



FOR SALE
724 4TH STREET
SAN RAFAEL, CA



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San Rafael, CA 94903
www.hlcre.com

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OFFERING SUMMARY

ASKING PRICE

\$3,200,000

PRICE PER SQ. FT.

\$324.94

TOTAL BUILDING SQ. FT.

9,848 +/-

HIGHLIGHTS

HIGH VISIBILITY
EXTENSIVE GLASS LINE
DOWNTOWN CORE
CLOSE TO HWY 101



- ASSESSOR'S PARCEL #: 011-227-06
- TOTAL BUILDING SQUARE FEET: 9,848 +/- sq. ft.
(Source: public records; agent has not verified sq. ft.)
- TOTAL LAND SQUARE FEET: 10,000 +/- sq. ft.
- YEAR CONSTRUCTED: 1918 +/-, extensively remodeled in 2007
(plus seismic work)
- CONSTRUCTION TYPE: Masonry
- ROOF TYPE: Single ply w/ 20 year warranty beginning 2015
- STORIES: One
- PARKING: None onsite, street parking only
- ZONING DESIGNATION: [T4MS 60/80](#) (click link for details)
- FIRE SPRINKLERS: Yes
- HEATING & AIR CONDITIONING: Yes

PROPERTY DESCRIPTION

The property, just under 10,000 square feet, is highly improved for its current use as offices, recovery and treatment center for a substance abuse rehabilitation company.

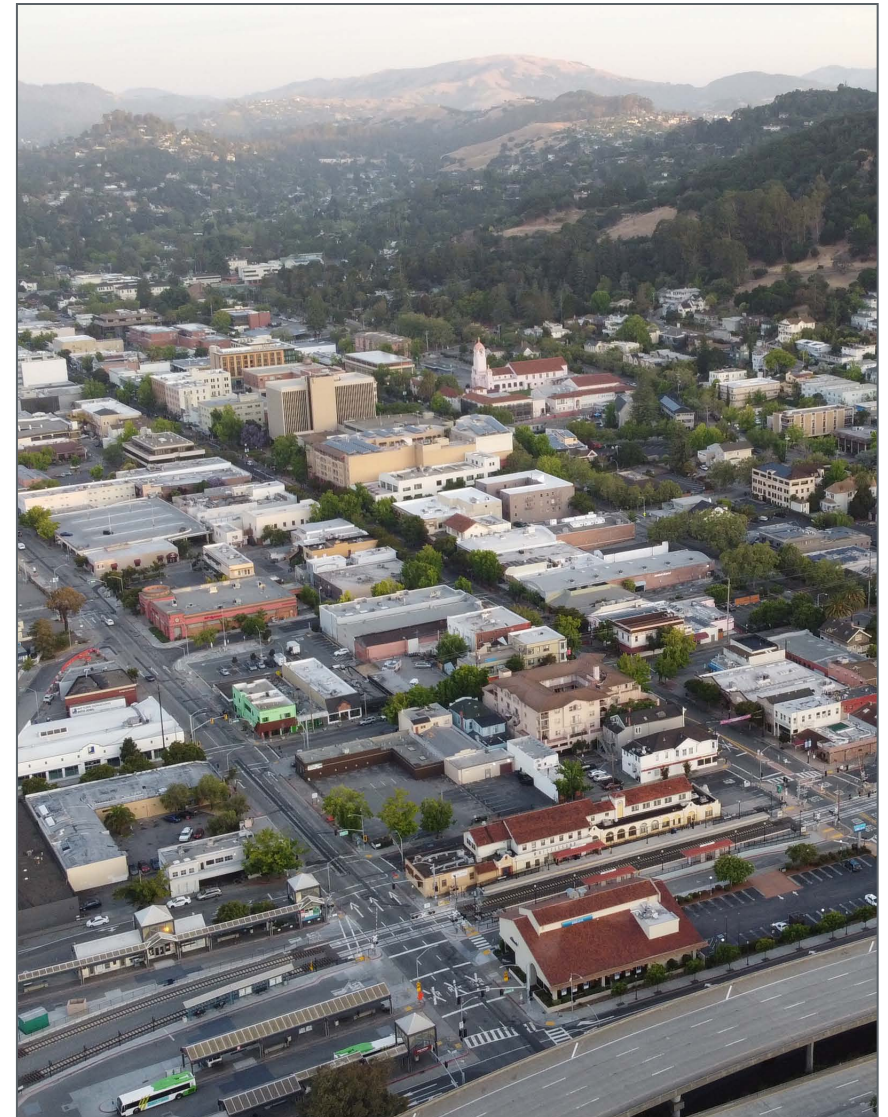
It has 10-foot ceilings in the office areas and numerous skylights bringing natural light into many of the offices and into the larger common areas, whose ceilings are almost 2 stories high. The building is fully sprinklered and has HVAC throughout.

