



FOR LEASE

***Retail &
Restaurant
Space***

JENNIFER HIBBITTS

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RAFAEL TOWN CENTER





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

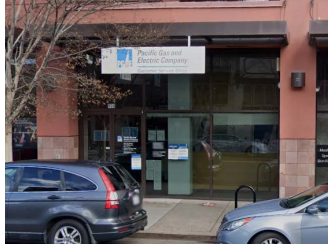
HIGHLIGHTS

- 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

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



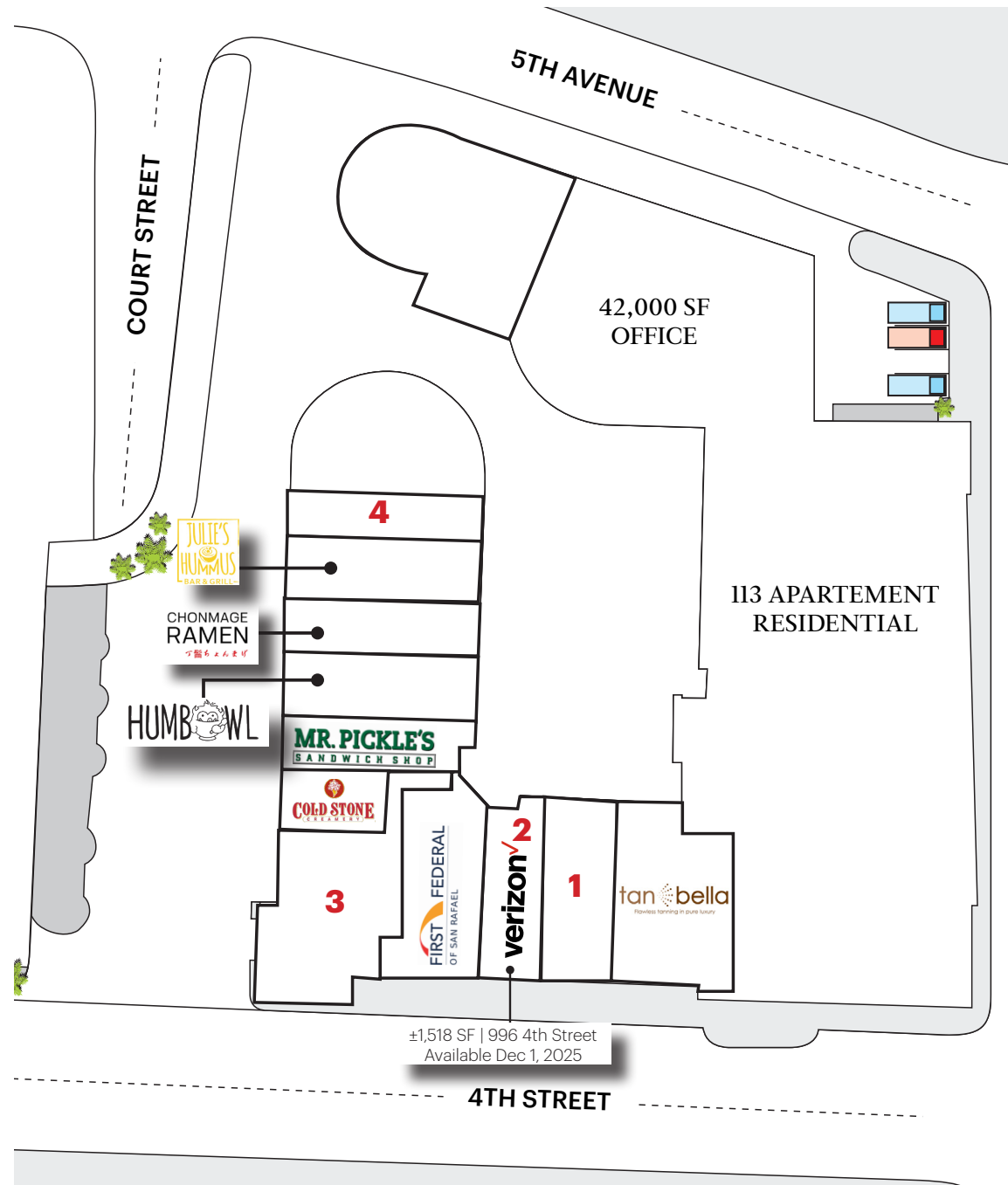
Retail Space 3: ±2,660 SF | 1002 4th Street:

