



Keegan & Coppin
COMPANY, INC.

FOR LEASE

522 3RD STREET
SAN RAFAEL, CA

Retail Space Close to Downtown



REPRESENTED BY:

JOHN MOHUN, AGENT
LIC # 02232254 (415) 461-1010, EXT 126
JM OHUN@KEEGANCOPPIN.COM



RETAIL SPACE FOR LEASE



522 3RD STREET
SAN RAFAEL, CA

RETAIL SPACE
CLOSE TO DOWNTOWN

PROPERTY INFORMATION

HIGHLIGHTS

- Prominent downtown San Rafael location with exceptional visibility and street frontage
- Approximately 3,242+/- sq ft of flexible ground-floor commercial space
- Originally constructed as the United Markets corporate headquarters with premium-quality finishes throughout
- Abundant natural light and expansive storefront windows
- Ten dedicated on-site parking spaces
- Fully equipped kitchen, ADA-compliant restrooms, and full HVAC system
- Flexible floor plan suitable for office, retail, educational, fitness, and service-oriented businesses

RETAIL SPACE

3,242+/- sq. ft.

DESCRIPTION

Originally developed as the corporate headquarters for United Markets, 522 3rd Street offers a rare opportunity to lease a high-quality commercial space in one of Downtown San Rafael's most desirable locations. Constructed with exceptional attention to detail, the property features modern building systems, quality finishes, generous natural light, and a highly adaptable layout designed to accommodate a broad range of commercial uses.

The open floor plan provides flexibility for both collaborative and private work environments while supporting retail, office, educational, fitness, and customer-facing operations. Combined with dedicated parking and immediate availability, the property presents an outstanding opportunity for businesses seeking a highly visible downtown presence.

LEASE TERMS

Size

3,242+/- sq. ft.

Rate

\$10,000 per month

Terms

Gross

3-5 year lease term preferred

Parking

10 parking spots

Zoning

T5N 40/60

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(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

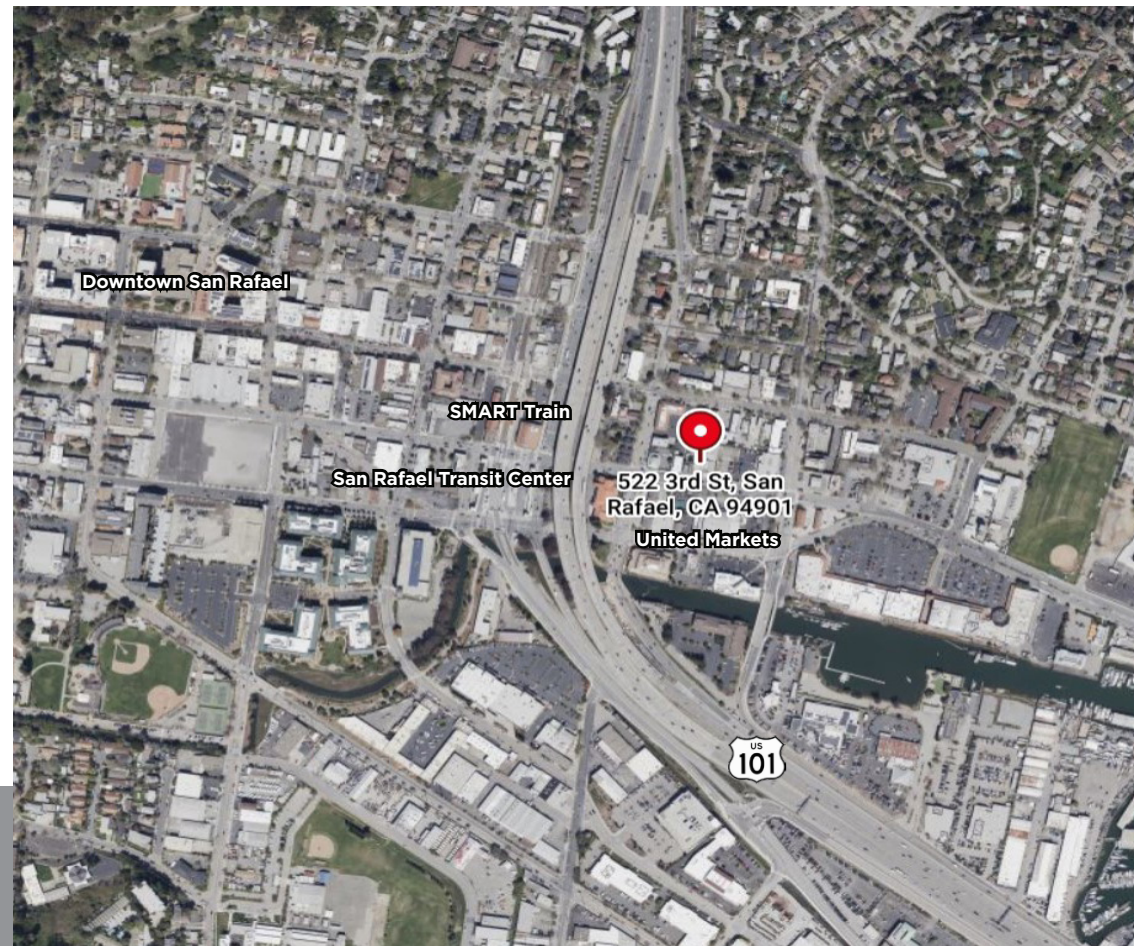
522 3rd Street is ideally located along one of Downtown San Rafael's primary commercial corridors, offering exceptional visibility and convenient access to the city's vibrant business district. Surrounded by restaurants, retail, professional services, and everyday amenities, the property provides an outstanding location for businesses seeking a strong downtown presence. Employees and customers also benefit from easy access to Highway 101, the SMART Train, the San Rafael Transit Center, and nearby public parking.

