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COMMERCIAL

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ADVISORY GROUP

Downtown Retail For Sale in San Rafael

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL, CA 94901

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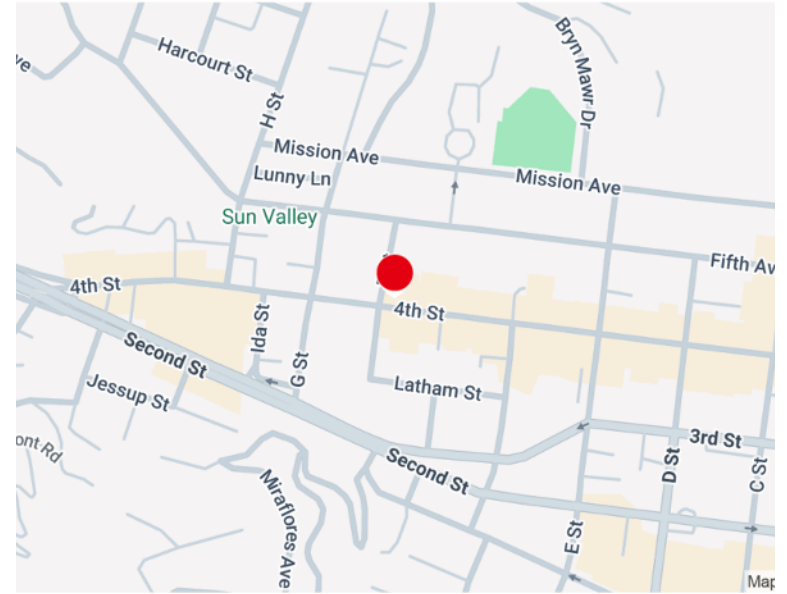
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Executive summary

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL

PROPERTY HIGHLIGHTS

- ◆ 3 Retail Units and 2,320 SF of Flexible Commercial Space
- ◆ Great exposure to the 4th Street Retail corridor with above-average foot traffic
- ◆ Excellent Demographics – 144,009 People and AHHI of \$122,696 with Home Values Averaging \$1.2M
- ◆ Location benefits from convenient public transit access, which includes proximity to SMART Train Station and public parking options
- ◆ A combination of a variety of complimentary next-door businesses and a Daily Traffic Count of 22,500 VPD provides a high desirability

OFFERING SUMMARY

Price	\$2,000,000
Price / GSF	\$299
GSF	6,685 SF
Units	4
Price Per Unit	\$500,000
CAP Pro Forma	5.5%
Year Built	1916

Property Description

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL

This multi-tenant building is located in downtown San Rafael just east of San Rafael's West End neighborhood. The building is 6,685 square feet of retail space currently built-out for 4 tenant spaces. The property is situated on a 6,750-square-foot lot located on the northeast corner of 4th Street and F Street. San Rafael is the county seat of Marin County and is its largest city. It is 17 miles north of San Francisco, near the junction of Interstate I-580 and US Hwy 101. Downtown San Rafael is a center for business, the arts, entertainment, culture, and county-wide special events. Development in the ever-evolving downtown San Rafael, including the 140-room AC Marriot Hotel and a major expansion of the BioMarin campus. Demographics for San Rafael show the median household income of \$126,000+ and the price of single-family homes averaging \$1,200,000.

The property has a daily traffic count of 22500 1566 4th Street is leased to Red Hill Pet, and 1574 4th Street is leased to The Kitchen Table (a restaurant). 1570 4th Street (formerly occupied by a martial arts studio) and 100 F Street (formerly occupied by Doc Guthrie Sign Co) are vacant and present an opportunity for increased rental income for a new owner. The property is cashflowing and has the potential to generate significant income for a new owner.



