

FOR LEASE

Retail & Restaurant Space

JENNIFER HIBBITTS

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SITE INFORMATION

ADDRESS	1050 Court St., San Rafael, CA 94901
AVAILABLE	±1,518 SF - ±2,660 SF
SPACES	Space 1: ±1,873 SF Space 2: ±2,660 SF Space 3: ±1,556 SF Space 4: ±1,518 SF
TRAFFIC COUNTS	Fourth St.: 10,021 ADT Fifth Ave.: 4,723 ADT

HIGHLIGHTS

MAR A WE FILM

- San Rafael's premiere "Live, Work, and Play" Destination
- 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

SITE PLAN



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
- Currently a service/retail use
- Available December 1, 2025



Retail Space 3: ±2,660 SF | 1002 4th Street:

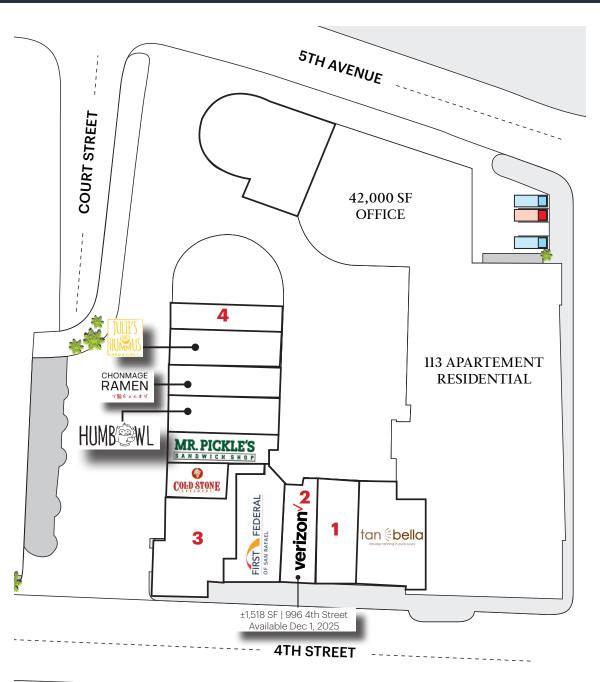
- Corner Restaurant Space
- Type 1 & Type 2 Venting



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

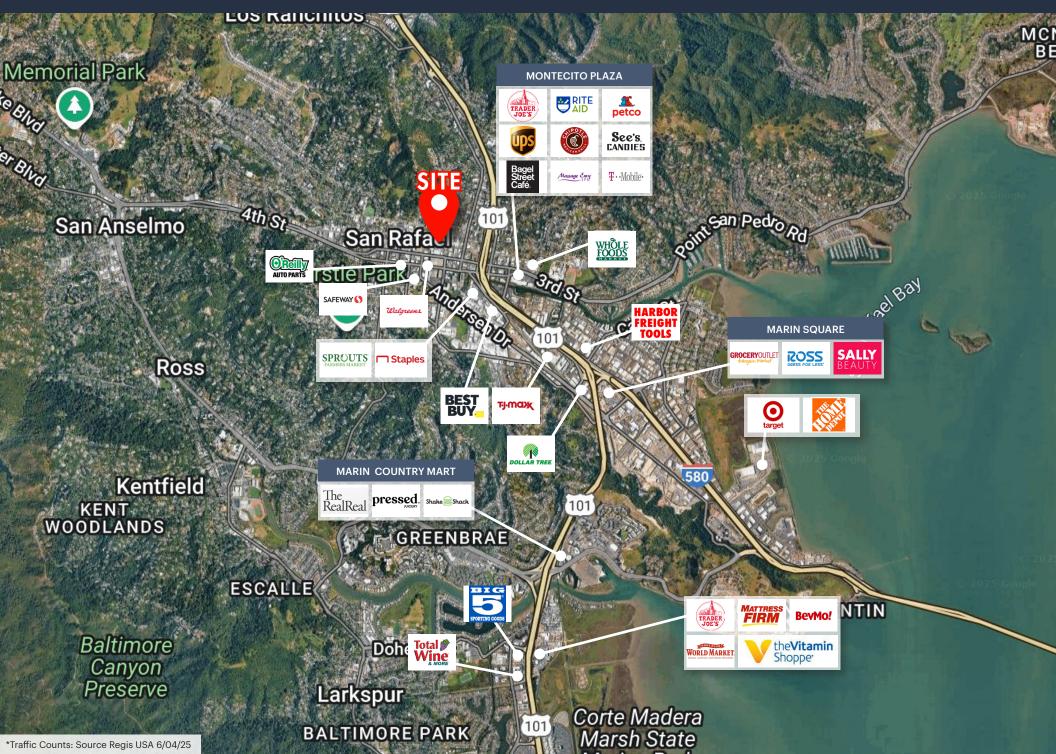
• Fully Fixtured Hair Salon





MARKET AERIAL





DEMOGRAPHICS



					Tori 37 Bel Marin Keys
2	POPULATION	1 MILE	3 MILES	5 MILES	IGNACIO
		18,340	89,062	141,980	
					Ignacio Valley Preserve
	ESTIMATED				Locas
	HOUSEHOLDS	1 MILE	3 MILES	5 MILES	Vall y-Marinwood (101)
		7,866	35,581	55,943	
					Sleepy Hollow
	ESTIMATED AVERAGE	1 MILE	3 MILES	5 MILES	TERRA LINDA Rese rch Santa Venetia
	HOUSEHOLD INCOME	\$175,125	\$220,481	\$243,619	Me norial Park
					Mount San Anselmo San A el 5an Frances
\$	ESTIMATED AVERAGE HOUSEHOLD	1 MILE	3 MILES	5 MILES	Tamalpais Watershed Ross
	NET WORTH	\$1.54 M	\$2.28 M	\$2.62 M	Kentfield
					Point Molar - Beach
					Larkspur
	COLLEGE DEGREE BACHELOR DEGREE	1 MILE	3 MILES	5 MILES	Corte Madera
	OR HIGHER	56.6%	58.6%	61.0%	
					Mill Valley Paradise Beach Park
					Muir Woods SYCAMONE FAILS (131)
	TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES	At Tamalpais Monument State Park
		\$438.34 M	\$2.21 B	\$3.63 B	State Park Tamalpais-Homestead Valley
					Tamalpais-Homestead Valley

Muir Beach

*Demographics Source: Sites USA REGIS Online 6/4/25

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