

FOR SALE

Owner User or Redevelopment

790 MISSION AVE

San Rafael, CA 94901

PRESENTED BY:

JULIE SOMMER

C: 415.755.3527
julie.sommer@svn.com
CalDRE #01169064

ANDREW THOMPSON

Andrew@coltoncommercialsf.com
CalDRE #00987186

***OWNER USER OR REDEVELOPMENT
OPPORTUNITY**



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Perfect for an Owner User
- Amazing redevelopment potential
- Ideal for office or mixed-use investment with residential
- Potential for value-add improvements
- Will be delivered vacant for new owner
- Excellent visibility and accessibility
- Diverse permitted uses for versatile investment
- Prime location for professional tenants

OFFERING SUMMARY

SALE PRICE:	\$3,600,000
LOT SIZE:	12,127 SF
BUILDING SIZE:	10,335 SF
BLDG. PRICE PSF:	\$348
LOT PRICE PSF:	\$297

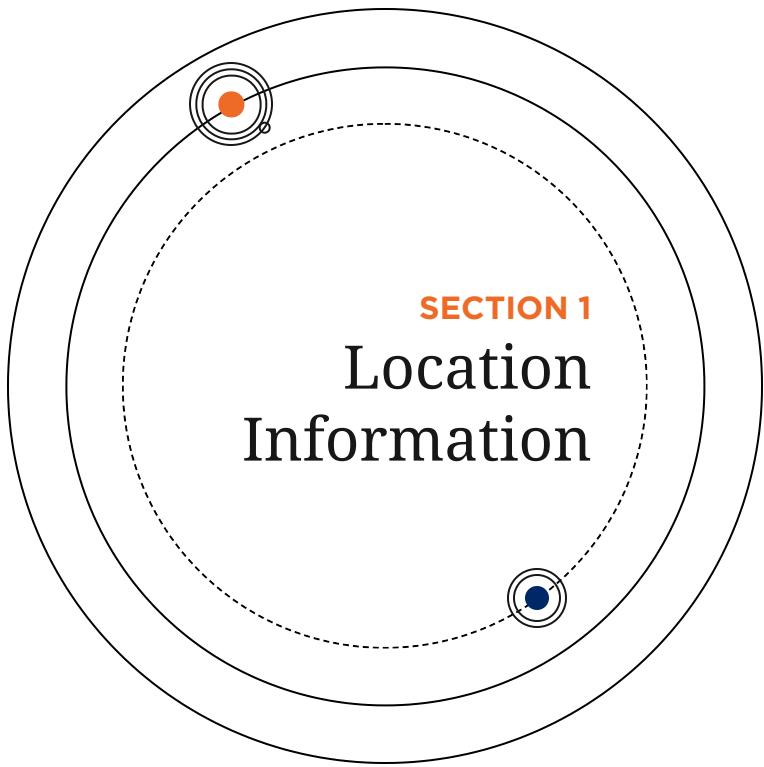
PROPERTY DESCRIPTION

Owner User or Redevelopment Opportunity. Introducing an exceptional investment opportunity at 790 Mission Ave, San Rafael, CA. This 10,335 SF, office building presents an outstanding chance for prospective investors. Built in 1955 and boasting a T4N 40/50 zoning, the property offers numerous permitted uses and significant development potential with a prime location in the heart of San Rafael. Don't miss this chance to acquire a centrally located asset with promising development prospects.

*Note: there is a parking easement on title which states 10 parking spaces must remain available for a neighboring property.

