

FOR SALE - PRICE REDUCED!

1100 SIR FRANCIS DRAKE BLVD

Kentfield, CA 94904



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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Property Summary

1100 SIR FRANCIS DRAKE BLVD

Kentfield, CA 94904



PROPERTY DESCRIPTION

Rare opportunity to acquire a small boutique office building in Kentfield, Marin County. This office building is a total of ±3,175 SF total currently divided into three suites with one currently occupied. This provides an owner-user to occupy 2,067 SF and qualify for a SBA Loan with a 10% downpayment. The flexible zoning of OP allows for a variety of uses including office to medical office. Additionally the building is well parked at about 18-20 off-street parking spaces that are unreserved and unassigned for tenants and visitors use.

OFFERING SUMMARY

| | |
|----------------------|------------------------------|
| SALE PRICE | \$1,995,000 |
| AVAILABLE SF | 1,157 SF & 550 SF |
| BUILDING SF | 3,175 SF |
| \$/SF: | \$628.37 |
| PROPERTY TYPE | OFFICE |

PROPERTY HIGHLIGHTS

- **PRICE REDUCED!!!**
- Owner-User Opportunity
- Vacant Spaces 1,517 SF & 550 SF Total 2,067 SF
- Located on Major Thoroughfare with High Visibility
- Well Maintained Property
- Plentiful Off-Street Parking
- Seller Financing Available
- SBA Financing Available with 10% Down
- Medical Use Allowed

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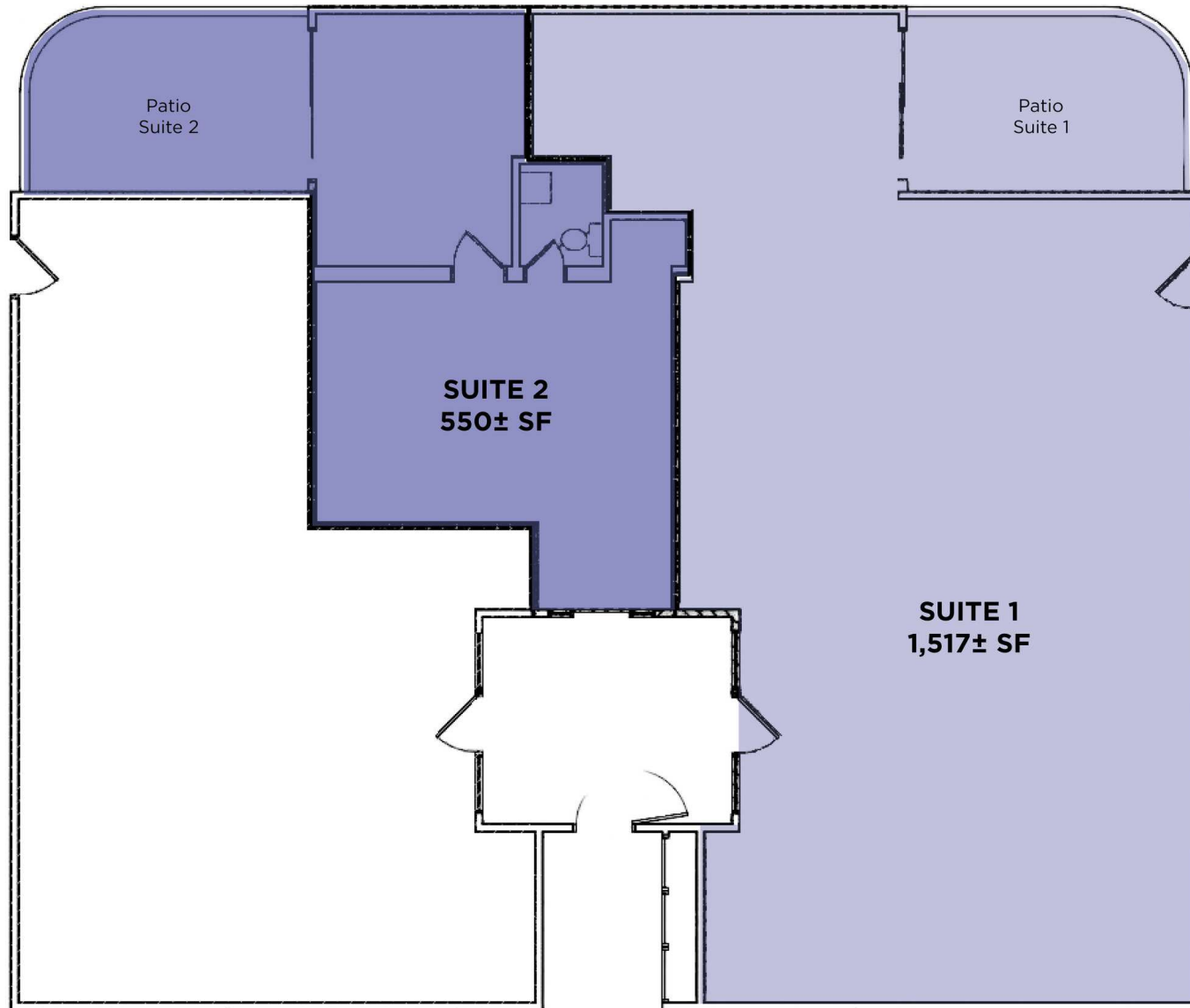


