

1690

TIBURON BLVD
TIBURON, CALIFORNIA

1690 TIBURON BLVD

FOR SALE - OFFERING MEMORANDUM

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Executive Summary

Leased Investment With Upside and Development Potential

Cushman & Wakefield is pleased to exclusively present the opportunity to acquire 1690 Tiburon Blvd a 12,693 square foot two story office & retail building on a 11,600 square foot parcel.

Surrounded by upscale retail, world-class dining, exceptional recreation, and access to San Francisco, 1680 Tiburon Blvd is well-positioned for a Value Ad investor or developer that can provide much-needed modern for-rent or for-sale residences to a cost-prohibitive single-family home market. with average prices exceeding \$2.94MM and average households earning \pm \$354K annually.

1690 Tiburon is centrally located in downtown Tiburon and is home to a collection of professional service tenants in one of Marin County's most desirable communities. The building sits just off Tiburon Boulevard with excellent visibility and easy access to local amenities, including the Tiburon Ferry Terminal, shops, restaurants, and waterfront trails.

The adjacent building, 1680 Tiburon Blvd, is also available for purchase.



12,693 SF
Building Size



\$184,678
Gross Income



11,600 SF
Lot Size



PROPERTY OVERVIEW

BUILDING INFORMATION

Address 1690 Tiburon Blvd, Tiburon CA

Price To be determined by Market

Year Built 1952

Building Size \pm 12,693 SF

Lot Size \pm 11,600 SF

Number of Stories 2

Parking \pm 7 spaces

Current Use Office & Retail

APN 059-101-13

Zoning NC - Neighborhood Commercial/
MU - Mixed Use

Construction Wood Frame

% Leased 69%

Number of Tenants 7



INVESTMENT HIGHLIGHTS



UPSIDE POTENTIAL

This property provides an exciting opportunity for a value-add investor. With a combination of flexible zoning, short-term leases and some immediate vacancy, an investor or developer has multiple opportunities to create their mark in Downtown Tiburon.

Please contact the Tiburon Planning Department for full details on use options for the parcel.

Of note, the neighboring property at 1680 Tiburon Blvd is also being marketed for sale by Cushman & Wakefield.



FINANCIALS

The tenants at 1690 Tiburon Blvd are on short term leases, with some month to month with some being 1 year, providing upside for a value add investor. Gross annual rent of \$184,678. The building is 31% vacant, which offers unrealized income.



OUTDATED SUPPLY

Tiburon's housing inventory features older supply. With an average home price exceeding \$2.94 million and household income exceeding \$354,000 annually.