LOCATION DESCRIPTION

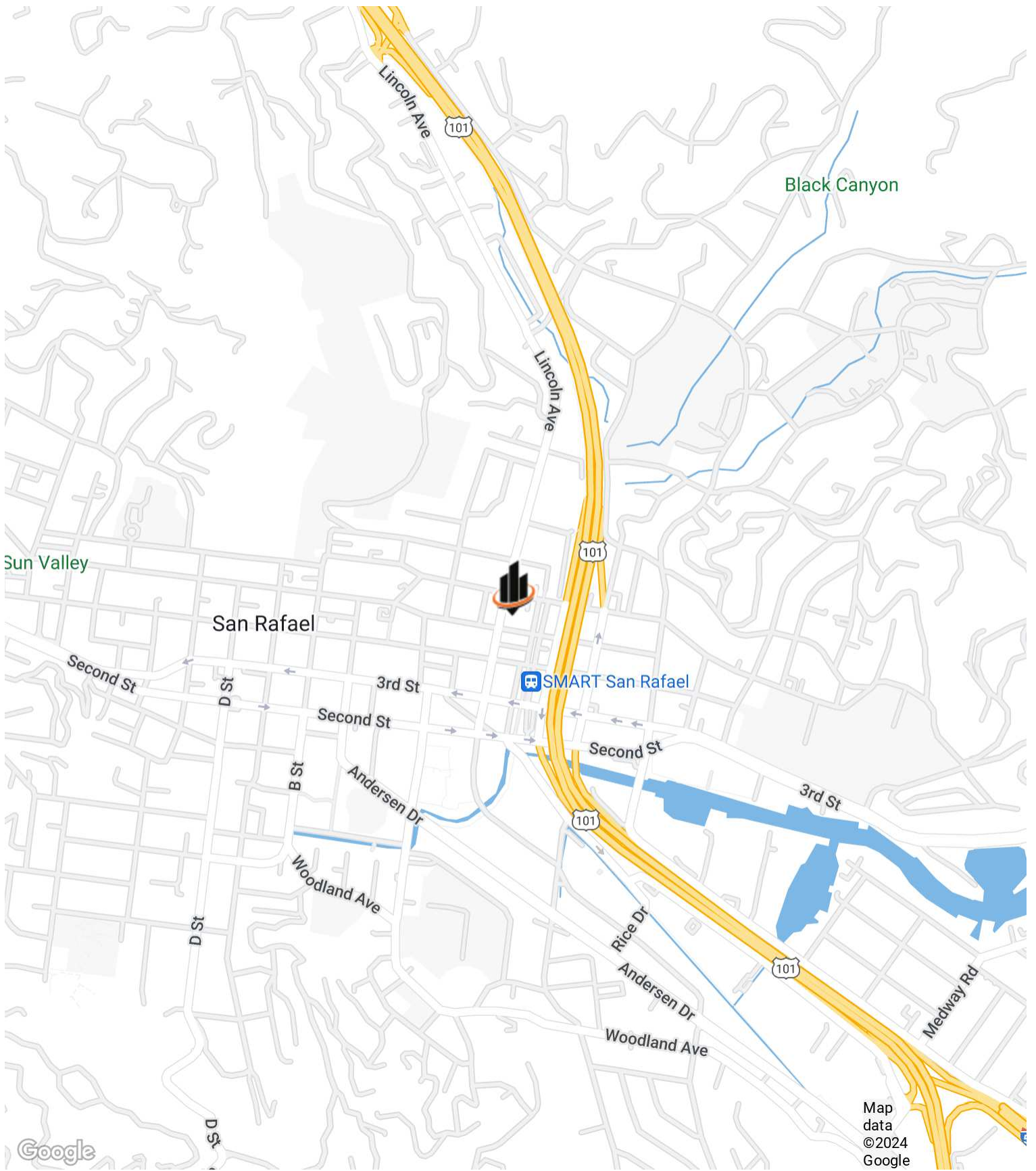
One of the best locations in San Rafael. Discover the thriving community surrounding 790 Mission Ave in San Rafael, CA, 94901. Your future investment is nestled amidst an array of amenities, including the vibrant downtown area with a variety of dining options, locally owned shops and directly across the street from the new Aegis Living facility to be completed in 2025. Just moments away, you'll find the Marin Civic Center, home to an array of cultural events and performances. With easy access to major roadways and public transportation, such as SMART and the Transit Center blocks away, this area presents an attractive opportunity for investors seeking a prime Office / Office Building or an incredible development opportunity location in a bustling and dynamic neighborhood.