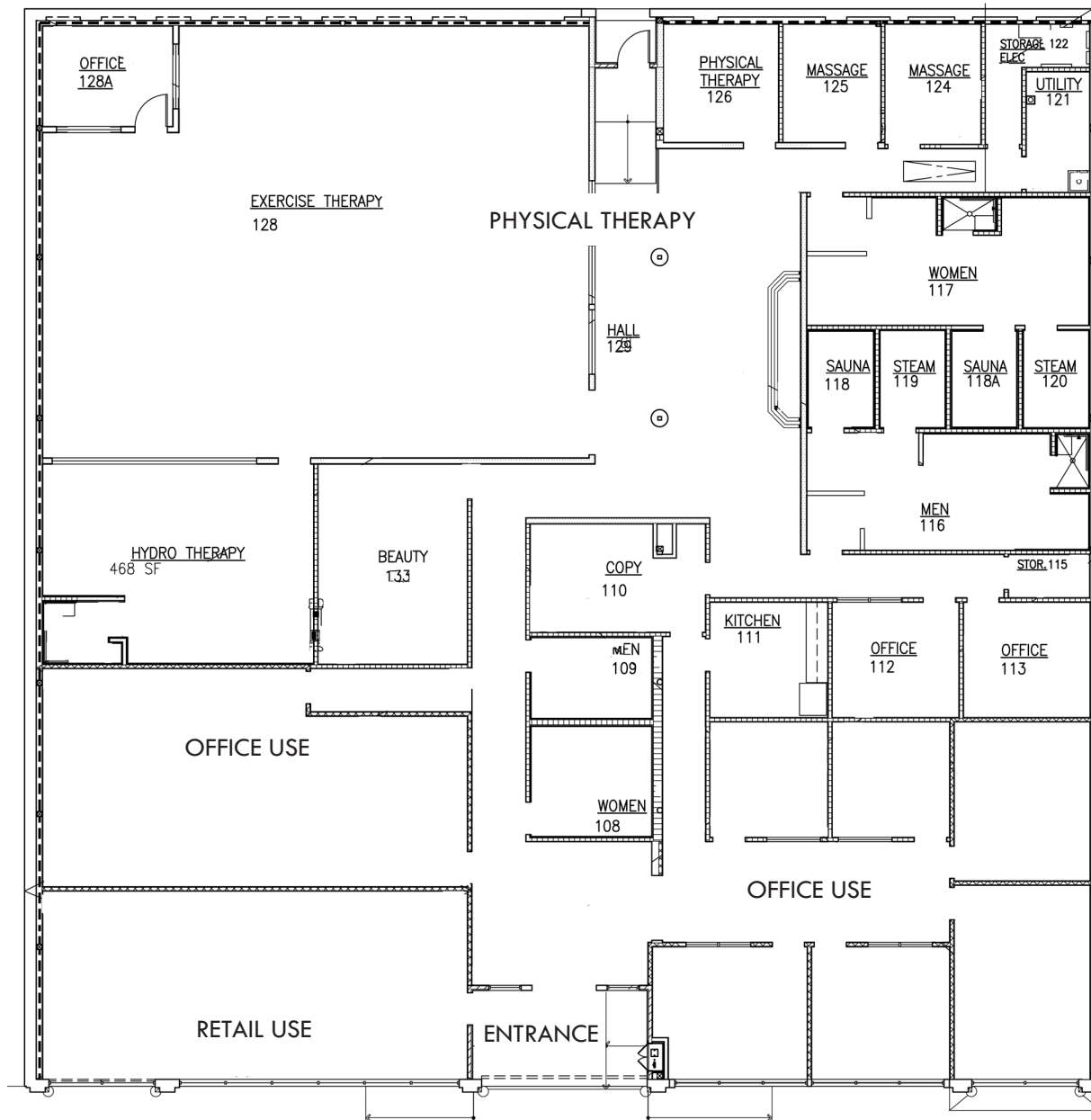
The current configuration includes approximately 14 private offices and/or treatment rooms, a large exercise therapy space (gym), a hydrotherapy room (currently used as storage), 2 meeting rooms, 2 conference rooms, a copy room, a kitchen area, restrooms for the office users and men's and women's locker / sauna / steam rooms, each with toilet facilities and a shower. Everything was constructed with the ADA in mind.

