

**A Wonderful Opportunity for
Users, Owners or Investors to Acquire
One to Two Adjacent Contiguous Flex / Light Industrial / Office
Commercial Spaces at
1925 Francisco Blvd E, San Rafael, Marin County, California
With Pride of Ownership**

Exclusive Offerings:

**1925 Francisco Blvd E, Suite #4, 1 Parcel, 4000 Sq Ft (with Mezzanine) Offered at:
\$1,145,000**

**1925 Francisco Blvd E, Suite #15, 2 Parcels, 4160 Sq Ft (with Mezzanine) Offered at:
\$1,145,500**

(Price adjustment available for purchasing both contiguous suites combined)



Offering Memorandum & Financials



***W Real Estate: Marin - San Francisco - Wine Country
Largest Private Brokerage North of San Francisco
Commercial Division***

EXECUTIVE SUMMARY: The Market, the Local Economy and the Offered Spaces

W Real Estate Commercial Division is pleased to present an exclusive two adjacent commercial spaces in great condition, updated and well maintained, with quick access to US Highway 101 and Interstate 580 in City of San Rafael's east corridor in Marin County, California – at times referred to as an extended envelope of San Rafael's "Gold Coast."

We welcome both local and national / international users and investors.

Marin County is one of the richest per capita income counties in the United States, located just north of the City of San Francisco in the proximity of two major international airports (San Francisco and Oakland), within San Francisco Bay's 9 Counties which comprise 8 million strong population with effective demand. The location in Eastern Marin has access to counties of Alameda, San Mateo, Contra Costa, Santa Clara, Napa, Sonoma, Solano and San Francisco (City and County). The region has an expansive and sophisticated transportation network of State and US highways in addition to a number of Interstates. This Northern California region is majorly served by Port of Oakland and is endowed by a Mediterranean climate, natural beauty and abundant national and state parks, beaches, abundant businesses and service centers, and quick access to the Wine Country. The area includes and is invariable referred to as North Bay, East Bay and the Peninsula.

The offered spaces allow operation in the vicinity of the expanding businesses like BioMarin, Kaiser Permanente, Autodesk, Comcast in Marin County as well large retail, life sciences, biotech and service industries. Work wise, the region is a global talent magnet and employment with access to a large, young, diverse and disciplined labor pool and workforce, conducive to business operations in an excellent environment.

UNIT MIX DESCRIPTION

The offered spaces include one to two contiguous suites located at 1925 Francisco Blvd E, San Rafael (94901). The two Suites #4 and #15 can be acquired separately or combined with incentive and price adjustment. The spaces are excellently maintained, all ready for flex, light industrial, office, storage, service, distribution and limited retail. Both suites are built in 2 floors and have low maintenance characteristics, with CAM charges paid to and served by an Industrial Condo Association (CC&R is available). The Suites are part of the Rafael Business Center with an RBA of 25,670 Sq Ft, 0.67 Acres

Land Area, and is known to have been built by reinforced concrete. Ample parking spaces are available on the site as well as adjacent streets (Francisco Blvd E and Morphew). Total estimated parking spaces are over 100 (to be verified).

The current owner operated his own business from one of the suites and both were well renovated and meticulously maintained based on the pride of ownership. Both units are currently vacant and will be delivered vacant at the close of escrow, and can be owned / used / or leased by the new owners. For the estimated Cap Rates see the financial section below based on current lease rates offered and current out of pocket expenses. Units have 24-hour access. Water and sewer served by Public/City. Both units are originally built in 1981 and subsequently renovated in 1990s.

Suite #4 Further Attributes:



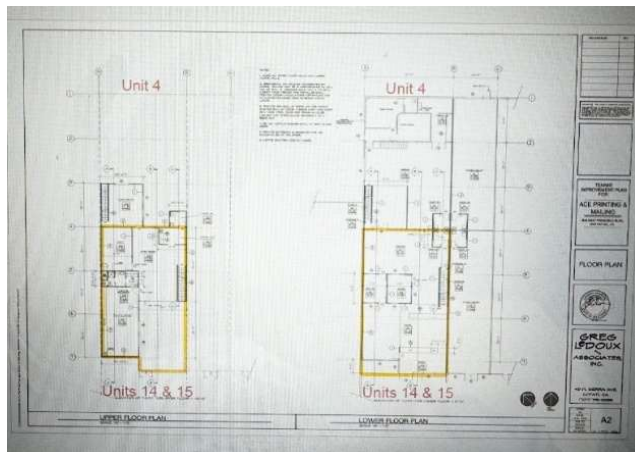
- Parcel Number: 009-380-04
- Industrial Light / Office Zoning (hospitable to other various industrial and business needs including R&D)
- 4000 Sq Ft: 2390 Sq Ft ground floor and 1610 Sq Ft mezzanine (total according to owner's disclosure, ground floor from the title records)
- The mezzanine is architecturally built without permit (drawing and plans are available)
- HVAC (location: roof)
- 18 Ft clear height
- Power: 200-300a/220v 3p
- 2 Bathrooms
- A separate executive office with receptionist / secretarial area
- Signage and skylights.
- Roll up door

Suite #15 (also referred to as Suite #14/15) Further Attributes:



- Parcel Numbers: 009-380-14 and 009-380-15
- Industrial Light / Office Zoning (hospitable to other various industrial and business needs)
- 4160 Sq Ft: 2528 Sq Ft ground floor and 1632 Sq Ft mezzanine (total according to owner's disclosure, ground floor from the title records)
- The mezzanine is architecturally built without permit (drawing and plans are available)
- 5 Executive offices and conference rooms
- Kitchenette
- 3 bathrooms and a shower
- HVAC (location: roof)
- 18 Ft clear height
- Power: 200-300a/220v 3p
- Signage, skylights and fans.
- Landscaped in front

Floor Plans





Demographics and Economics: Immediate Area

The data and estimates for the population and income measures within 2-to-10-mile radius are shown in the following tables.

Population			
	2 mile	5 mile	10 mile
2010 Population	56,776	138,983	265,951
2023 Population	59,706	145,558	280,463
2028 Population Projection	59,884	145,889	281,266
Annual Growth 2010-2023	0.40%	0.40%	0.40%
Annual Growth 2023-2028	0.10%	0%	0.10%
Median Age	44.1	47.1	45.3
Bachelor's Degree or Higher	50%	58%	51%

Income			
	2 mile	5 mile	10 mile
Average Household Income	\$136,984	\$155,178	\$146,343
Median Household Income	\$100,733	\$123,149	\$111,715
< \$25,000	2,990	5,967	11,633
\$25,000 - 50,000	3,969	7,509	15,502
\$50,000 - 75,000	2,628	5,970	12,157
\$75,000 - 100,000	2,333	5,884	12,082
\$100,000 - 125,000	2,148	4,973	9,443
\$125,000 - 150,000	1,596	4,846	8,816
\$150,000 - 200,000	2,320	6,333	11,222
\$200,000+	5,982	18,388	30,743

1925 Francsico Blvd E Suite #4 & #15 Financials

Suites #4 and #15 Combined Financials (Current)

Item	Sq Ft
Space / Units	
Suites #15 (2 Parcels Combined, including the Mezzanine)	4,160
Unit #4 (1 Parcel, including the Mezzanine)	4,000
Total Sq Ft	8,160
Current Projected Income From Leasing Operations	\$
Suite #15 Lease Price (Per Sq Ft Per Year)	\$ 20.00
Suite #15 Lease Income (Annual, Projected)	\$ 83,200.00
Suite #4 Lease Price (Per Sq Ft Per Year)	\$ 20.00
Unit 4 Lease Income (Annual, Projected)	\$ 80,000.00
Total Lease Income	\$ 163,200.00
Operating Costs	
Total Property Tax For Both Suites (2024)	\$ 22,629.40
Insurance For Both Suites (2025)	\$ 1,558.00
CAM Charges (See Notes)	-
Total Operating Costs (Both Suites)	\$ 24,187.40
Operating Income Before Taxes	\$ 139,012.60
Purchase Price (Both Suites – For Individual Spaces See Below)	\$ 2,290,500.00
Estimated Current CAP Rate	6.1%