NEARBY AMENITIES

- Downtown San Rafael Restaurants & Cafes
- United Markets
- Courthouse Square
- SMART Train Station
- San Rafael Transit Center

TRANSPORTATION ACCESS

- 0.2 miles from Hwy 101
- 0.2 miles from SMART Train
- 0.2 miles from transit center



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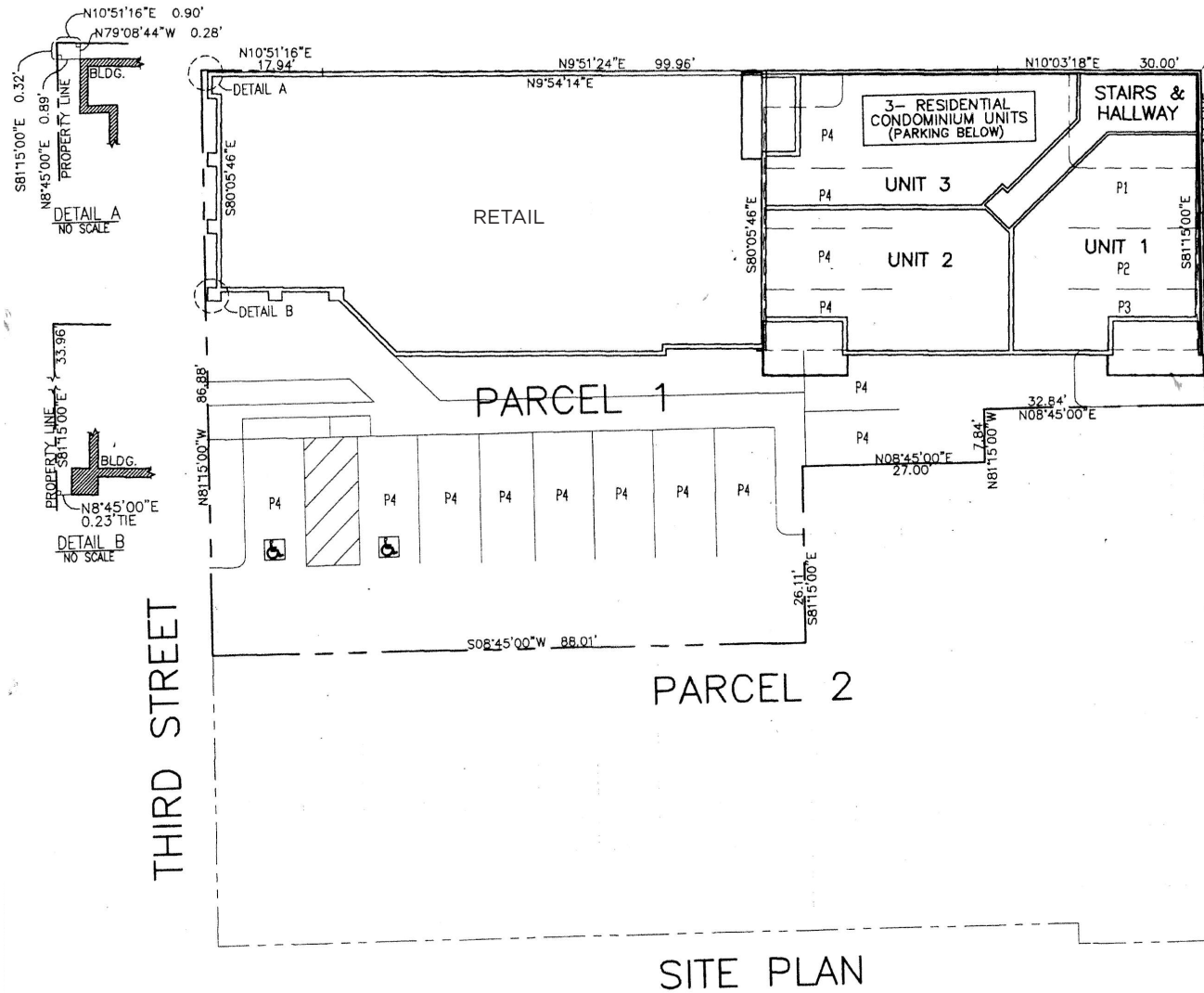


FLOOR PLAN



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PHOTOS



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