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±1,825 SQUARE FOOT BUILDING FOR SALE

1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA

BRIAN FOSTER

Executive Director

+1 415 451 2437

brian.foster@cushwake.com

Lic #01393059

1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA

PROPERTY HIGHLIGHTS

24 Sir Francis Drake Blvd offers the opportunity to purchase a $\pm 1,825$ SF freestanding commercial building with an incredible downtown Fairfax location. The building features $\pm 22'$ feet of frontage along Sir Francis Drake, which has healthy, consistent daily pedestrian & car traffic (33,000 ADT). The front of the building has a retail/showroom area, and the rear has a large work area, small office, kitchenette, and restroom. The back of the building also opens to a gated, raised, outdoor patio.

- High-visibility and excellent signage opportunities
- Great owner user opportunity with 10% down
- Zoning: CC (zoning also allows future 2nd floor residential development)
- Price: \$1.2 million
- Located on ± 0.06 AC
- Outdoor patio in back of property
- Directly adjacent to large free public parking lot
- Built in 1940
- APN: 001-22-640



1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA



1824 SIR FRANCIS DRAKE
BOULEVARD

FAIRFAX, CA

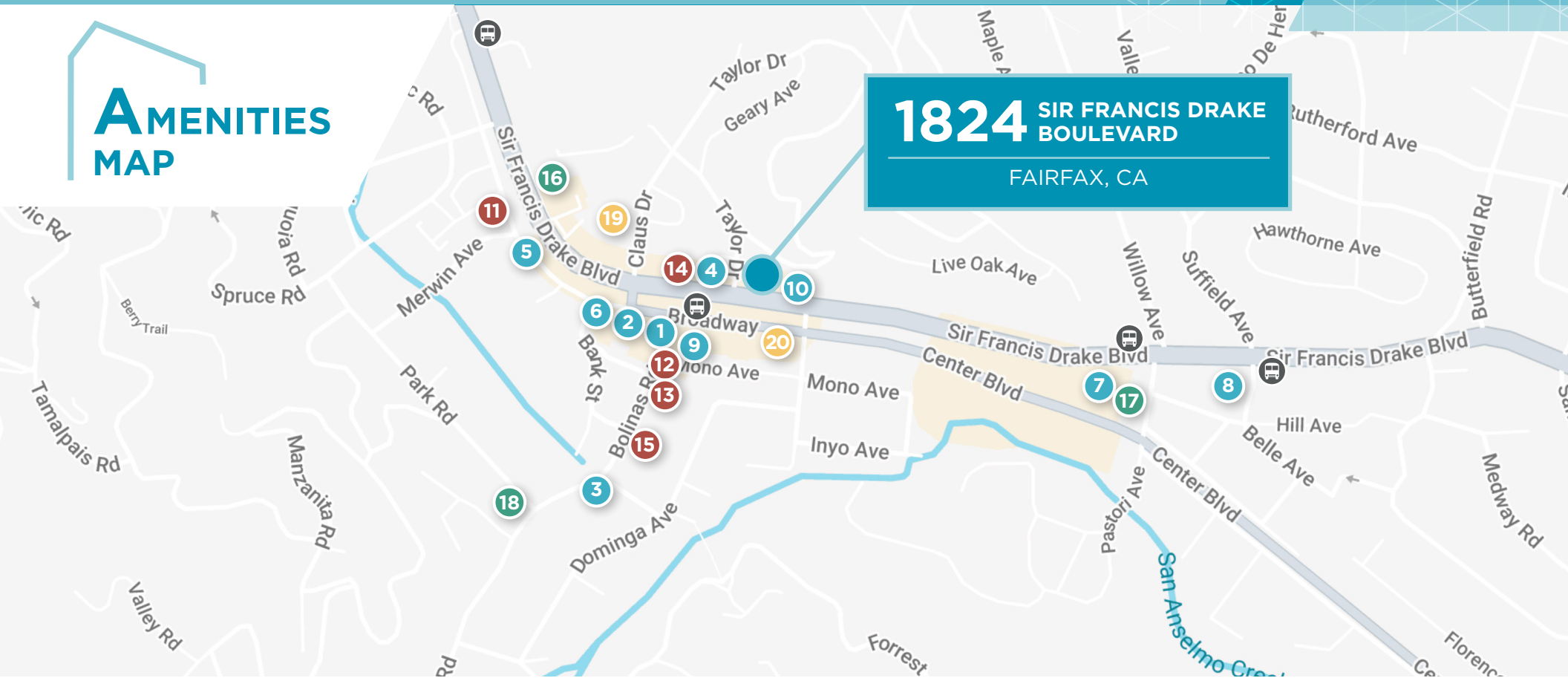
1824 SIR FRANCIS DRAKE BLVD

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AMENITIES MAP

1824 SIR FRANCIS DRAKE
BOULEVARD

FAIRFAX, CA



FOOD/BEVERAGE



1. The Coffee Roastery
2. Fairfax Scoop
3. Sorella Caffè
4. Salt-N-Pepper Sandwich & Grill
5. M & G Burgers & Beverages
6. Amélie Café and Wine Bar
7. Java Hut
8. Mauro's Pasta
9. Bah Mi Ba
10. Wu Wei Tea Temple

RETAIL



11. Fairfax Lumber and Hardware
12. Emma's Shop
13. Conifer
14. Rino Service Station