Location Description

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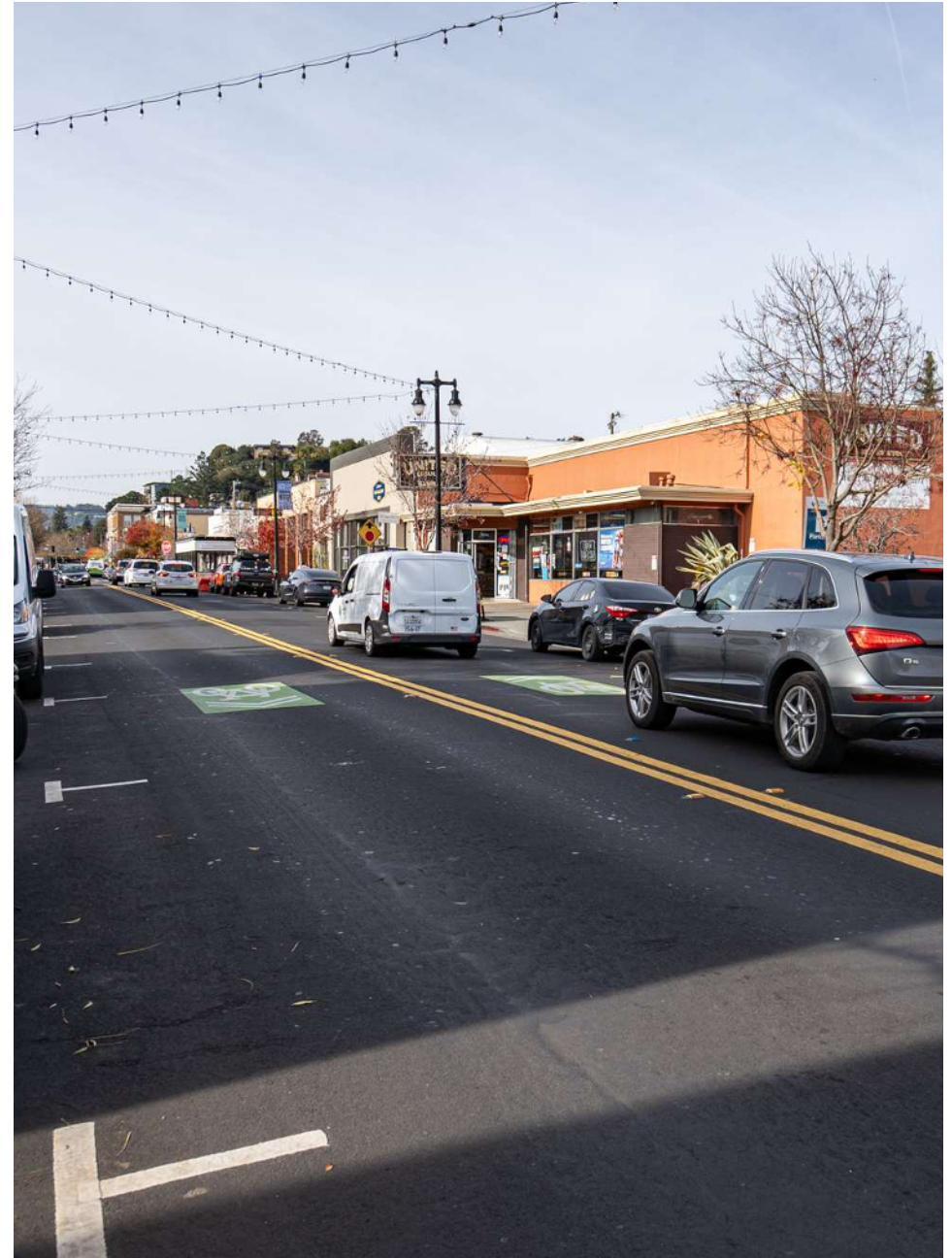
Downtown San Rafael is a vibrant and historic urban center located in the heart of Marin County, just 20 miles north of San Francisco. Known for its charming atmosphere, diverse retail offerings, and a strong sense of community, it's an ideal location for retail businesses looking to establish themselves in a thriving Northern California market. Downtown San Rafael enjoys excellent connectivity to the broader Bay Area. It is conveniently accessible via Highway 101 and is served by public transportation options, including the SMART train system and several bus routes.

The downtown area boasts a rich history, with well-preserved historic buildings and architecture that create a unique and inviting atmosphere for shoppers. Pedestrian-friendly streets and sidewalks encourage foot traffic and exploration.

San Rafael's downtown district offers a diverse range of retail opportunities. From boutique clothing stores and specialty shops to art galleries, bookstores, and cafes, there's something for everyone. The area is also known for its farmers' markets and craft fairs, providing additional retail exposure.

The surrounding Marin County community is affluent, and the area's residents tend to have higher disposable incomes, making it an attractive market for retail businesses.

Downtown San Rafael offers a unique and inviting location for retail businesses looking to tap into a vibrant and diverse market. With its historic charm, strong sense of community, and accessibility to the broader Bay Area, this area provides an ideal selling for retail success. Businesses in downtown San Rafael have the opportunity to engage with a mix of local residents and tourists while benefiting from the area's cultural attractions and economic vitality.



Additional Photos

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL



Retail Map

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL



Financial Profile

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL

FINANCIAL OVERVIEW

Price	\$2,000,000
Number of Units	4
Sq Feet	6,685
Price Per Sq Ft	\$299
Price Per Unit	\$500,000
Pro Forma CAP	5.5%

*Based on Current Rent Revenue and Expenses Provided by Seller

ANNUALIZED OPERATING DATA

Income	Current	Pro Forma
Scheduled Gross Income	\$130,112	\$155,316
Less Vacancy Rate: @ 3%	\$3,903	-
Gross Operating Income	\$126,209	\$155,316
Less Expenses	\$45,596	\$45,596
Net Operating Income	\$80,613	\$109,720

RENT ROLL

Unit	Type	Current	Market	Move In
1566	Red Hill Pet Center	\$2,825	\$2,825	6/02/12
1570	Vacant	NA	\$2,100	NA
1574	The Kitchen Table	\$4,418	\$4,418	1/16/17
100 F	Bourrée Boutique	\$3,600	\$3,600	10/1/24
TOTAL MONTHLY		\$10,843	\$12,943	

ESTIMATED ANNUAL EXPENSES

New Property Tax @ 1.200%	\$29,400
Insurance	\$9,936
Water	\$1,437
Garbage	\$1,325
PG&E	\$498
Repairs & Maintenance	\$3,000
Total Expenses	\$45,596
% of EGI	36%

