

1925
**FRANCISCO
BOULEVARD E**

SAN RAFAEL
CALIFORNIA

AVAILABLE FOR SALE

\$1,420,000 (\$375 PER SQUARE FOOT)
+/-3,720 SQUARE FEET

Highly Improved Office Condominium with Warehouse Area and Roll Up



NEWMARK

HADEN ONGARO

415.526.7649
haden.ongaro@nmrk.com
CA DRE #00916960

ALYSSA DOYLE

415.526.7652
alyssa.doyle@nmrk.com
CA DRE #02016068

propertydescription

Highly versatile commercial space with high end improvements and excellent freeway visibility. The unit offers high ceilings, natural lighting and comes equipped with a spacious warehouse area with a rollup door. There is also a kitchenette, two bathrooms and a shower. The unit offers easy freeway access connecting to the East Bay and Marin County.



Rentable Area: +/-3,720 SF (+/-836 SF mezzanine)



Units: 9, 20 + 21



Year Built: 1992



Municipality: City of San Rafael



Zoning: Light Industrial/Office District (LI/O)



Parking: 101 shared spaces



Flood Zone Designation: AE (flood insurance required)



HOA Dues: \$493/month (\$165/Unit)



Efficient floor plan with 8 offices, conference room, kitchenette, two bathrooms and a shower