SECTION 1

**Location
Information**

REGIONAL MAP

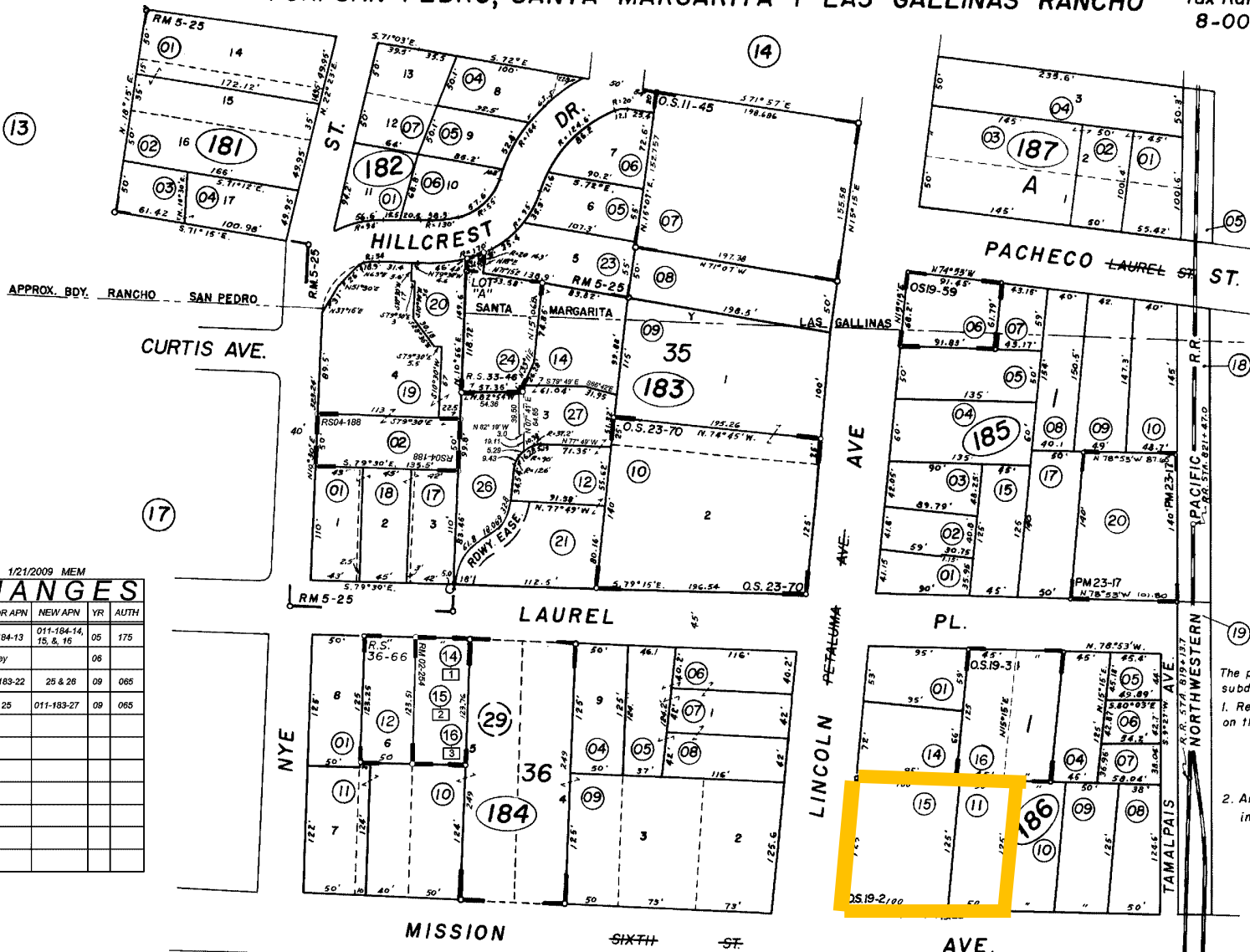




POR. SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS RANCHO

Tax Rate Area
8-000, 8-023

11-18



1/21/2009 MEM
CHANGES

BLK	PRIOR APN	NEW APN	YR	AUTH
184	011-184-13	011-184-14, 15, & 16	05	175
183	Survey		06	
183	011-183-22	25 & 26	09	065
183	13 & 25	011-183-27	09	065

The parcel numbers shown on map within each lot subdivided as a condominium include:
 1. Respective rights held in fee title as identified on the map by unit number and shown thusly
 ②⑥ Parcel Number
 ①② Unit Number
 2. An undivided interest as tenant in common in the Common Area.