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Floor Plans

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Proforma Rent Analysis

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| ProForma Rent Analysis | | | | |
|--|--------------|----------------|------------------|-------------------|
| Gross Scheduled Income | RSF | AVG PSF | \$/MO | \$/YR |
| Rental Income | 3,175 | \$3.99 | \$ 12,191 | \$ 146,295 |
| Sewer Reimbursement | | | \$ 25 | \$ 303 |
| Total | 3,175 | \$3.99 | \$ 12,217 | \$ 146,598 |
| | | | | |
| Vacancy Factor | 3% | | \$ | 4,398 |
| Effective Gross Annual Income (EGI) | | | \$ | 142,200 |
| | | | | |
| Estimated Operating Expenses | | | | |
| New Property Taxes | | \$ 0.69 | \$ | 26,187 |
| Sewer | | \$ 0.04 | \$ | 1,516 |
| Insurance | | \$ 0.10 | \$ | 3,798 |
| PG&E (Common) | | \$ 0.01 | \$ | 300 |
| Trash | | | Tenant | Tenant |
| Water | | | Tenant | Tenant |
| Janitorial Common | | \$ 0.04 | \$ | 1,515 |
| Lanscaping | | \$ 0.06 | \$ | 2,200 |
| Maintenance & Repairs | | \$ 0.07 | \$ | 2,500 |
| Total Expenses | | \$ 1.00 | \$ | 38,017 |
| | | | | |
| Net Operating Income | | | \$ | 104,183 |



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Rent Roll

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| Unit | Type | Tenant | Size SF | % GLA | Monthly Rent | Annual Rent | Rate | Expenses | Start | End | Annual Bumps | Option Terms | Notes |
|------------------------|--------|--------------|---------|-------|--------------|---------------|---------|-----------|--------|--------|--------------|--------------|-----------------------------|
| 1 | Office | Vacant | 1,517 | 50% | \$ 5,992.15 | \$ 71,905.80 | \$ 3.95 | | | | | | |
| 2 | Office | Vacant | 550 | 18% | \$ 2,172.50 | \$ 26,070.00 | \$ 3.95 | | | | | | |
| 3 | Office | CleanseMarin | 992 | 32% | \$ 4,026.58 | \$ 48,318.96 | \$ 4.06 | 60% Water | Mar-23 | Feb-28 | 3.0% | None | Long term tenant 15+ years. |
| TOTAL / AVERAGE | | | 3,059 | | \$ 12,191.23 | \$ 146,294.76 | \$ 3.99 | | | | | | |



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Location Description

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LOCATION DESCRIPTION

Kentfield is located at the base of Mt. Tamalpais, surrounded by beautiful, green, rolling hills, with a short commute from just about everywhere. Across the street from The College of Marin, just a short drive to US Highway 101. Sir Francis Drake Boulevard is a major traffic artery, with traffic counts exceeding 33,000 vehicles per day. Within walking distance to many amenities including the Woodland Market, downtown Ross and downtown San Anselmo just a bit further. The location also provides out the door access to many world famous open spaces including Mt. Tamalpais, Phoenix Lake, and endless bike paths and running trails.

LOCATION HIGHLIGHTS

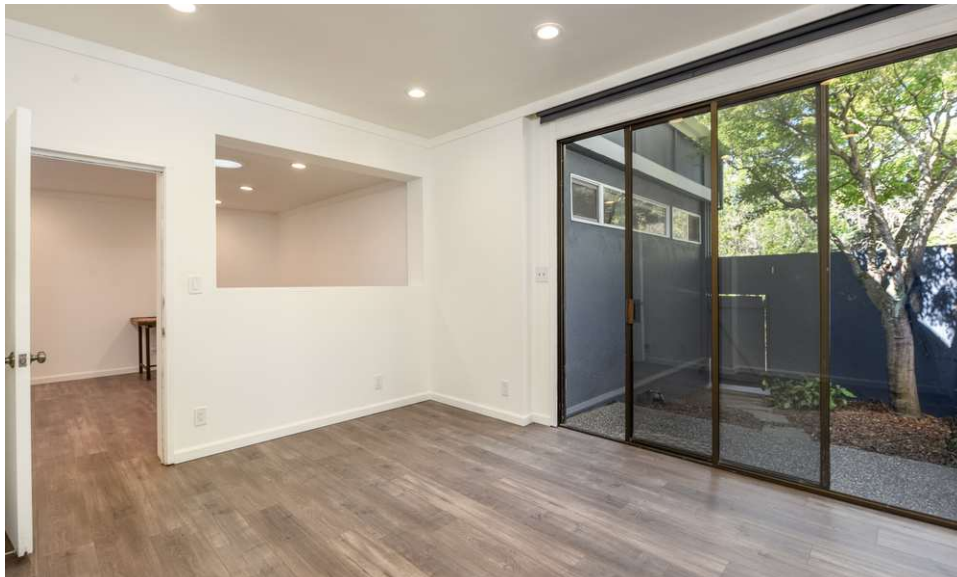
- Walking Distance to Amenities
- Across the Street From College of Marin
- High Visibility and Traffic Counts
- Close To Public Transportation
- 15 Minutes to San Francisco and East Bay
- Out the Door Recreation to Open Space and Bike/Walking Paths

