

# RAFAEL TOWN CENTER

## SAN RAFAEL, CA

**FOR LEASE**

*Retail &  
Restaurant  
Space*

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**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 Court 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

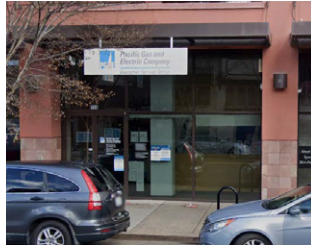
## HIGHLIGHTS

- 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 4<sup>th</sup> St.



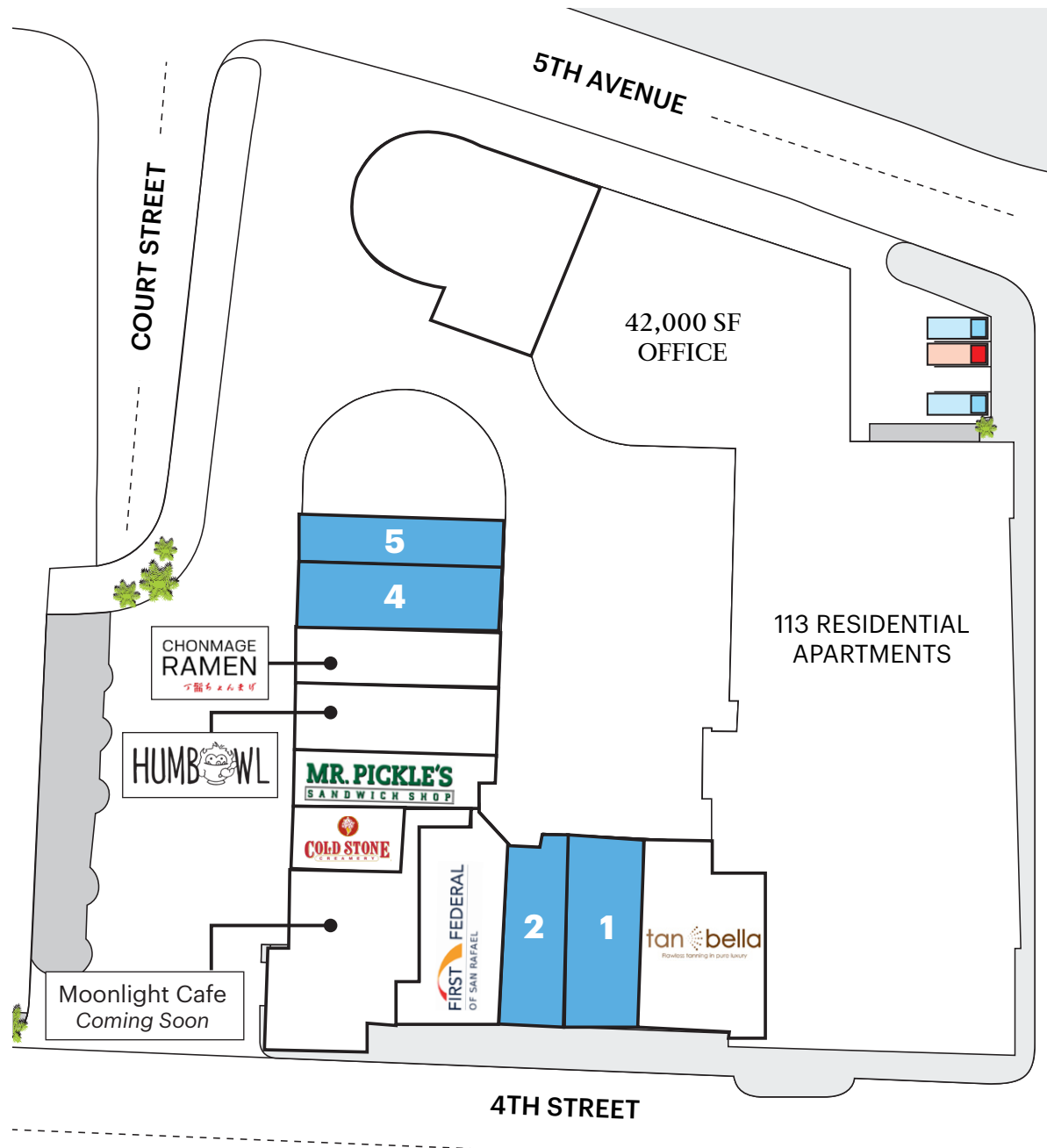
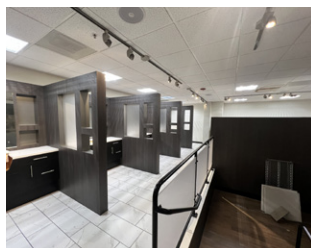
### Retail Space 4: ±1,500SF | 1026 Court Street:

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

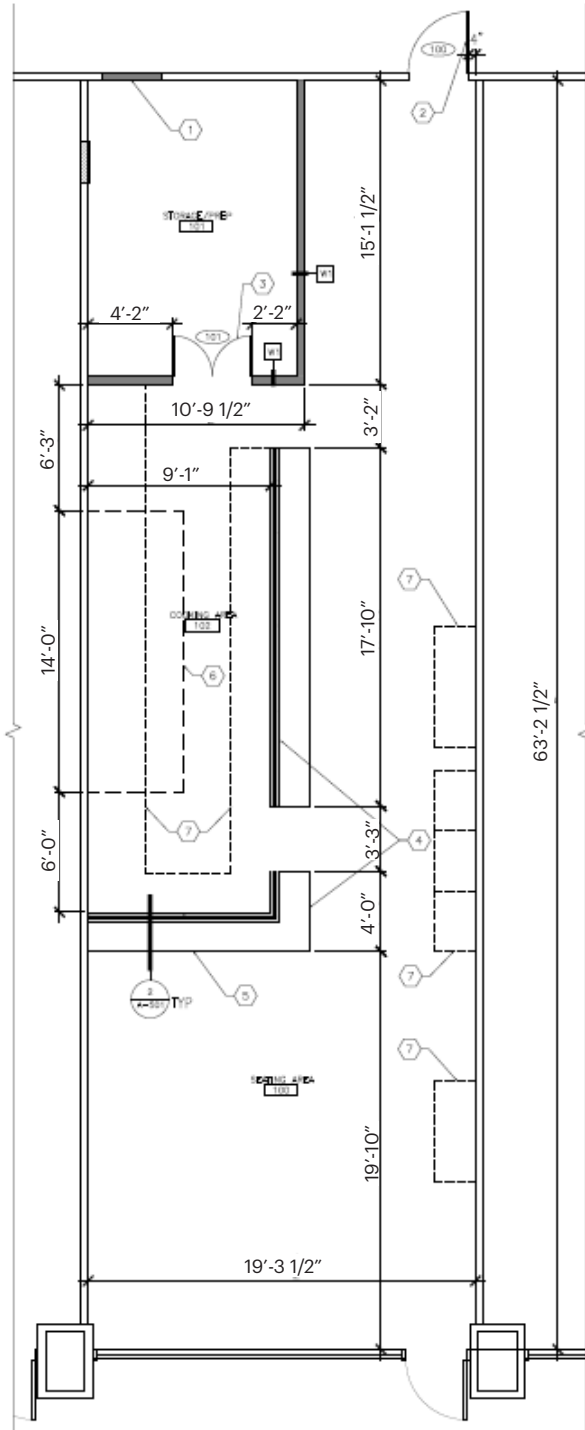


### Retail Space 5: ±1,518 SF | 1030 4th Street:

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