15. California Cowboy

GROCERY/DRUG STORE



16. Fairfax Market
17. Good Earth Natural Foods
18. 7-Eleven

ENTERTAINMENT



19. Marin Museum of Bicycling
20. Fairfax Theater

LEGEND



Bus Stop

1824 SIR FRANCIS DRAKE BLVD

FAIRFAX, CA



SBA 504 Loan Sample Structure

Prepared for: [Cushman & Wakefield](#)
 Property Address: [1824 Sir Francis Drake Blvd, Fairfax](#)
 Date Prepared: [9/23/2024](#)

Project Details

Purchase Price	\$1,200,000	Property Address	1824 Sir Francis Drake Blvd, Fairfax
Improvements		Building Size (s.f.)	1,825
Total Project Cost	\$1,200,000	Price Per Sq. Ft.	\$657.53

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$600,000	6.25%	25	25	\$3,958	
SBA (2nd)*	40%	\$495,000	5.76%	25	25	\$3,117	
Down Payment	10%	\$120,000					
*Includes financed SBA fee of \$15,000						Total Monthly Payment	\$7,075
						Total Payment PSF	\$3.88

Monthly Ownership Costs

Mortgage Payments	\$ 7,075
Insurance & Property Tax	\$ 1,300

Out of Pocket Costs

Down Payment	\$120,000
Estimated Bank Fees	\$4,500
Appraisal & Environmental Reports	\$5,400

Total Monthly Cash Outlay:	\$ 8,375	\$4.59
Average Principal Paydown Benefit:	\$ (1,618)	

Total Effective Monthly Costs:	\$ 6,757	Total Out of Pocket Costs	\$129,900
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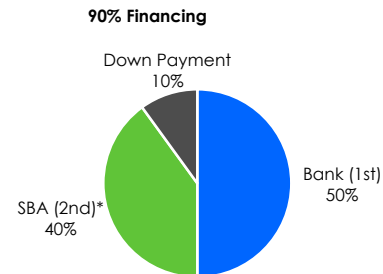
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

Claudia Cohen
 Capital Access Group
 SVP / Director of Marketing
 415-217-7604
 ccohen@capitalaccess.com





FOR MORE INFORMATION, CONTACT:

BRIAN FOSTER

Executive Director

+1 415 451 2437

brian.foster@cushwake.com

Lic #01393059

900 Larkspur Landing Circle, Suite 295

Larkspur, CA 94939

+1 415 485 0500

cushmanwakefield.com



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