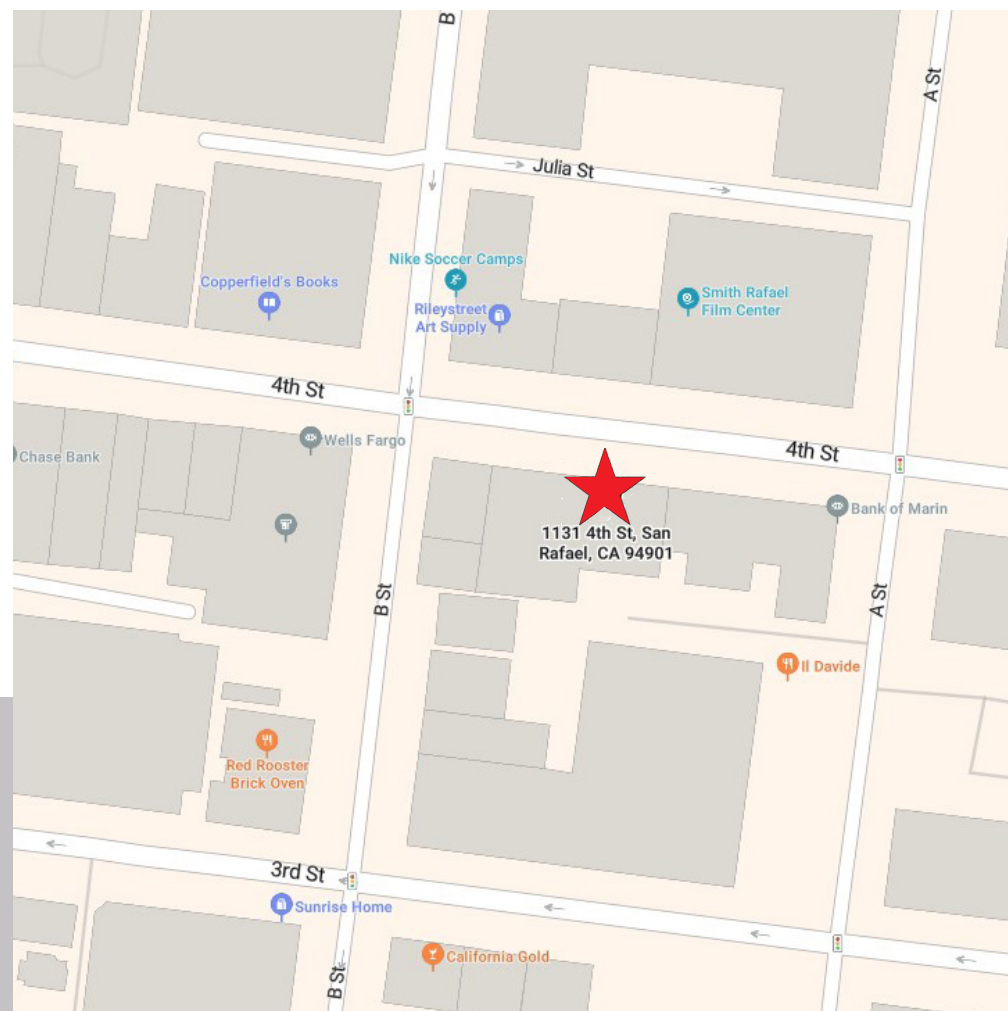
Located between A and B Streets in dynamic downtown San Rafael, 1121 - 1139 4th Street is situated on the most heavily trafficked block on the street and sits immediately across from the iconic Rafael Theatre and adjacent to other successful San Rafael business such as State Room, Bank of Marin, the 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



1131 4TH STREET

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