Map of Colman's Addition to San Rafael R.M. Bk. 1-Pg. 39 (22)
 Olmsted Terrace R.M. Bk. 5 Pg. 25
 Townsite of San Rafael, Rack 1 - Pull 4

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

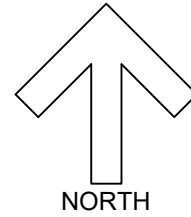
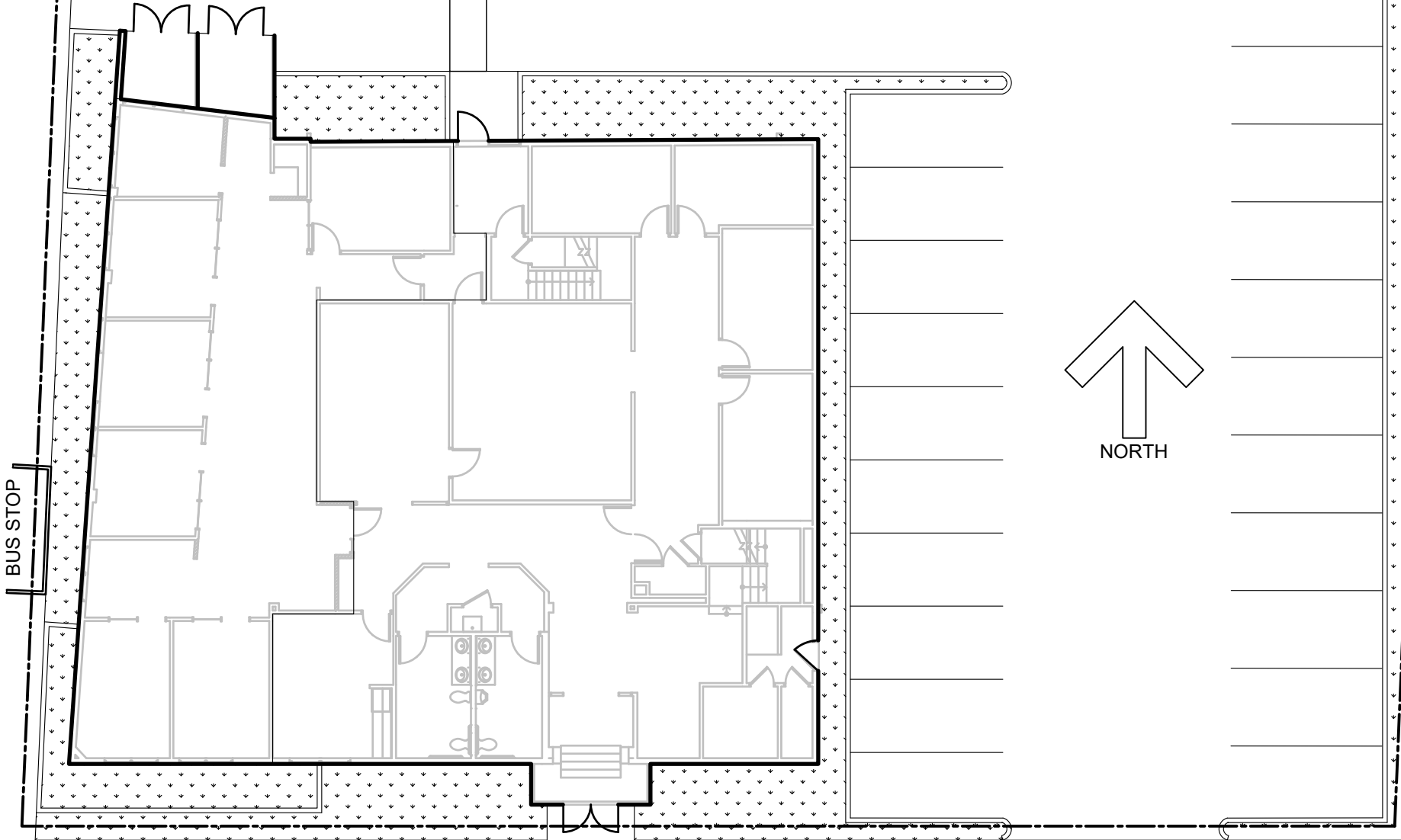
CITY OF SAN RAFAEL
 Assessor's Map Bk. 11-Pg. 18
 County of Marin, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