Originally constructed as an auto sales building and then used for auto repair, the building was completely remodeled for its current use in 2007. As a part of the remodel it was seismically reinforced and a new single-ply roof was installed. Windows along 4th Street would make the south facing portions of the building ideal for retail.

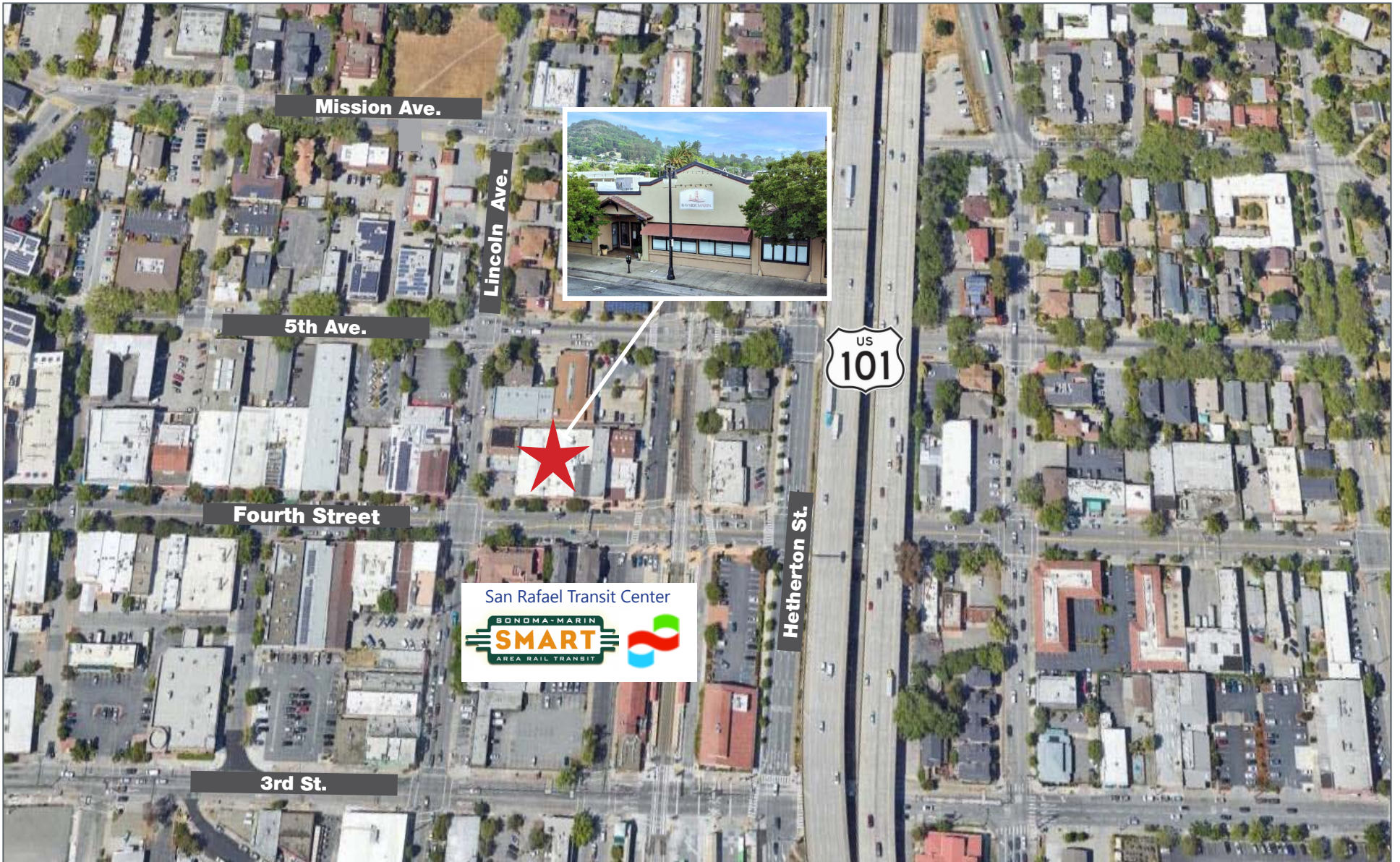
LOCATION DESCRIPTION

The building is located in the 700 block of 4th Street, the main retail and office corridor through downtown San Rafael. It is just 2 1/2 blocks from San Rafael's downtown transit station, where employees, tenants and visitors can arrive or leave by train, bus or taxi. Numerous city lots within a few blocks provide all-day meters. Average daily traffic at the closet intersection is 15,000.