UNBEATABLE BUILDING LOCATION

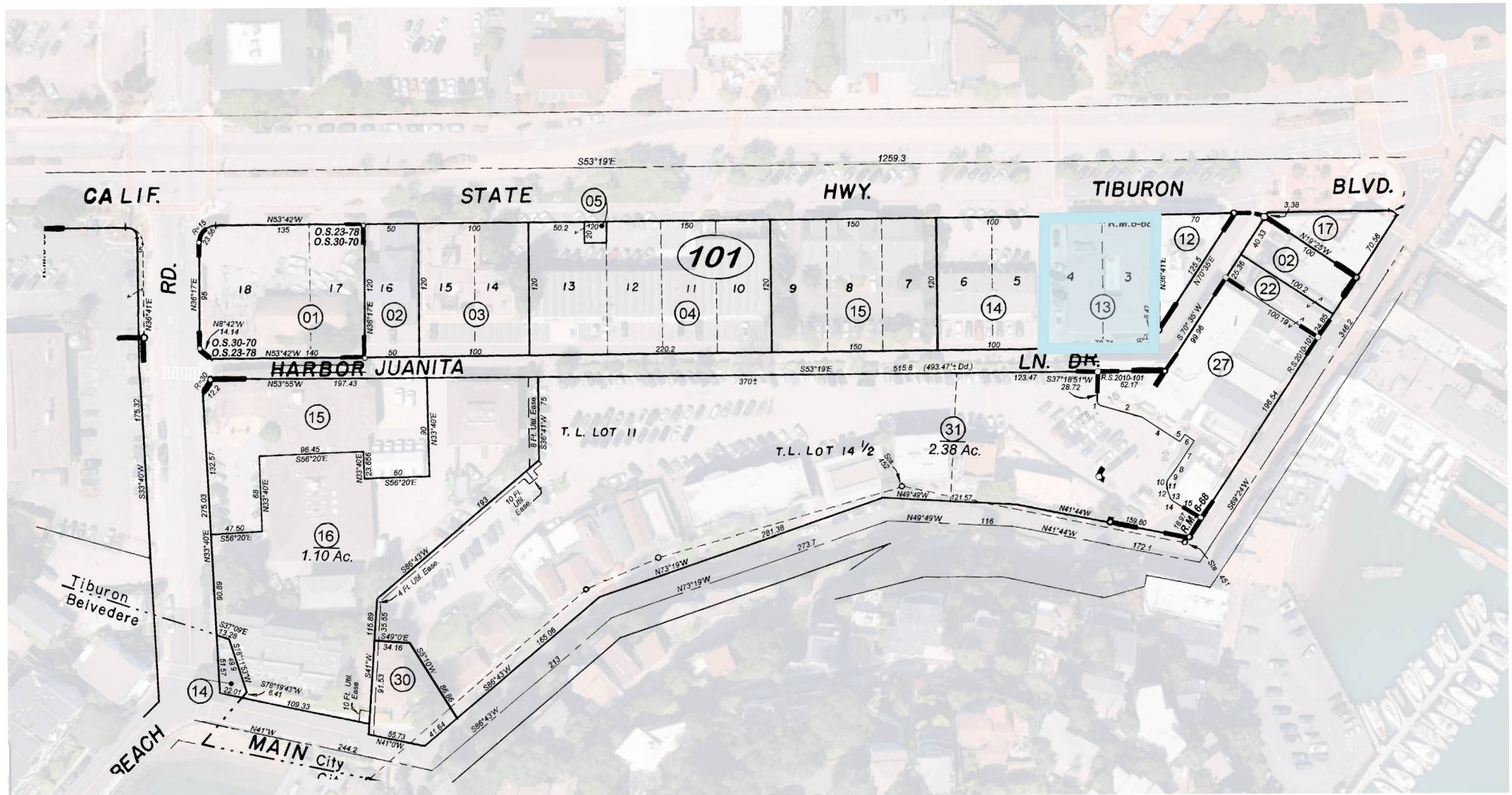
Ideally situated in the center of downtown Tiburon, the property is exceptionally well-positioned to