# SPACE 4 | 2<sup>ND</sup> 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



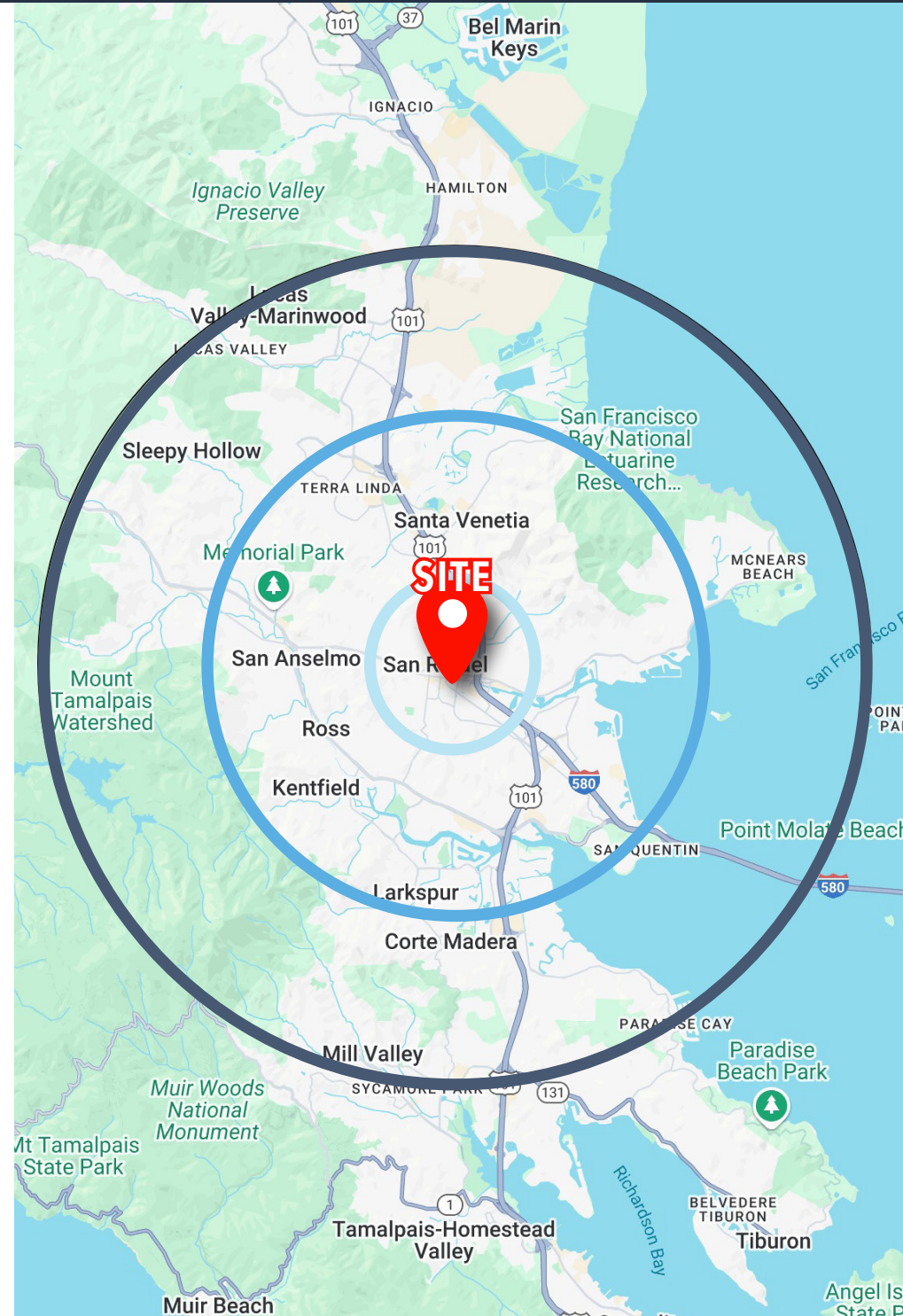
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



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