

RAFAEL TOWN CENTER

SAN RAFAEL, CA

FOR LEASE

*Retail &
Restaurant
Space*

JENNIFER HIBBITTS

(415) 272-2162

jennifer@lockehouse.com

License #01418027

GREY BRADSHAW

(415) 728-7036

gbradshaw@lockehouse.com

License #02200913



**2nd Generation
Restaurant Space**



SITE INFORMATION

ADDRESS	4th St & Court St., San Rafael, CA 94901
SPACES	944 4th St. - Space 1: ±1,873 SF 996 4th St. - Space 2: ±1,518 SF 1026 4th St. - Space 4: ±1,500 SF <i>2nd Gen. Restaurant Space</i> 1030 4th St. - Space 5: ±1,518 SF
TRAFFIC COUNTS	Fourth St.: 11,260 ADT Fifth Ave.: 4,723 ADT

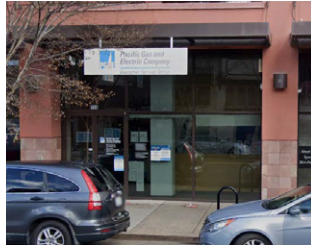
HIGHLIGHTS

- 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.



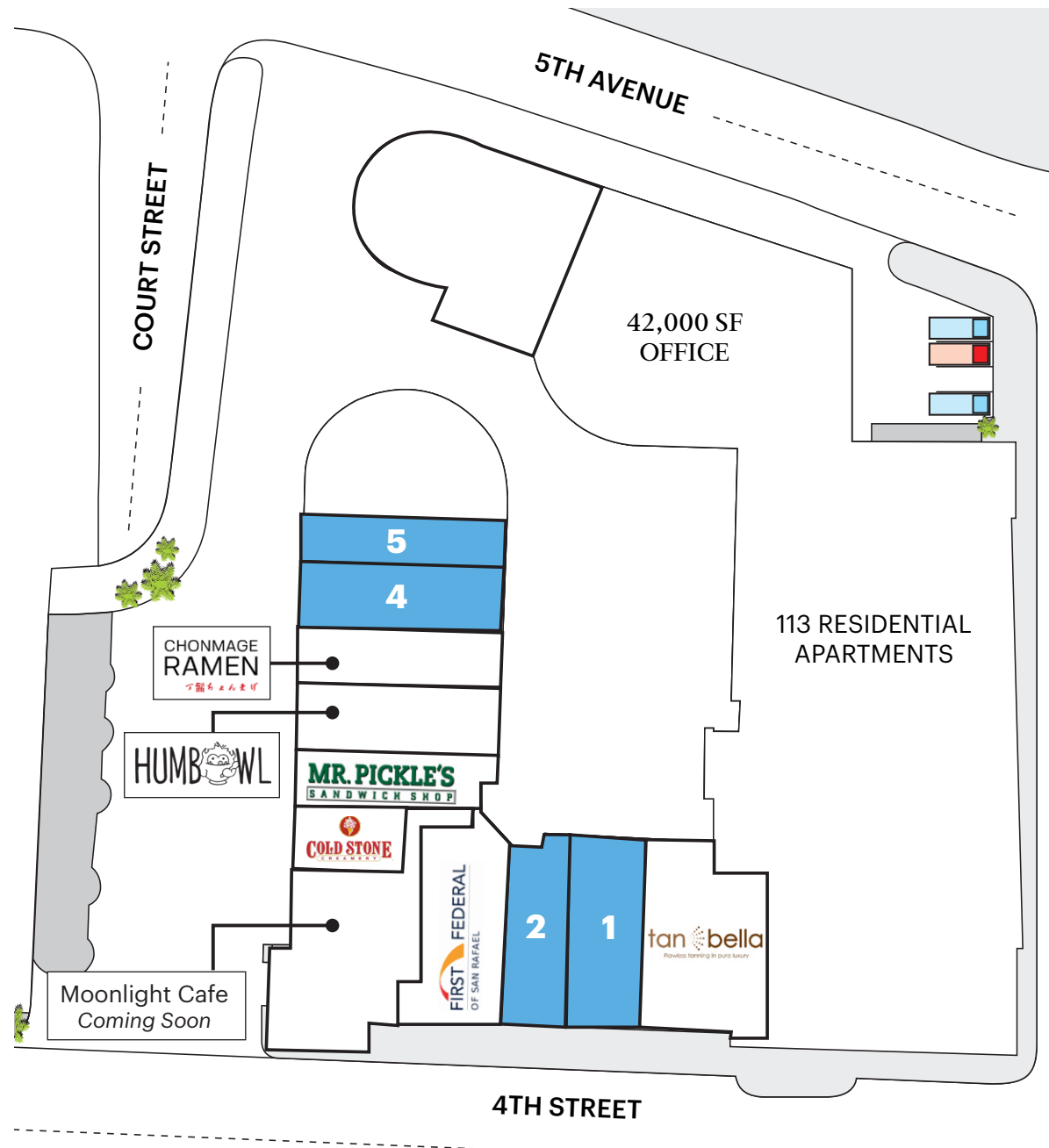
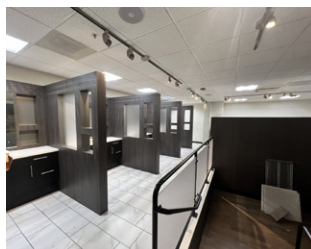
Retail Space 4: ±1,500SF | 1026 4th Street:

- 2nd generation restaurant space
- Space includes a 14 ft. Type 1 hood/venting system
- Patio

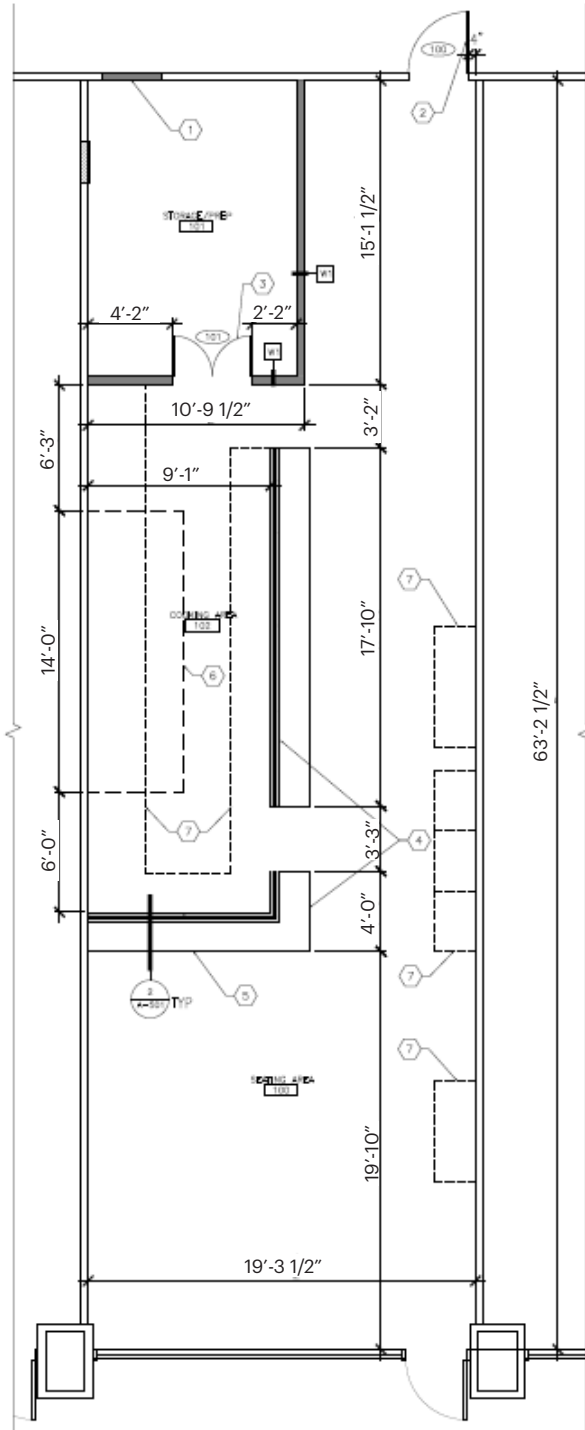


Retail Space 5: ±1,518 SF | 1030 4th Street:

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



SPACE 4 | 2ND GENERATION RESTAURANT



MARKET AERIAL



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

DEMOGRAPHICS



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



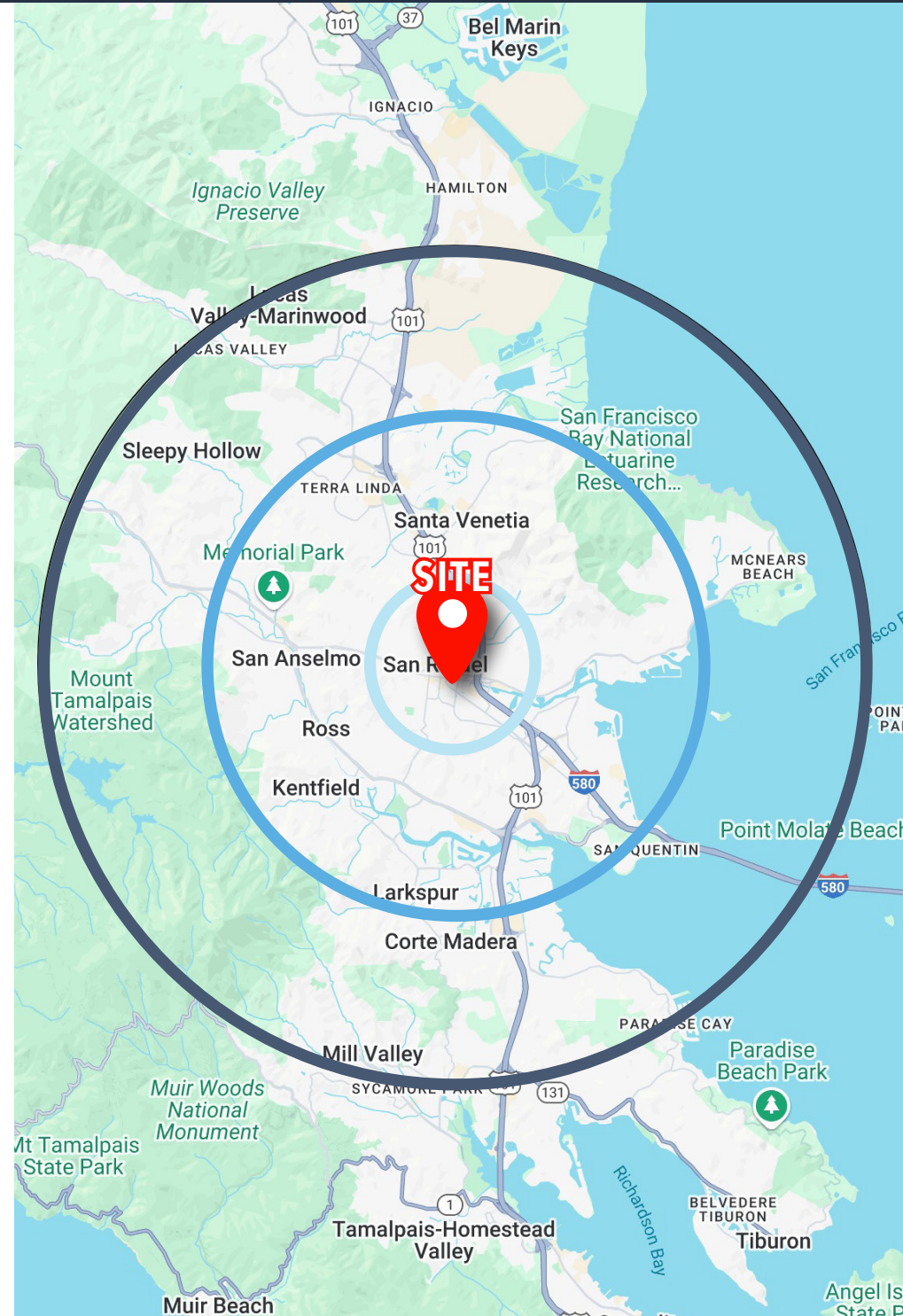
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



LOCKEHOUSE

JENNIFER HIBBITTS

(415) 272-2162

jennifer@lockehouse.com

License #01418027

GREY BRADSHAW

(415) 728-7036

gbradshaw@lockehouse.com

License #02200913