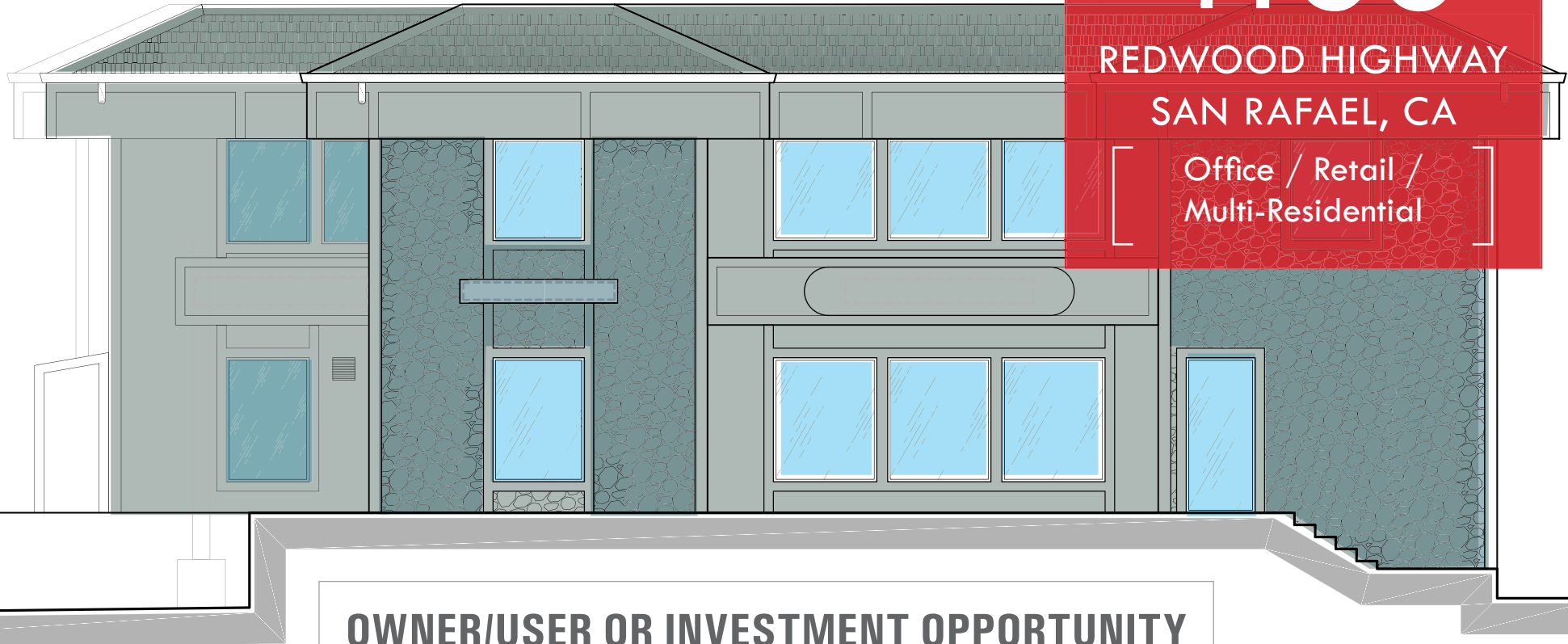




FOR SALE

4136

REDWOOD HIGHWAY
SAN RAFAEL, CA

Office / Retail /
Multi-Residential

OWNER/USER OR INVESTMENT OPPORTUNITY

Conceptual Artist's Rendering
For Illustrative Purposes Only



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DISCLOSURE STATEMENT



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 8/17/26

HIGHLIGHTS

REDEVELOPMENT OPPORTUNITY
OWNER/USER OR INVESTMENTS
FREEWAY VISIBLE LOCATION
FLEXIBLE GC ZONING
BUILDOUT SPACE FOR YOUR USE
ALSO FOR LEASE (CONTACT AGENT)

OFFERING SUMMARY

ASKING PRICE
\$2,500,000

PRICE PER SQ. FT.
\$175.78

TOTAL BUILDING SQ. FT.
14,222 +/-

TOTAL LAND SQ. FT.
28,301 +/-

PROPERTY INFORMATION/FEATURES

LOCATION:	4136 Redwood Highway, San Rafael, CA 94903
APN:	155-074-02
TOTAL BUILDING SQUARE FEET:	14,222 +/- sq. ft.
TOTAL SQ. FT. OF LAND:	28,301 +/- sq. ft.
ELEVATOR:	No
PARKING:	42 unreserved spaces
YEAR CONSTRUCTED:	1976 +/-
TYPE OF CONSTRUCTION:	Reinforced Concrete
STORIES:	2
FIRE SPRINKLERS:	Yes
SOLAR:	No
HEATING AND AIR CONDITIONING:	Needs Replacement
FLOOD ZONE DESIGNATION:	X (OUT)
ZONING:	GC (General Commercial)



PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire or lease a large commercial property located in the heart of Northern San Rafael's established commercial corridor. For a prospective owner/user buyer, this property is a redevelopment opportunity to design the space to meet their specific use. It presents a similar opportunity to a developer to create commercial uses and/or residential units. For prospective tenants, the property may be divisible and the owner will consider tenant improvements on a case-by-case basis.