FLOOR PLAN NOT TO SCALE,
FOR ILLUSTRATION ONLY



[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

SAN RAFAEL HISTORY

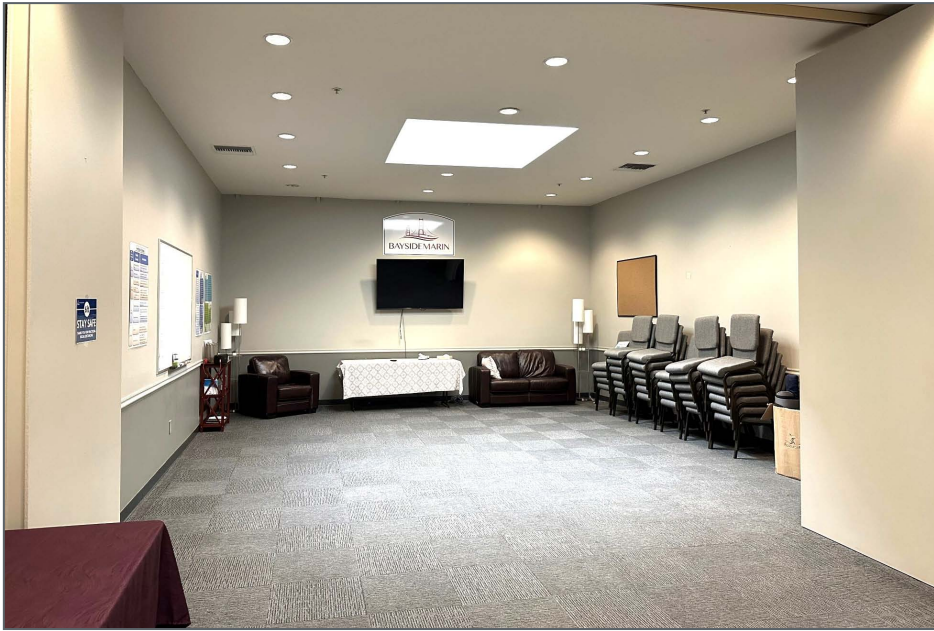
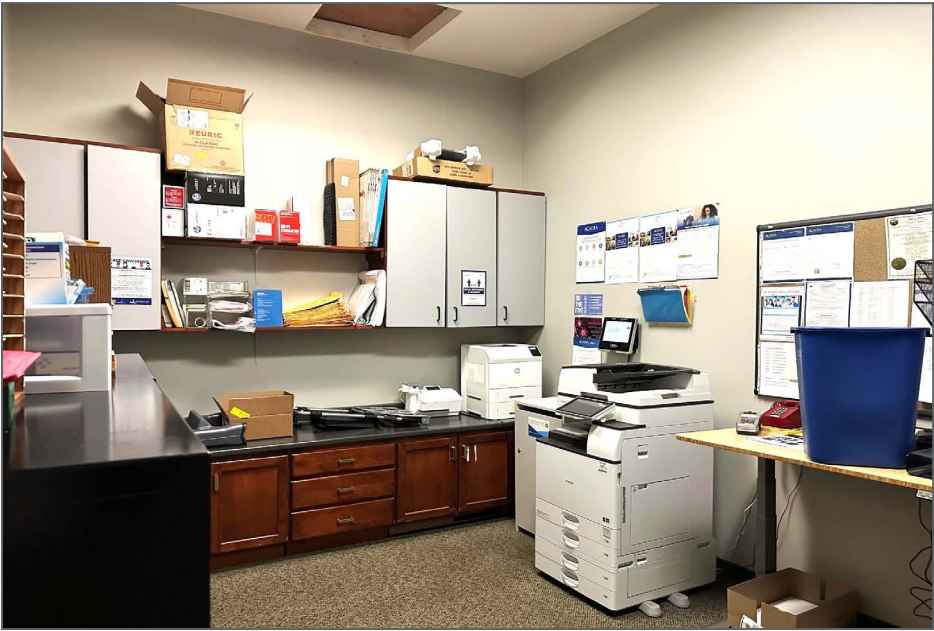
San Rafael is located 17 miles north of San Francisco. Population is 58,948 (+/-) and the median income is \$81,673. San Rafael is in the center of Marin County. It boasts a wide variety of big box retail (Home Depot, Best Buy, Target) many major car dealerships, including Volkswagen, Toyota, Honda and BMW. It has a large regional shopping center known as Northgate Shopping Center, various neighborhood shopping centers and an older downtown shopping district. There are three major office and industrial areas: Northgate Industrial Park, East San Rafael Retail and, the "Canal" Neighborhood.