- Corner Restaurant Space
- Type 1 & Type 2 Venting



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

- Fully Fixtured Hair Salon





*Traffic Counts: Source Regis USA 6/04/25



POPULATION

1 MILE	3 MILES	5 MILES
18,340	89,062	141,980



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,866	35,581	55,943



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$175,125	\$220,481	\$243,619



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.54 M	\$2.28 M	\$2.62 M



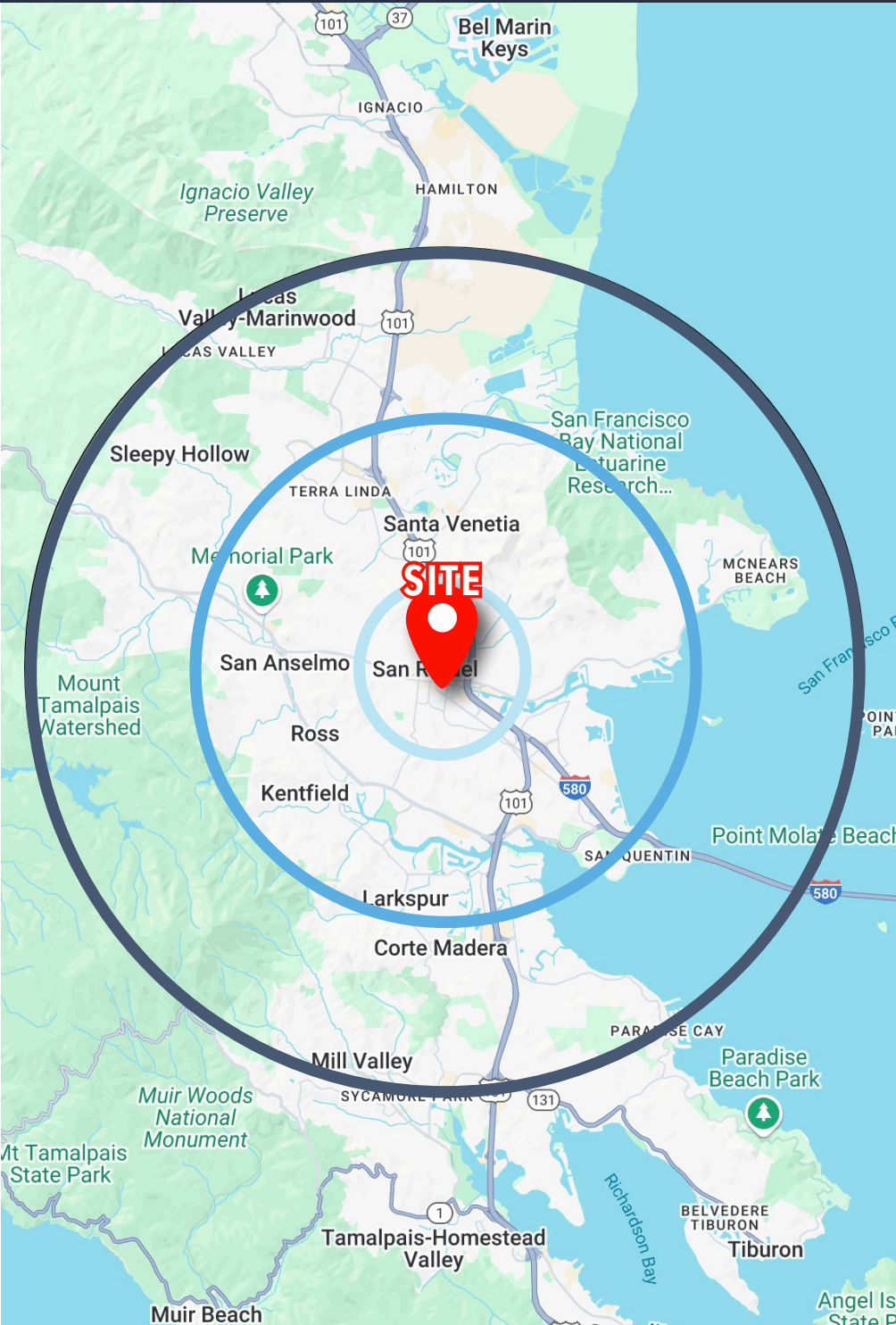
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
56.6%	58.6%	61.0%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$438.34 M	\$2.21 B	\$3.63 B



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



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