The building contains approximately 14, 222 sq feet divided between 2 floors. Currently, both floors are large single open spaces with all sheetrock removed to the studs. The entire building is improved with fire sprinklers and contains multiple gas and electric meters.

The property is positioned within the North San Rafael Commercial Center area and is surrounded by a diverse mix of professional offices, service businesses, and retail users. Its large interior footprint and strong parking ratio make it well suited for a wide range of uses including medical or dental office, veterinary, physical therapy, professional office, education or training facility, children's facility or daycare, church or place of worship, showroom, fitness or wellness center, specialty retail, tech office, R&D, or multi-tenant commercial occupancy, subject to City approvals.



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.

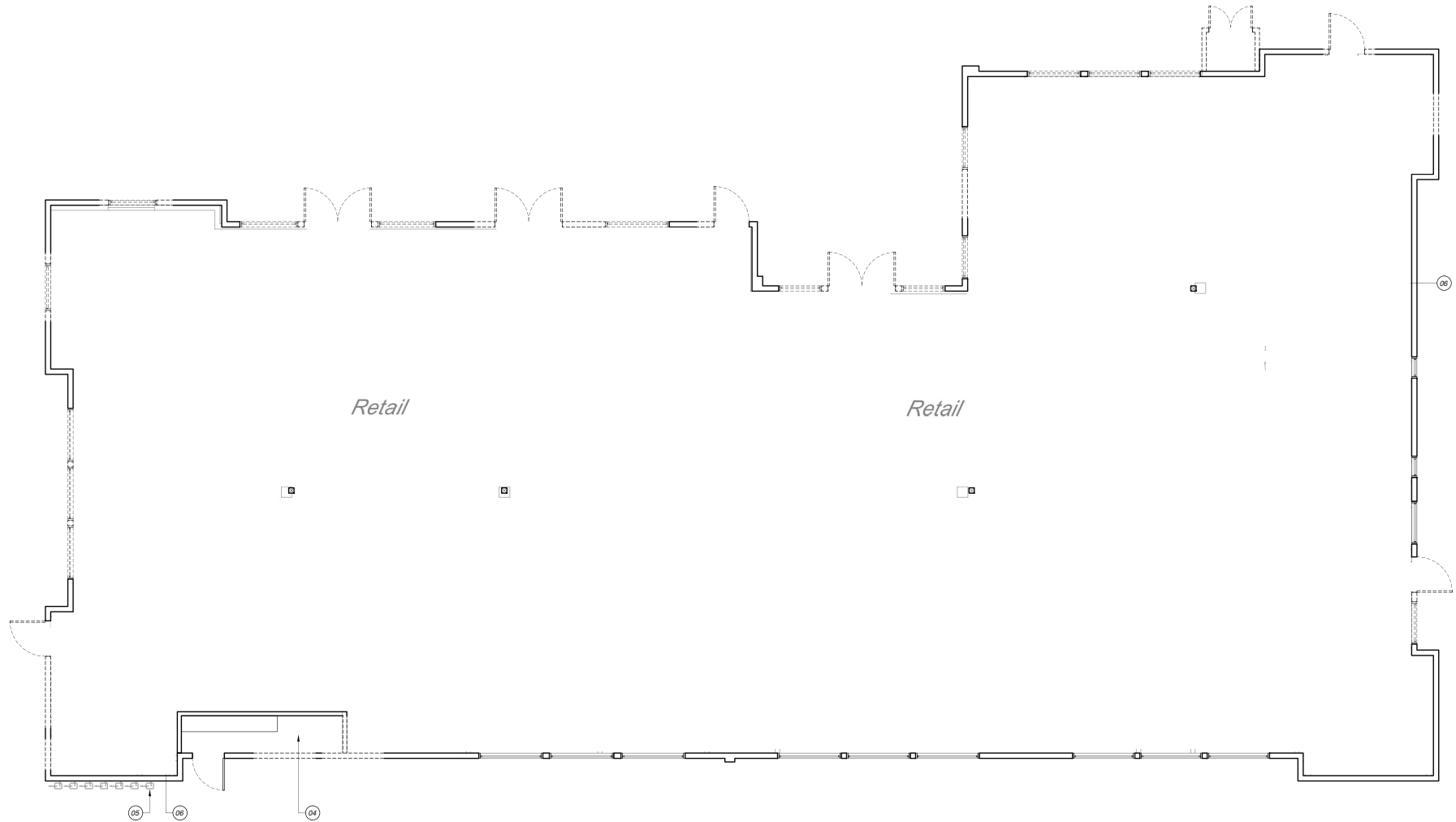


Current
Exterior
Condition



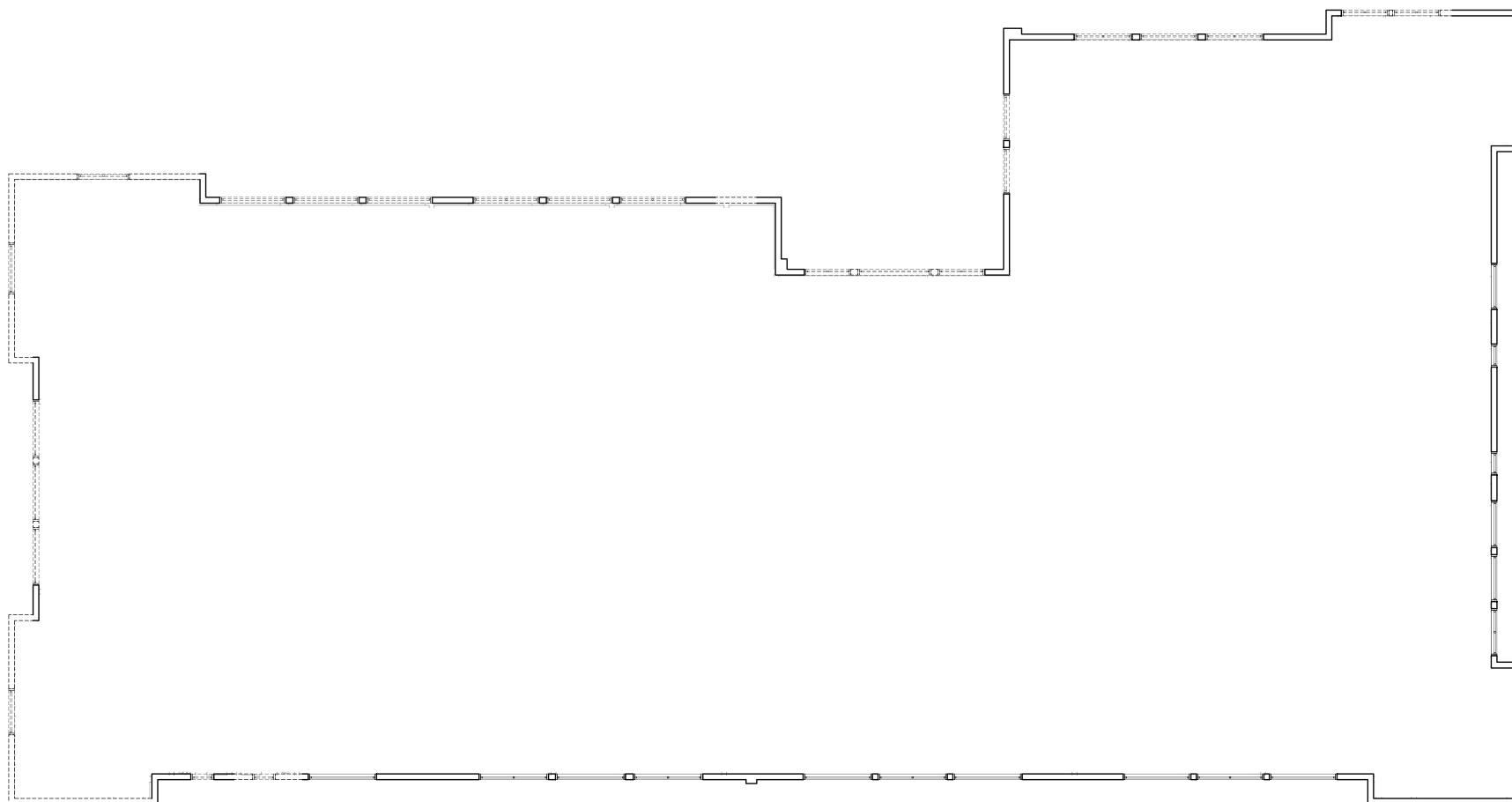
Current
Building
Signage





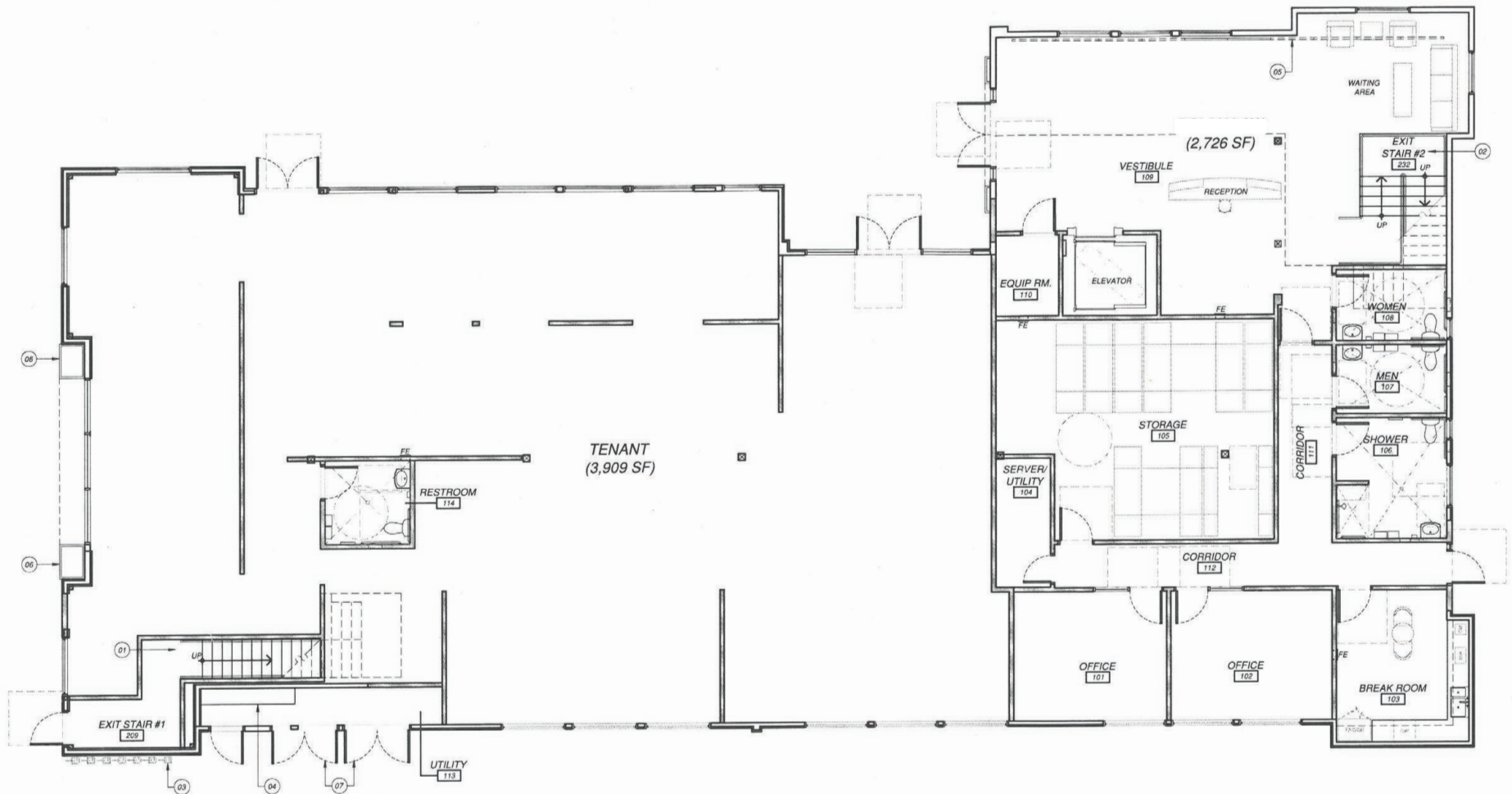
1 **EXISTING GROUND FLOOR PLAN**

SCALE: 3/16"=1'-0"

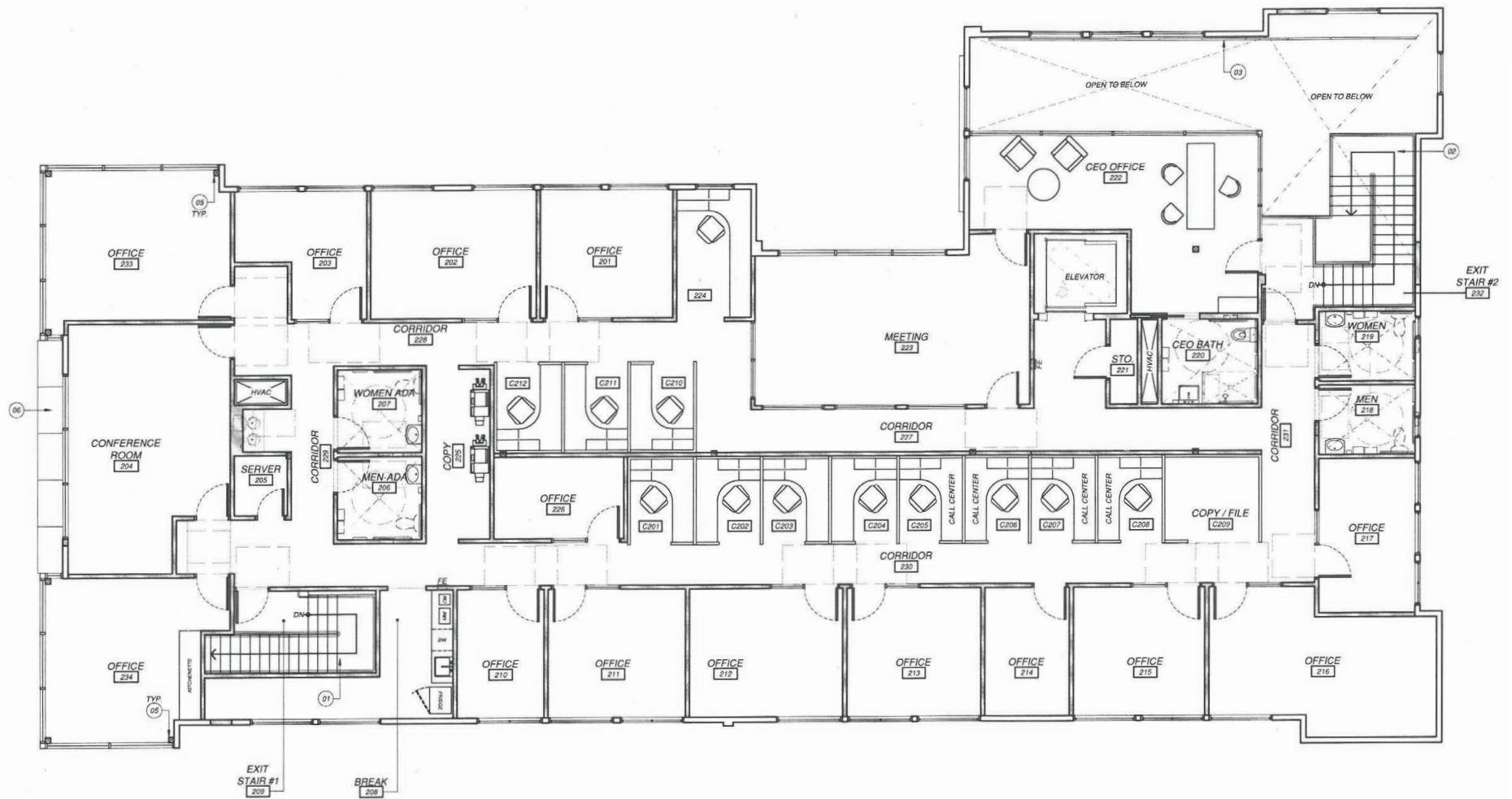


1 *EXISTING SECOND FLOOR PLAN*

SCALE: 3/16"=1'-0" 