Centuries ago San Rafael was once the home of several Coast Miwok peoples. The village identified as Awani-wi, was near downtown San Rafael. In 1817, four years before Mexico gained independence from Spain, four Spanish Franciscan priests founded Mission San Rafael Arcángel, in what is now downtown San Rafael. After the Mexican-American War, in 1853, the territory which Alta California was part of was annexed by the United States. The San Francisco and North Pacific Railroad reached San Rafael in 1879. The city was linked to the national rail network later in 1888.

San Rafael was incorporated as a city in July of 1913.







724 FOURTH STREET, SAN RAFAEL, CA
RENT ROLL AS OF 5/1/2024

UNIT	TENANT	Sq. Ft. +/-	BASE RENT/MO	LEASE EXPIRES	LEASE TYPE	NOTES
718-724	Bayside Marin, Inc., a California corporation	9,848	\$16,000	12/31/2024	Mod. Net	Tenant has no options to extend
		Annual	\$192,000			

Note: Tenant pays increases in R.E. Taxes
& Insurance over Base Year

ESTIMATED INCOME & EXPENSES

PROFORMA EXPENSES
ASSUMING MODIFIED GROSS LEASE

Property Taxes (new)	42,318
Insurance	8,619
Reserves	4,608
Total	\$ 55,840

POR. Sec. 34, T2N, R6W MDB&M

Tax Rate Area 8-023 11-22

06/08/2021 JSB

BLK	PRIOR APN	NEW APN	YR	AUTH
221	01,11,10,12	13	05	220
222	01,04	06	06	223
224	18	20 & 21	05	224
221	Survey		06	
221	Survey		14	
226	Survey		21	