serve local professional service tenants—providing strong demand.



WELL MAINTAINED BUILDING

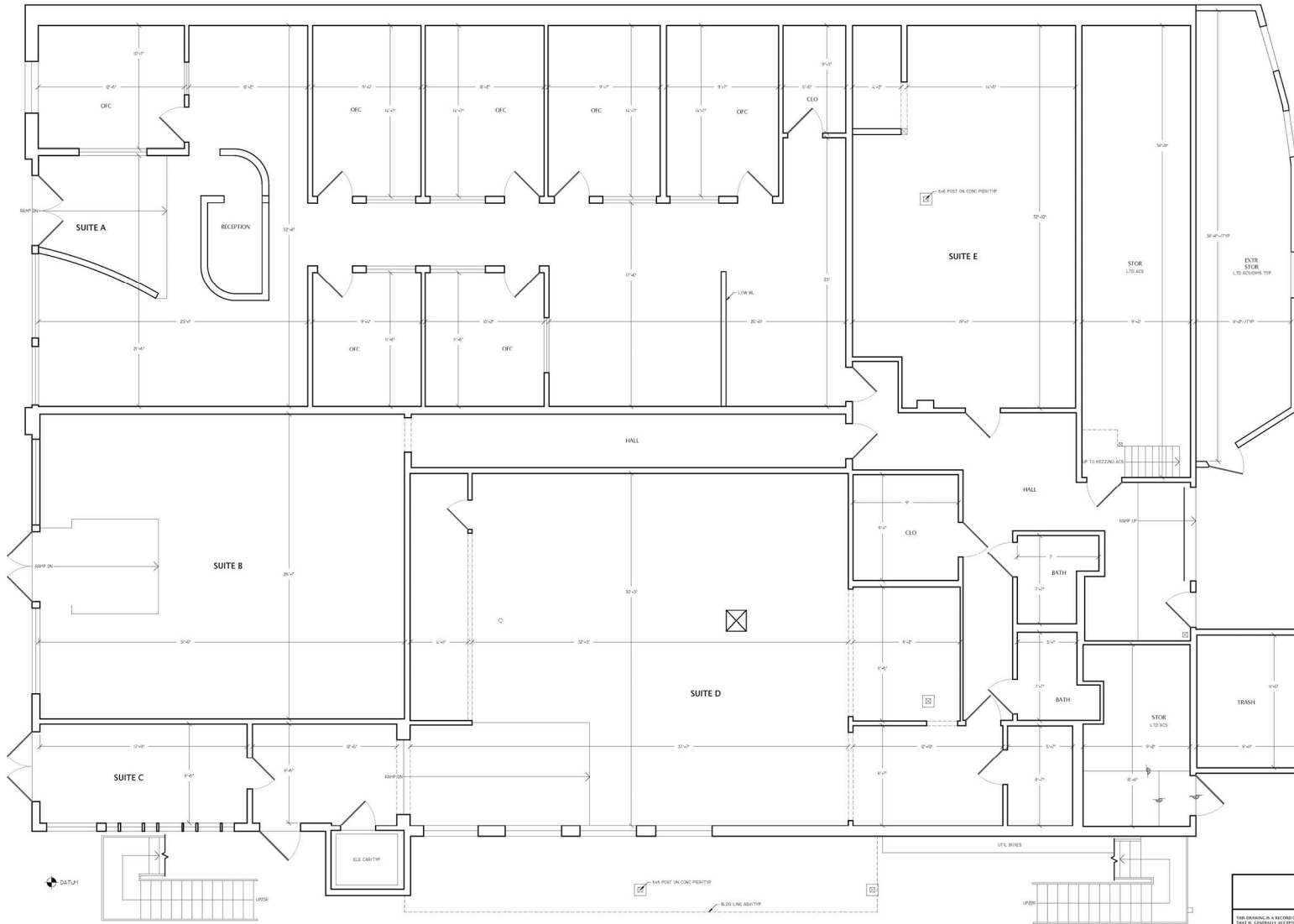
Pest abatement, recently painted.