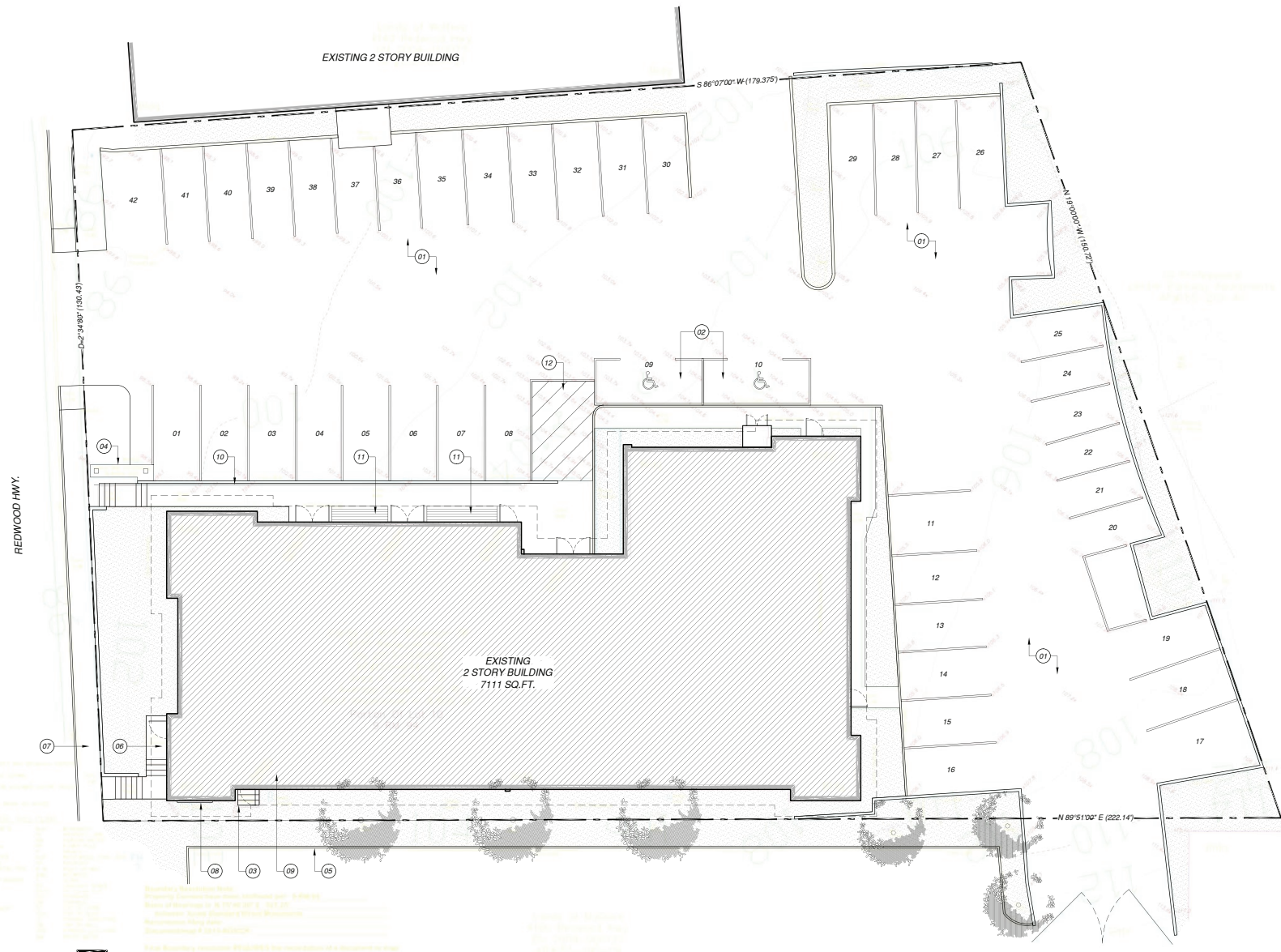


1 PROPOSED GROUND FLOOR PLAN



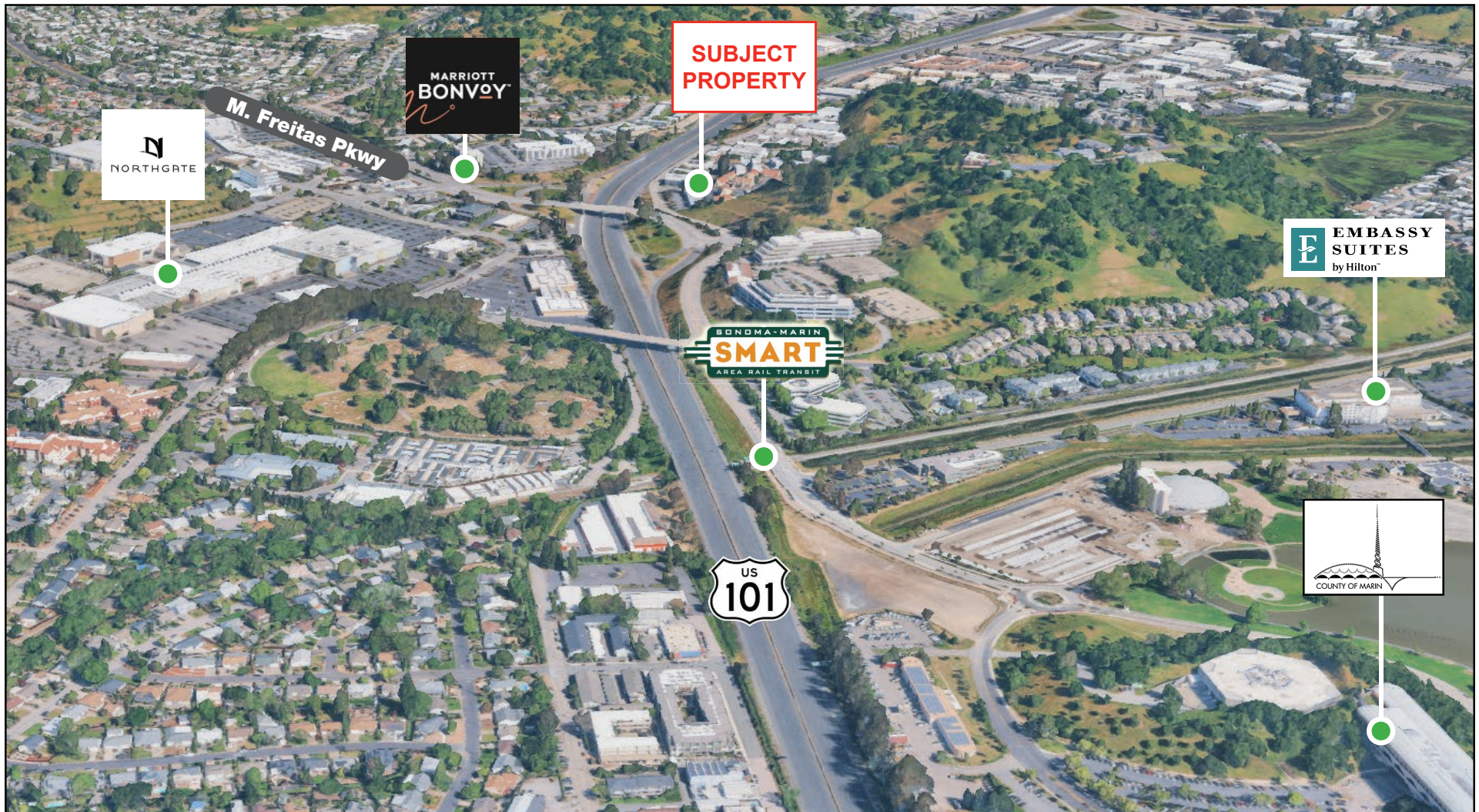
1 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0" 



1 EXISTING SITE PLAN

SCALE: 3/32"=1'-0"