Property Profile

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL

PROPERTY OVERVIEW

Street Address	1566-1574 4th St
City, State Zip	San Rafael, CA 94901
Cross Street	F Street
APN	011-196-12
Number of Units	4
Square Feet	6,685
Lot Square Feet	6,750
Unit Mix	4 Retail Units
Year Built	1916
No. Floors	1
Neighborhood	West End
Zoning	WEV

BUILDING FEATURES

Parking No.	N/A
Parking Type	Public Parking
Roof (type, age)	Flat Bitumen / On-going yearly inspections
Foundation	Concrete Perimeter
Electrical Type	100/200/60/200 amp
Electrical Meters	4
Gas Meters	4
Heat Type	Gas
Water Heaters	Individual
Plumbing	Copper
Exterior	Stucco
Storage	In Unit

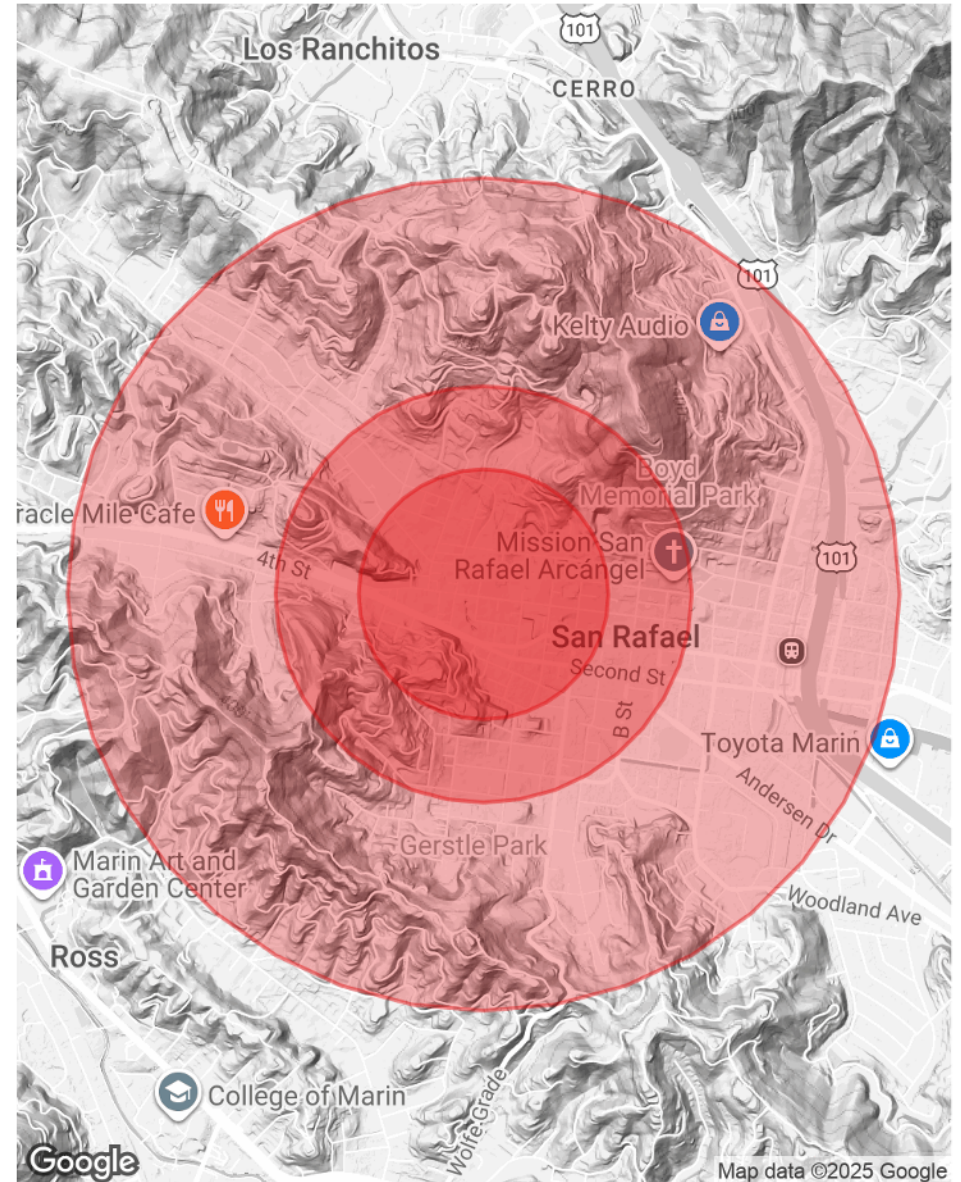
Demographics Map & Report

1566-1570-1574 4TH ST AND 100 F ST • SAN RAFAEL

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,565	5,907	16,157
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	683	2,621	6,942
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$165,287	\$166,548	\$177,125
Average House Value	\$1,535,574	\$1,466,365	\$1,432,509

Demographics data derived from [AlphaMap](#)



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 1566-1570-1574 4th St And 100 F St, San Rafael, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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