Explanatory Notes and Descriptions

- 1) The Industrial Condo Association covers most maintenance items (minimum maintenance cost for the new owner).
- 2) The Suites are normally leased Modified Gross; but it can be leased through more lucrative contracts, depending on the market.
- 3) Both Suites are all maintained superbly and updated, ready to move in or to be leased.
- 4) Mezzanines are architecturally built without permit (documents are available).
- 5) CAM Charges of 18 cents Per Sq Ft Per Month is the responsibility of the Tenant in Gross Lease (therefore not included above as expense and income). Landscaping, water, maintenance, parking area capital improvement are Common Area Management responsibilities. CC&R is available.
- 6) The new owner / user / investor to do own investigations during the contract and own estimations and calculations.
- 7) Seller is willing to offer both units combined with price adjustment. For concessions see below.

Suite #4 Financial Estimates

Suite #4 Expected Income & Expenses (Current)	
Item	Sq Ft
Unit 4 (1 Parcel)	
Ground Floor	2,390
Mezzanine	1,610
Total Sq Ft	4,000
Estimated Income from Leasing Operations	\$
Unit 4 Lease Price (per sq ft per year)	\$ 20.00
Unit 4 Lease Income	\$ 80,000.00
Operating Costs	\$
Property Tax (2024)	\$ 9,954.88
Insurance For Both Suites (2025)	\$ 779.00
CAM Charges (See Notes)	-
Total Operating Costs	\$ 10,733.88
Operating Income Before Taxes	\$ 69,266.12
Purchase / Offered Price	\$ 1,145,000.00
Estimated CAP Rate (Current)	6.0%

Suite #15 Financial Estimates

Suite #15 Expected Income & Expenses (Current)	
Item	Sq Ft
Unit 15 (2 Parcels)	
Ground Floor	2,528
Mezzanine	1,632
Total Sq Ft	4,160
Estimated Income from Leasing Operations	\$
Suite #15 Lease Price (per sq ft per year)	\$ 20.00
Unit #15 Lease Income	\$ 83,200.00
Operating Costs	\$
Property Tax (2024)	\$ 15,784.16
Insurance (2025)	\$ 779.00
CAM Charges (See Notes)	-
Total Operating Costs	\$ 16,563.16
Operating Income Before Taxes	\$ 66,636.84
Purchase / Offered Price	\$ 1,145,500.00
Estimated CAP Rate (Current)	5.8%

For more information and viewing, please contact:



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Advisory Notes, Disclaimers. Concessions and Financing

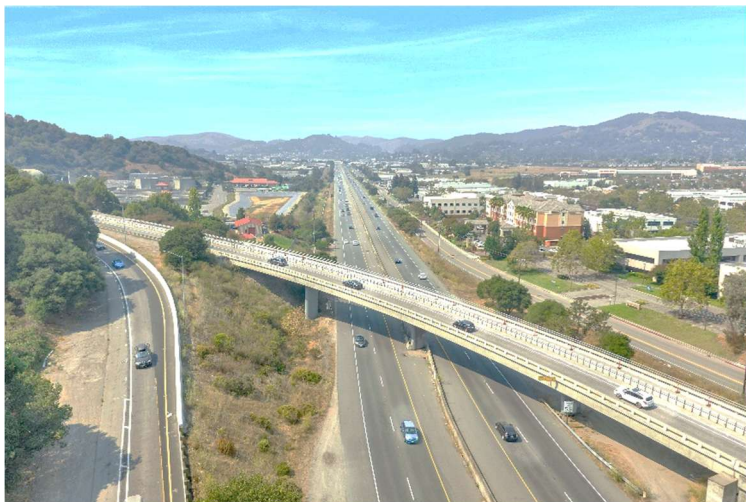
Buyers to do their own diligence including the City and County requirements. Space data, demographics, income and other relevant data used in this memorandum is research oriented and are collected from the owner, public and private sources (including commercial data). They are deemed credible but not verifiable at the source. Calculations and analyses are for presentation purposes. The property and the Suites can be viewed by appointment.

Financing Note: Our W Real Estate Affiliated Lenders are prepared to meet the buyer's goals to acquire these commercial properties. In addition to other lenders and commercial banks, NorCal Small Business Administration's advisors can provide guidelines for owner-occupied, small businesses. Further, the listing agents' affiliated San Francisco-based 1031 Exchange intermediary can meet the buyers' needs.