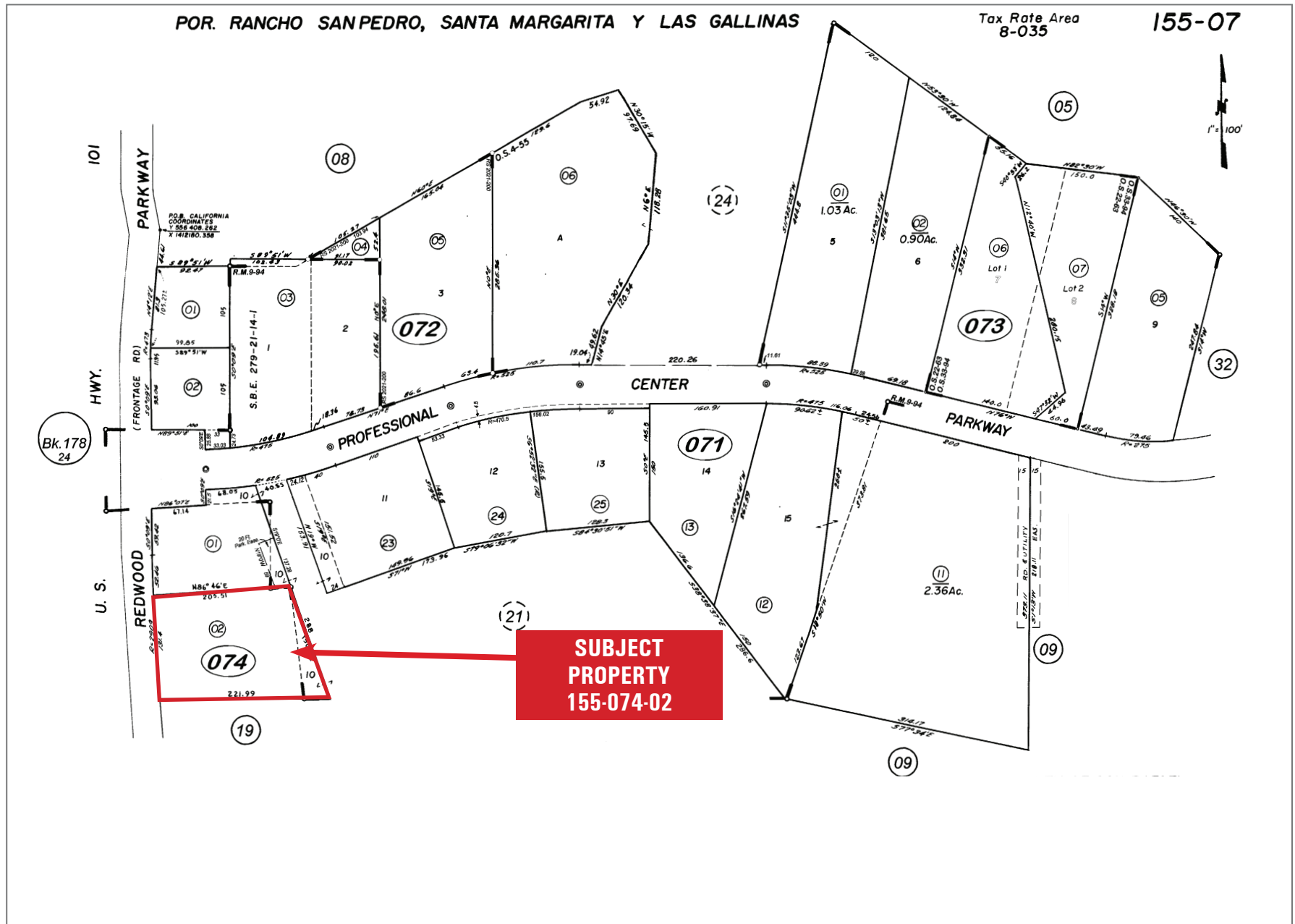


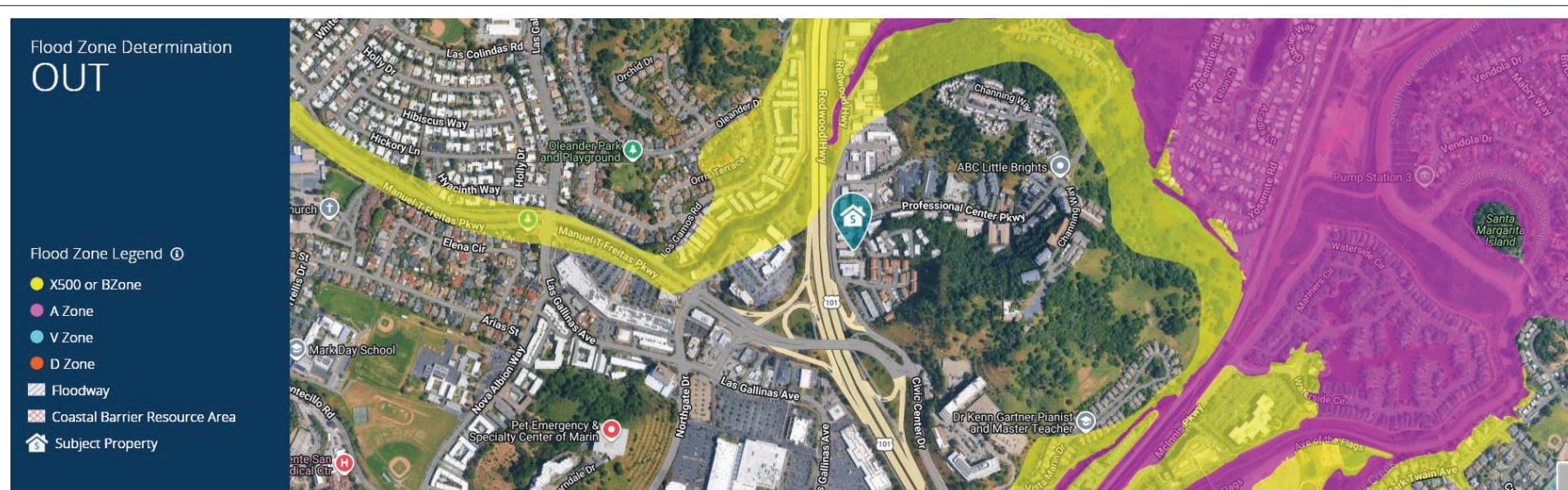
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[Click here to View in Google Maps](#)

ASSESSOR'S PARCEL MAP





SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	785 ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	065058-0293E
FLOOD ZONE CODE	X
PANEL DATE	3/16/2016
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	5/1/1984
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	San Rafael, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

Note: The subject property is located outside of a special Flood Hazard Area, and Flood Insurance is not required for lending purposes.

POSSIBLE 10% DOWN PAYMENT FINANCING

The US Small Business Administration ("SBA") offers qualified buyers purchase financing with 10% down payments. Below is an estimate for SBA 504 loan financing.