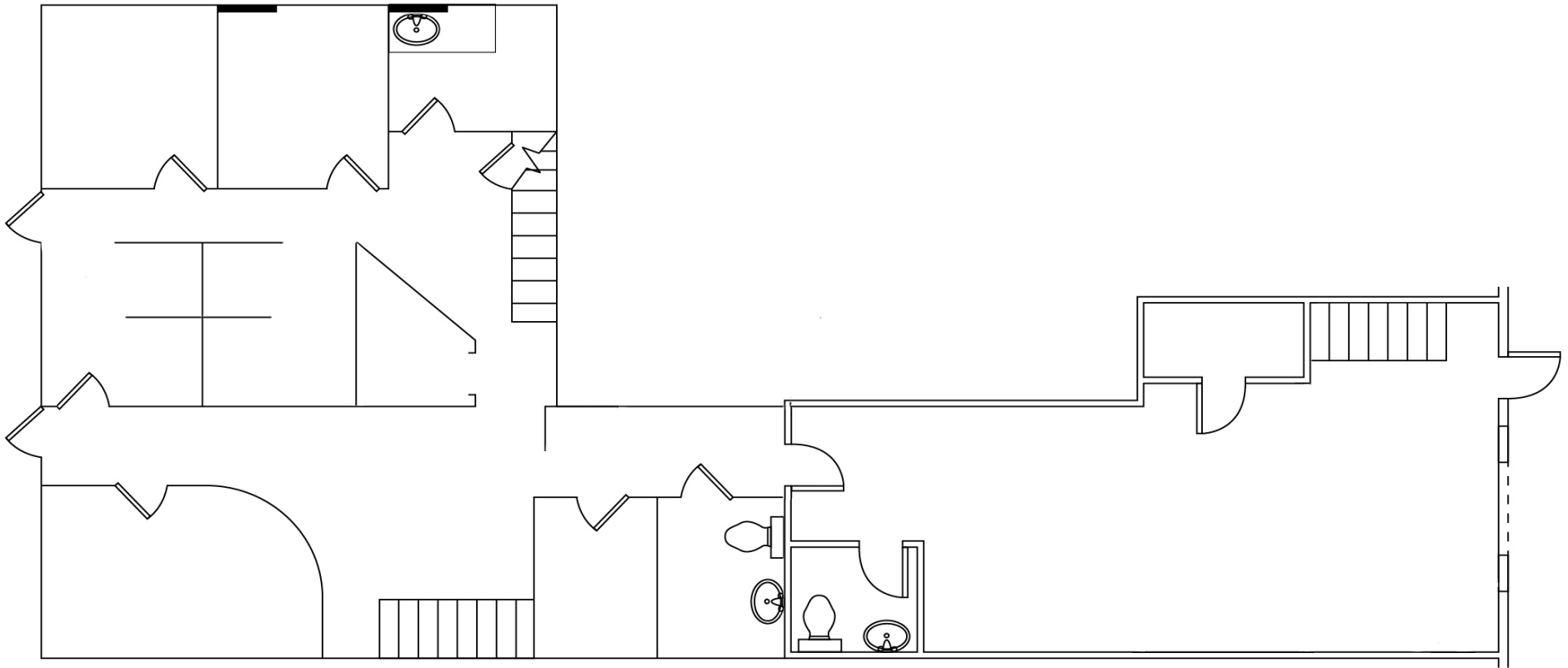


Warehouse area with roll up door



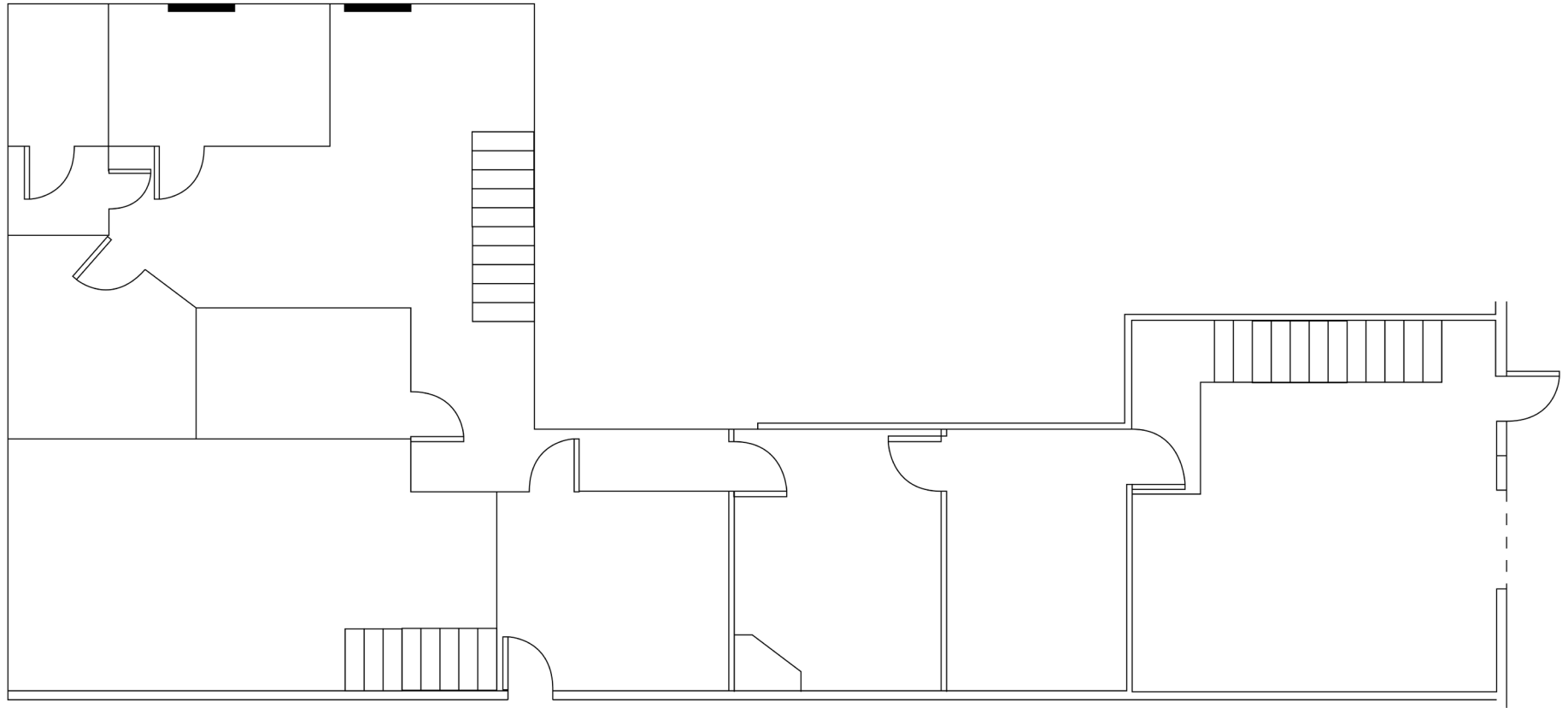


floorplan **first floor**



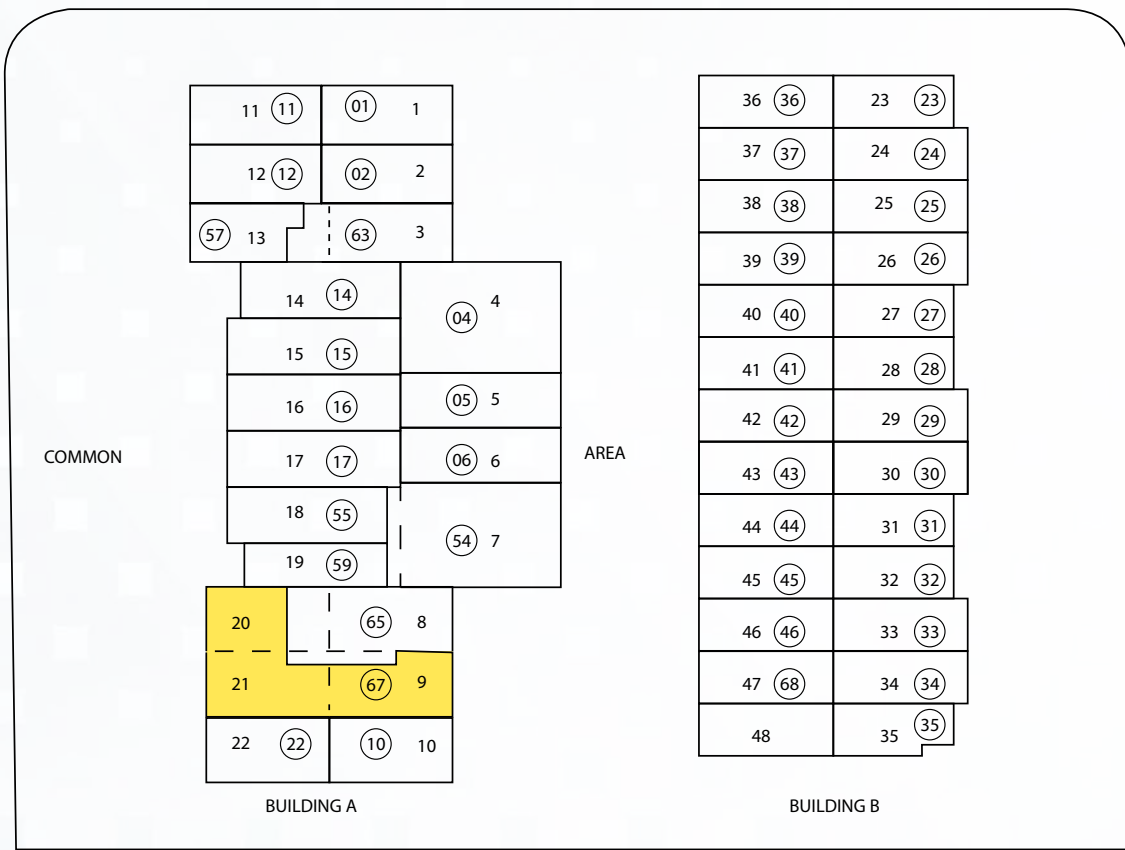
*Plans are approximate / not to scale

floorplan **second floor**



*Plans are approximate / not to scale

siteplan



KERNER BLVD

nearby amenities



↑ TO Petaluma / Santa Rosa

TOYOTA

San Rafael High School

SPROUTS FARMERS MARKET

LEXUS

BEST BUY

VOLVO

Mercedes-Benz

Audi Marin

Safelite

SAN RAFAEL

AIRPORT HOME APPLANCE

U-HAUL

Redwood High School HOME OF THE GIANTS

FITNESS SF BIG 5 SPORTING GOODS

StorQuest SELF STORAGE

AVIS

target

101

PRICE Supply

THE HOME DEPOT

JOANN

REDWOOD HWY

580

BMW

HONDA

COST PLUS PLAZA
TRADER JOE'S
MATTRESS FIRM
WORLD MARKET.
worldmarket.com
BevMo!
by gopuff


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SAN RAFAEL | CALIFORNIA

SAN RAFAEL BAY
RICHMOND-SAN RAFAEL
BRIDGE

↓ TO SAN FRANCISCO

↓ TO EAST BAY

Transportation Map




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RICHMOND / SAN RAFAEL BRIDGE	2 MINUTE
DOWNTOWN SAN RAFAEL	8 MINUTES
LARKSPUR LANDING FERRY TERMINAL	6 MINUTES
GOLDEN GATE BRIDGE	15 MINUTES



ROUTE LARKSPUR TO SANTA ROSA

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1101 Fifth Avenue, Suite 370,
San Rafael, CA 94901
Office: 415-526-7676
Website: nmrk.com

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