

# FOR SALE

# 1036 SIR FRANCIS DRAKE BLVD

Kentfield, CA 94904



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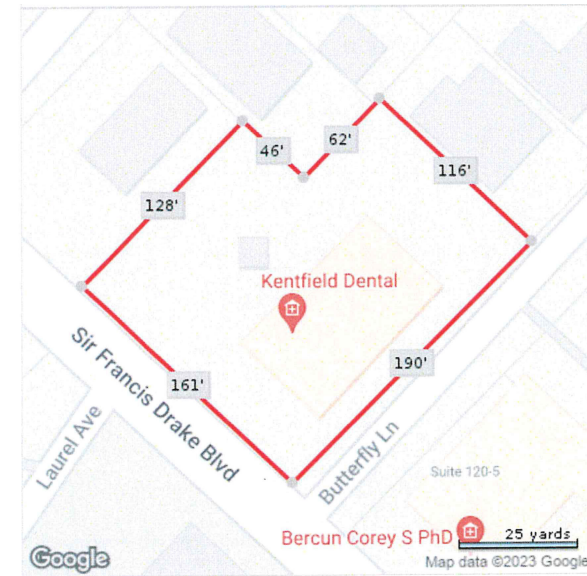
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# DEVELOPMENT OPPORTUNITY

Executive Summary

# 1036 SIR FRANCIS DRAKE BLVD

Kentfield, CA 94904



## OFFERING SUMMARY

Property Type:	Office
Sale Price:	\$4,700,000
Building Size:	+/- 10,646 SF
Lot Size:	+/- 0.57 Acres
Price / SF:	\$441.48
Traffic Count:	18,888
Price Land/SF:	\$190
Price per Acre:	\$8,280,000
MF Development Permitted	

## PROPERTY HIGHLIGHTS

- Prime Kentfield Location – Corner of Sir Francis Drake Boulevard and Butterfly Lane, among Marin’s most visible and desirable corridors.
- Zoned OP/CP Commercial Mixed-Use – Supports residential, office, and retail or service uses.
- Flat ±24,725 SF (±0.57-Acre) Site – Ideal for redevelopment or densification.
- Strong Demographics – Surrounded by Kent Woodlands, Ross, and other high-income communities.
- Excellent Access & Visibility – 205 feet of Sir Francis Drake frontage with daily commuter exposure.
- Existing Improvements – Two-story, 24-suite office structure offering immediate income and/or repositioning potential.
- Ample Parking – 37 surface spaces with dual ingress/egress from both Sir Francis Drake Blvd. and Butterfly Lane.
- Rare Central Marin Infill Opportunity – Limited competing inventory and strong demand for modern mixed-use and residential product.

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Property Description

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## PROPERTY DESCRIPTION

This two-story office building occupies one of the most prominent corners in Kentfield, offering exceptional visibility, frontage, and access. The property's OP/CP Commercial Mixed-Use zoning allows for a broad range of future uses—including **residential, office, or mixed-use redevelopment**—making it ideal for investors and developers seeking to reposition or reimagine a legacy Marin asset.

Situated on a flat  $\pm 0.57$ -acre site at the intersection of Sir Francis Drake Boulevard and Butterfly Lane, the property benefits from high daily traffic counts, strong demographics, and proximity to Kent Woodlands, Ross, and the College of Marin. With limited available land in Central Marin, this offering represents a rare infill opportunity to unlock value through redevelopment, adaptive reuse, or re-tenanting.

## LOCATION DESCRIPTION

The property is one of the most visible and well-located office buildings in Kentfield, prominently positioned along Sir Francis Drake Boulevard just off the intersection with College Avenue. Sir Francis Drake serves as the main artery through Ross Valley and along the daily commute path to and from some of Marin County's most affluent neighborhoods. Situated on a corner lot with strong street frontage, the building offers exceptional signage visibility to a high traffic count. The location provides easy access to Highway 101—less than two miles away—and convenient connections to all points north, south, east, and west.

Located in the unincorporated community of Kentfield in Central Marin County, the property sits among some of the Bay Area's most desirable residential enclaves, including Kent Woodlands and the Town of Ross. Together, these communities represent one of the wealthiest residential concentrations in the country, with a combined population of over 8,000. Outside the main thoroughfares, the surrounding area is almost entirely residential, creating a quiet, high-income demographic ideal for professional and lifestyle-oriented services.

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Additional Photos

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Neighborhood Map

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