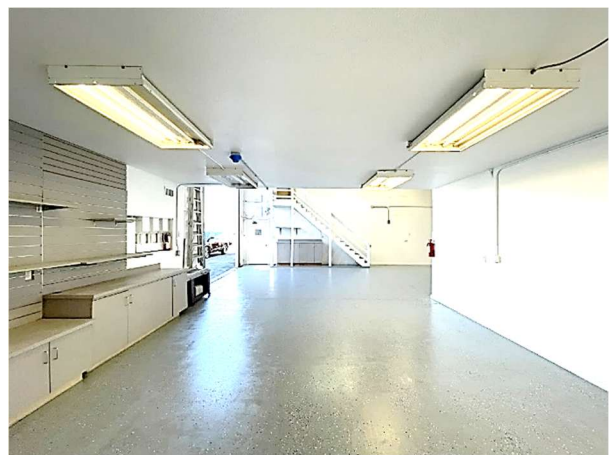
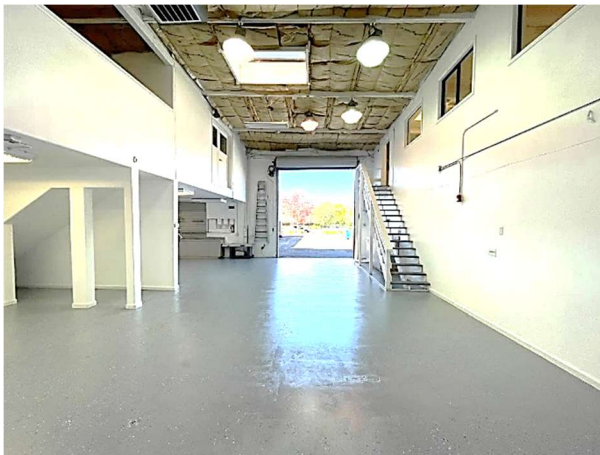
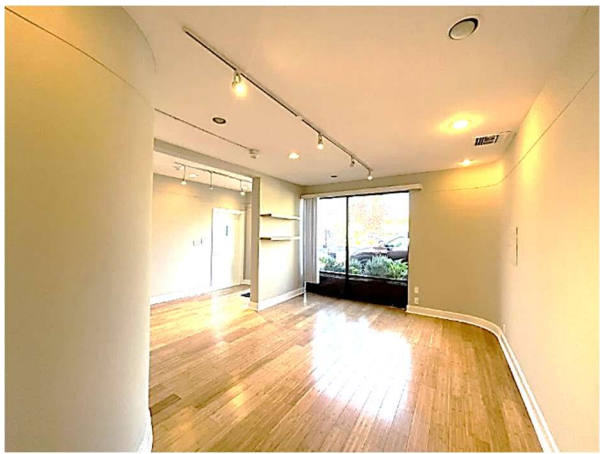
The offerings here have a motivated seller who is willing to discount the price if a buyer is interested in acquiring both suites (adjacent, contiguous). Seller Concessions: 2.5% to Buyer or Buyer's Agent. Seller Financing possible and negotiable. Call the agent for more information or arrange a viewing.

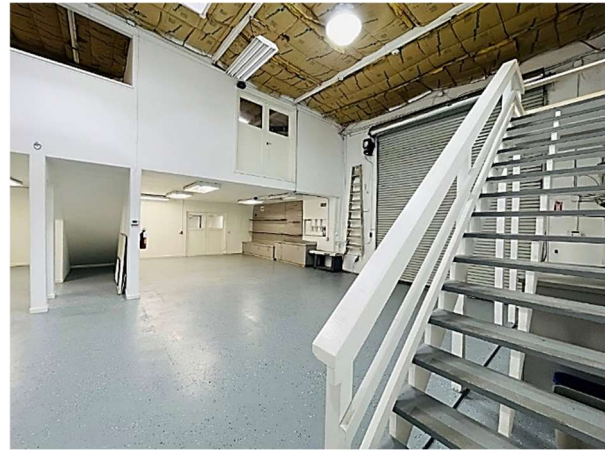
Photo Gallery

Rafael Business Center (Industrial Condo)



1925 Francisco Blvd E, Suite #4





1925 Francisco Blvd E, Suite #15



