

OFFICE BUILDING FOR SALE

700 E St San Rafael, CA

\$1,475,000.00

CENTURY 21
COMMERCIAL®

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PROPERTY SUMMARY

- Address: 700 E St San Rafael
- Property Type: Flex/Office
- Building size: +/-4700 sqft Lot
- Size: +/- 9374 sqft
- Number of Units: 19
- Zoning: T4n 40/50
- Parking: 19 Spaces
- Stable Cash Flow: With the majority of units currently leased, the property delivers reliable monthly income, making it a strong turnkey investment.
- FlexibleZoning (T4N 40/50): The property is located in a Transitional Mixed-Use Zone, offering a broad range of permitted uses and supporting future redevelopment. The T4N zoning designation encourages a blend of residential, office, and neighborhood-serving retail, ideal for long-term repositioning or creative mixed-use development.
- Prime Location: Strategically situated between downtown San Rafael and adjacent residential neighborhoods, 700 E Street benefits from excellent access to retail, restaurants, and services. This moderate-intensity zone serves as a key connector, blending urban access with a community-oriented environment.
- Future Potential: The property is well-suited for investors seeking both stable returns today and the option to redevelop or reposition in the future to maximize long-term value.

INVESTMENT OVERVIEW

700 E Street is an ideal opportunity for an owner-user or investor, in the heart of San Rafael. The $\pm 4,700$ SF building is divided into 19 small-format suites, many of which feature modern upgrades including LED lighting, vinyl plank flooring, and dual-pane windows. With a recent appraisal over asking price (May 2024), the property is well-positioned for SBA financing with as little as 10% down.

Owner-users can occupy the space they need while leasing out the balance for income, offsetting mortgage costs. Current occupancy is primarily on month-to-month gross leases, creating flexibility for an incoming owner. With 20 dedicated parking spaces, and transitional T4N 40/50 zoning that allows office, medical, retail, and residential uses, 700 E Street offers both immediate functionality and long-term flexibility. Located with easy access to downtown San Rafael's shops, restaurants, and services, this property delivers accessibility, visibility, and multiple exit strategies — whether as an owner-user headquarters, a stabilized income property, or a future redevelopment play.



INVESTMENT HIGHLIGHTS

- Flexible Suite Layout: 19 small-format offices – occupy what you need, lease out the rest for income.
- Modern Updates: LED lighting, vinyl plank flooring, and dual-pane windows provide a turnkey environment.
- Strong Occupancy: Existing tenants on mostly month-to-month leases offer built-in income plus flexibility for owner occupancy.
- Central Location: Walk Score® 96 — immediate access to shops, restaurants, and services in downtown San Rafael.
- Ample Parking: 20 dedicated spaces, rare for a downtown property.
- Zoning Versatility: T4N 40/50 allows office, medical, retail, and even residential use — offering long-term flexibility and security for your business.



AERIAL



Nearby Amenities and Transportation

700 E Street is located in a Walker's Paradise with a Walk Score® of 96, offering immediate access to shops, restaurants, services, and daily conveniences—all within easy walking distance.

The property is well-connected to regional transit via the SMART commuter rail, providing efficient access throughout Marin and Sonoma Counties:

- San Rafael SMART Station – 14-minute walk / 0.9 miles
- Larkspur SMART Station – 8-minute drive / 3.4 miles

700 E Street is easily accessible to major Bay Area airports, ideal for business travelers and regional connectivity:

- Oakland International Airport (OAK) – Approx. 43-minute drive / 31.5 miles
- San Francisco International Airport (SFO) – Approx. 51-minute drive / 31.4 miles



DEMOGRAPHIC INFORMATION

Population & Density

- Total Population: Approximately 61,271 residents
- Population Density: Approximately 3,694 residents per square mile

Age Distribution

- Median Age: 43.5 years
- Population Under 18: Approximately 19.3%
- Population 65 and Over: Approximately 15.8%

Income Levels

- Median Household Income: \$109,317
- Per Capita Income: \$67,609

Educational Attainment

- High School Graduate or Higher: 95.1% of residents aged 25 and over
- Bachelor's Degree or Higher: 49.4% of residents aged 25 and over
- In Civilian Labor Force: Approximately 73.4% of residents aged 16 and over

Transportation

- Mean Travel Time to Work: 26.6 minutes

Note: These statistics pertain to the city of San Rafael, CA, and are intended to provide an overview of the demographic characteristics relevant to the 700 E Street property.



Disclaimer:

The information contained herein has been obtained from sources deemed reliable, but no guarantee, warranty, or representation, express or implied, is made as to the accuracy or completeness of the information. All property information, including but not limited to square footage, zoning, income and expenses, and availability, is subject to change without notice.

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