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,662 | 34,153 | 64,307 |
| Total Population | 6,380 | 77,925 | 153,423 |
| Average HH Income | \$190,342 | \$130,176 | \$128,687 |

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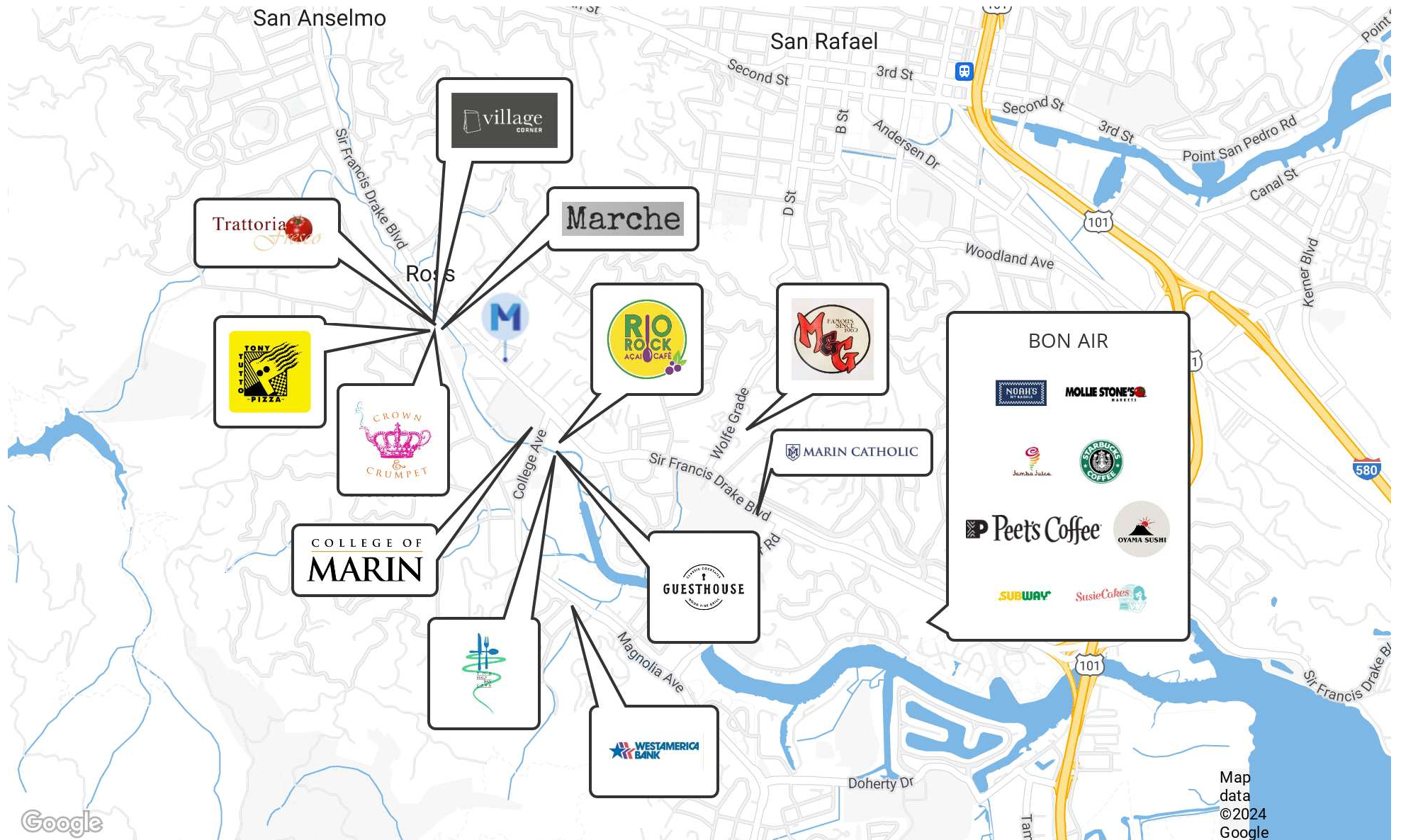


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Map data
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Location Map

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