PARCEL MAP



059-101-13

1st Floor Plan



① EXISTING ENTRY LEVEL FLOOR PLAN
7,278 SQT GROSS MEASURED AREA,
307 SQT MEASURED EXTERIOR SURFACES

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN,
UNLESS NOTED OTHERWISE.
NOTE: C. DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME
WALL LENGTHS ARE REPRESENTED AS TYPICAL.

1690 TIBURON BOULEVARD
TIBURON, CA. 94920



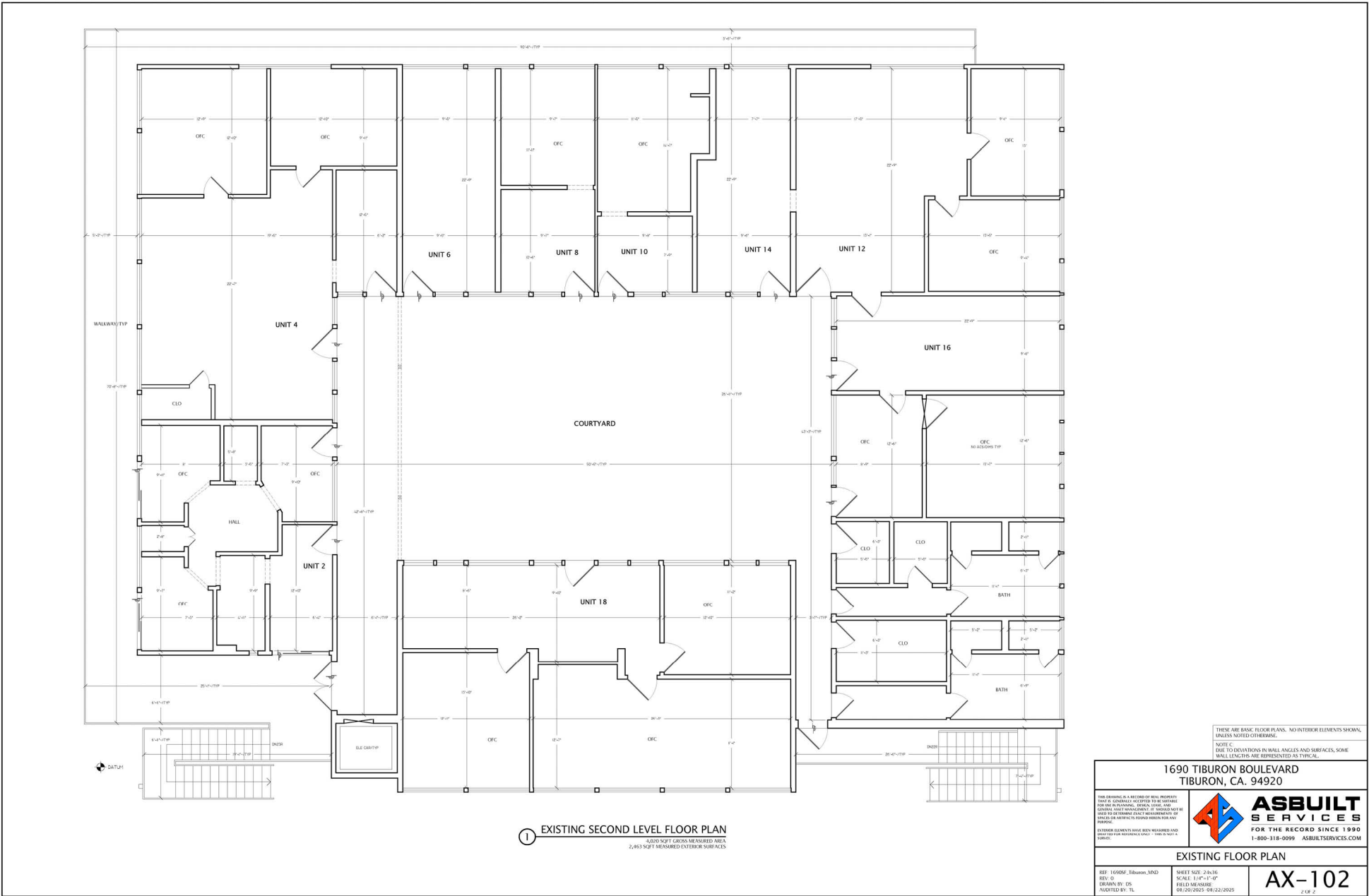
EXISTING FLOOR PLAN

REF: 1690SF, Tiburon, AND
REV: 0
DRAWN BY: DS
ADDED BY: TL

SHEET SIZE: 24x36
SCALE: 1/4"=1'-0"
FIELD MEASURE
08/20/2003-09/12/2005

AX-101
1 OF 2

2nd Floor Plan



INVESTMENT HIGHLIGHTS

RENT ROLL

Unit	Tenant	RSF	Rent	Annualized	Lease Expiration
Suite A	Sublet from TBI - Vanguard	2464	-	-	-
Suite B	Vacant	1112	-	-	N/A
Suite C	Demo Sport	175	-	-	N/A
Suite D	Vacant	1673	-	-	N/A
Suite E	Tiburon Belvedere Interiors	1369	\$7,434.92	\$89,219.04	1/31/26
Suite 2	Tiburon Dental	624	\$938.21	\$11,258.52	MTM
Suite 4	Vacant	1189	-	-	N/A
Suite 6	Strotz Family	315	\$575	\$6,900	MTM
Suite 8	Michael C Lasky Associates	315	\$490	\$5,880	MTM
Suite 10	Candance Kagin	339	\$500	\$6,000	MTM
Suite 12	Kagin's Inc.	864	\$5,451.76	\$65,421.12	MTM
Suite 14	Kagin's Inc.	293	-	-	MTM
Suite 16	Kagin's Inc.	717	-	-	MTM
Suite 18	Kagin's Inc.	1244	-	-	MTM
TOTAL		12,693	\$15,389.89	\$184,678	

EXPENSES (January - July 2025)

Exterior Maintenance	\$1,985.77
Interior Maintenance	\$1,540.00
Pest Control	\$3,900.00
Janitorial	\$6,443.75
Janitorial Supplies	\$273.72
Life Safety	\$4,806.04
HVAC	\$611.19
Management	\$6,841.25
Insurance	\$9,742.27
Property Tax	\$9,753.84
Electricity	\$5,760.84
Gas	\$6,077.08
Water & Sewer	\$924.23
Trash	\$10,134.72
Total Operating Expenses	\$68,794.70





SOUTHERN MARIN

SUBMARKET OVERVIEW

Located in one of the Bay Area's most desirable enclaves, this Tiburon commercial property offers a rare opportunity to invest in the strength and stability of Southern Marin's real estate market. With Class A demand holding firm and average rents exceeding \$4 per square foot, this asset is well-positioned to benefit from ongoing interest in premium suburban office and mixed-use spaces. Tiburon's exceptional quality of life, affluent demographics, and proximity to San Francisco make it a magnet for high-value tenants seeking both convenience and prestige. In a market where well-located properties are in limited supply, this offering stands out as a compelling investment in one of Marin's most exclusive communities.

13.3%

NORTH BAY OFFICE
VACANCY RATE

13.0%

TIBURON OFFICE
VACANCY RATE

\$4.70

TIBURON AVERAGE
ASKING RATE PSF
PER MONTH



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