NOTM



SUBJECT PROPERTY #011-227-06



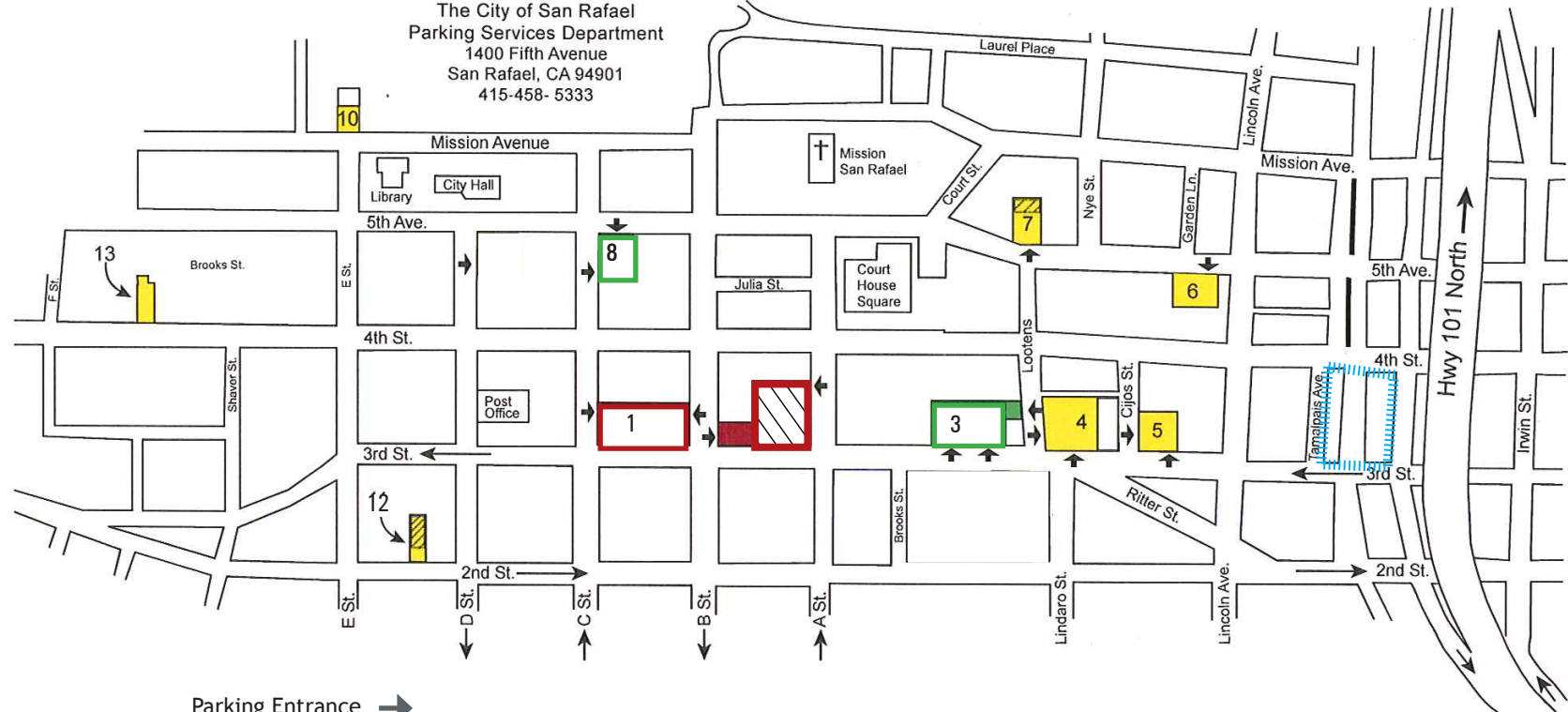
The current City of San Rafael Zoning for 724 4th Street property is: [T4MS 60/80](#) (In link, see pg. 52 for uses)



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	Out
COMMUNITY NUMBER - MAP PANEL & SUFFIX	065058-0457E
FLOOD ZONE CODE	X-500
PANEL DATE	3/16/2016
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	5/1/1984
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	City of San Rafael
LETTER OF MAP AMENDMENT (LOMA)	N/A

The City of San Rafael's Downtown Parking Lots

Courtesy of:
 The City of San Rafael
 Parking Services Department
 1400 Fifth Avenue
 San Rafael, CA 94901
 415-458-5333



- Parking Entrance →
- One Way Streets →
- Garage □
- 2 Levels □
- Surface Parking Lots □
- Long Term Parking ▨
- San Rafael Transit Center ▩

- | | |
|-------------------------------|------------------------------|
| 1. 3rd & C St. Parking Garage | 7. 5th & Lootens |
| 2. 3rd & A St. Parking Garage | 8. 5th & C St. |
| 3. 3rd & Lootens (N.W.) | 10. Menzies Parking |
| 4. 3rd & Lootens (Walgreens) | 11. 2nd between D & E Street |
| 5. 3rd & Cijos St. | 12. 1550 4th St. |
| 6. 5th & Garden Lane | |

(8/2023)

SAN RAFAEL, CA

POPULATION
60,988

MEDIAN AGE
42.8

MEDIAN HOUSEHOLD INCOME
\$106,071

NUMBER OF EMPLOYEES
30,416

MEDIAN PROPERTY VALUE
\$975,500

FOR ADDITIONAL INFORMATION, CONTACT:



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