ESTIMATED LOAN TERMS AS OF JULY 2026

PROPERTY ACQUISITION COST	\$2,500,000
SBA/CDC Fees (to be confirmed)	\$30,000
Total Acquisition Costs	\$2,530,000

LOAN STRUCTURE

Bank Loan	50%	\$1,250,000
SBA 504 Loan	41%	\$1,030,000
Borrower	10%	\$250,000

LOAN INTEREST RATE/TERMS

Bank Loan	6.75%/Annum	25 Years
SBA 504 Loan	6.17%/Annum	25 Years

LOAN PAYMENTS

	MONTHLY	ANNUAL
Bank Loan	\$8,637	\$103,644
SBA 504 Loan	\$6,744	\$80,928
	\$15,381	\$184,572

RENT VS OWN COMPARISON

The estimated \$12,312 monthly loan payment for 4136 Redwood Highway, San Rafael, CA 94903 **is equivalent to a monthly rent of \$1.55sq ft (NNN)**, plus typical operating costs of the property.

LOAN DETAILS

SBA 504 Loan Rate: The SBA loan interest rate is determined on a monthly basis, and fixed at the time the debenture for the loan is sold in the financing market. However, the interest rate is fixed for the term of the loan.

Bank Loan Fees: The bank loan fees can vary from lender to lender and are not included in the SBA/CDC Fees estimate.

SBA/CDC Loan Fees: SBA/CDC loan fees are typically 2.65% of the SBA loan amount, plus legal fees.

Variable Loan Costs: The bank loan fees and SBA/CDC loan fees do not include costs of appraisal, environmental inspection reports, other inspections reports, and escrow closing costs. However, the SBA may permit the appraisal, environmental inspection report and escrow closing costs to be added to and included in the SBA loan.

Borrower: Borrower must be a United States Citizen or United States National, and must meet the financial and other qualifications established by the bank and SBA. Verify with bank and SBA on qualifications if Borrower is an entity (i.e. corporation, LLC, etc.)

Occupancy: For existing improved real property, borrower must occupy 51% of the property area within 1 year of funding. For new construction, borrower must occupy 60% of completed property.

DISCLAIMER

The information in this financing estimate is not an offer to lend, nor guarantee of a loan for buyer. The rates and loan terms are subject to change, and are not guaranteed by HL Commercial Enterprises, Inc. The information herein is intended to be a general estimate of a potential loan for a qualified buyer and subject to verification by buyer. Prospective buyer and the property must qualify for, and satisfy all lending requirements of the bank lender and SBA.

SALES COMPARABLES: OFFICE

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT
	SUBJECT PROPERTY	\$2,500,000	4136 REDWOOD HWY	SAN RAFAEL	14,222	175.78	Office Building	1976
1.	11/26/2025	\$6,700,000	3833 Redwood Hwy.	San Rafael, CA	18,200	368.13	Retail Building	1959
2.	4/30/2025	\$1,025,000	706 D St	San Rafael, CA	2,453	417.86	Office Building	1956
3.	9/16/2025	\$4,300,000	1401 Los Gamos Rd.	San Rafael, CA	37,794	131.12	Office	1986
4.	4/18/2023	\$7,100,000	3301 Kerner Blvd.	San Rafael, CA	54,216	130.96	Office	1981

1. 3833 Redwood Hwy.
San Rafael, CA 94903

Price: \$6,700,000
Type: Retail
Square Feet: 18,200
Price Per Sq. Ft.: \$368.13



3. 1401 Los Gamos Rd.
San Rafael, CA 94901

Price: \$4,300,000
Type: Office
Square Feet: 37,794
Price Per Sq. Ft.: \$131.12



2. 706 D St.
San Rafael, CA 94901

Price: \$1,025,000
Type: Office
Square Feet: 2,453
Price Per Sq. Ft.: \$ 417.86



4. 3301 Kerner Blvd.
San Rafael, CA 94901

Price: \$ 1,225,000
Type: Office.
Square Feet: 54,216
Price Per Sq. Ft.: \$130.96



SALES COMPARABLES: RETAIL

	SOLD DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	BUILT
	SUBJECT PROPERTY	\$2,500,000	4136 REDWOOD HWY	SAN RAFAEL	14,222	175.78	1976
1.	12/19/25	\$ 1,330,000	1701 4th St	San Rafael	3,370	394.66	1925
2.	5/15/25	\$ 1,600,000	1537-1539 4th Street	San Rafael	5,809	275.43	1923
3.	12/23/25	\$ 3,800,000	1316-1324 Grant Ave.	Novato	11,000	345.45	1956
4.	2/28/25	\$ 1,850,000	2094 Redwood Hwy.	Greenbrae	4,500	411.11	1947

1. 1701 4th St
San Rafael, CA 94901

Type: Retail
Square Feet: 3,370
Price Per Sq. Ft.: \$ 394.66



3. 1316-1324 Grant Ave.
Novato, CA 94945

Type: Retail
Square Feet: 11,000
Price Per Sq. Ft.: \$ 345.45



2. 1537-1539 4th St
San Rafael, CA 94901

Type: Retail
Square Feet: 5,809
Price Per Sq. Ft.: \$ 275.43



4. 2094 Redwood Hwy.
Greenbrae, CA 94939

Type: Retail
Square Feet: 4,500
Price Per Sq. Ft.: \$ 411.11



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

PRICE PER SQ. FT.

\$529



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



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