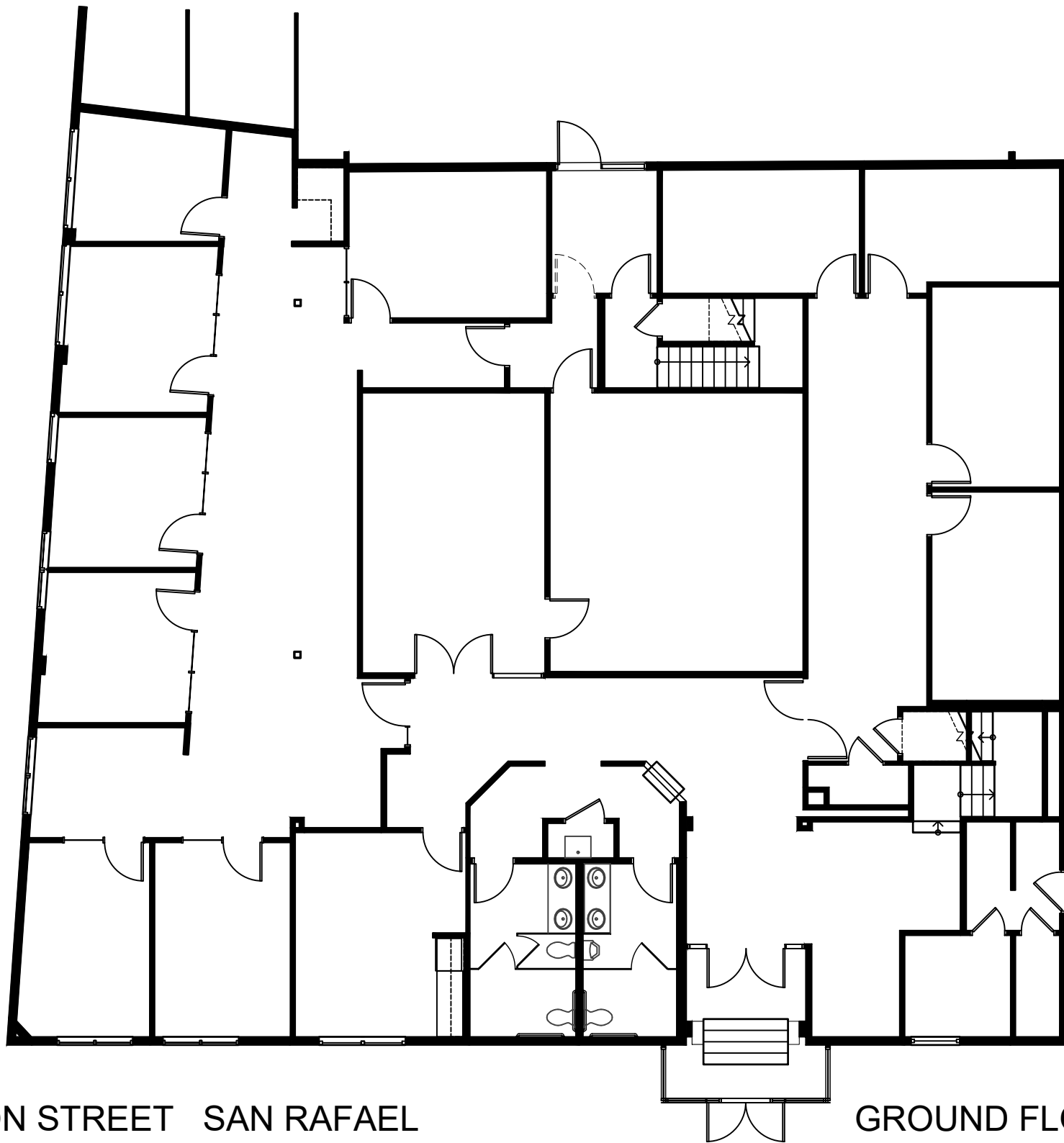
LINCOLN AVE

790 MISSION STREET SAN RAFAEL

SITE PLAN



MISSION AVE



790 MISSION STREET SAN RAFAEL



GROUND FLOOR

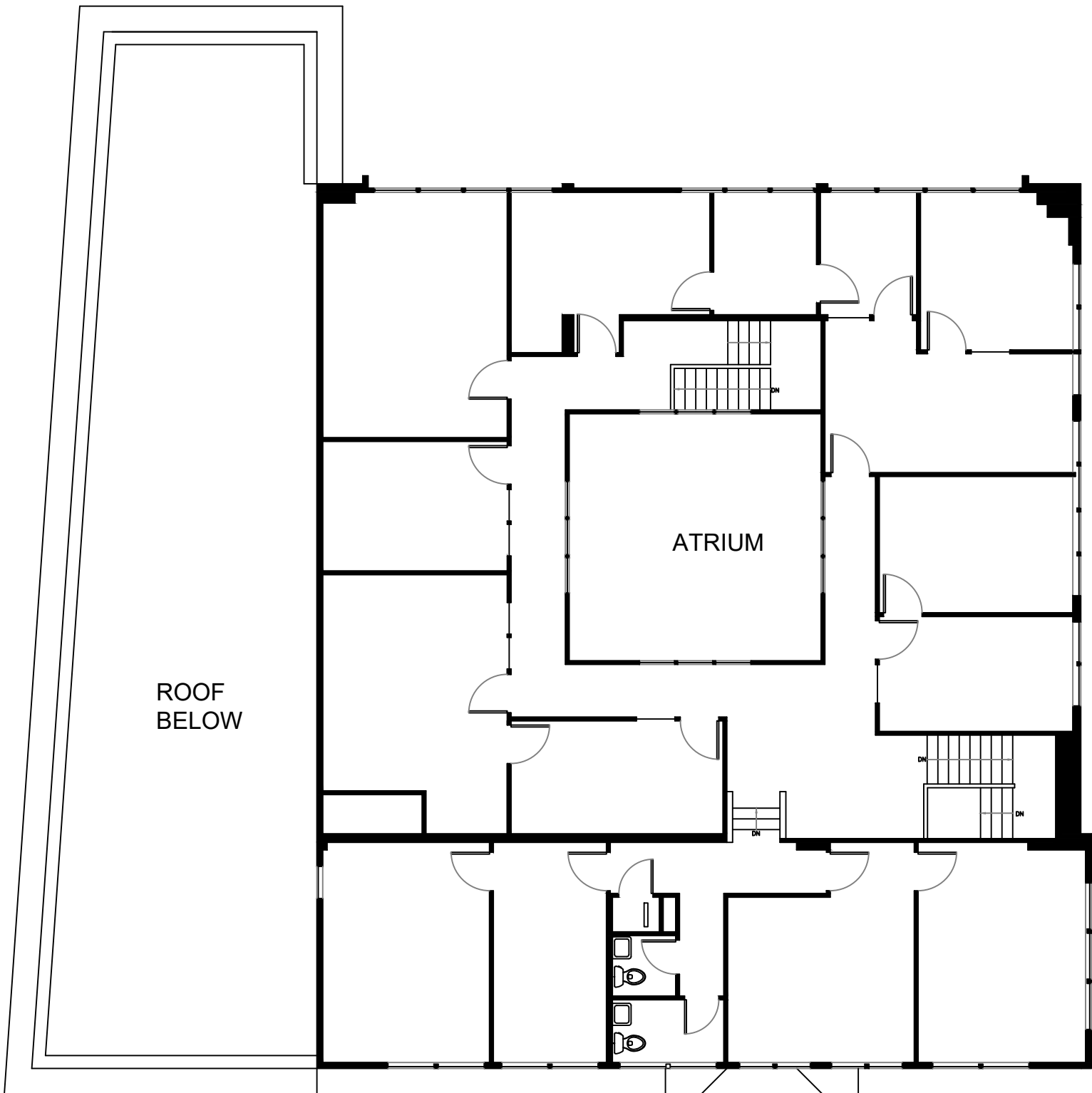
*Current City of San Rafael zoning T4N 40/50 currently allows up to 50 feet tall, which would be likely four stories of office or residential over a lobby and ground floor parking. Street side yard setbacks are relatively minor.

This zoning allows for an immense increase in density on this lot. Possibly five times greater than existing, up to 50,000 ft.² over first floor parking.

Listing agents cannot guarantee any potential development or size. Buyer must do their own research with the City of San Rafael.

Table 2.3.020.A Downtown Zones Overview

Less Urban	
T4 Neighborhood	
	
Zone Abbreviation T4N 30/40 and T4N 40/50	
Sub-Zone(s) T4N 40/50 Open The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.	
Intent A walkable neighborhood environment of small to medium footprint, moderate intensity mixed-use buildings and housing choices, supporting and within short walking distance of neighborhood-serving retail and services. This zone provides a transition in scale between the Downtown and adjacent residential neighborhoods.	
Desired Form	
Primarily House-Form Buildings	
Building Height 30' to 50', as per Regulating Plan	
Primarily Detached Buildings	
Small Front Setbacks	
Small Side Setbacks	
Residential and Shopfront Frontages	



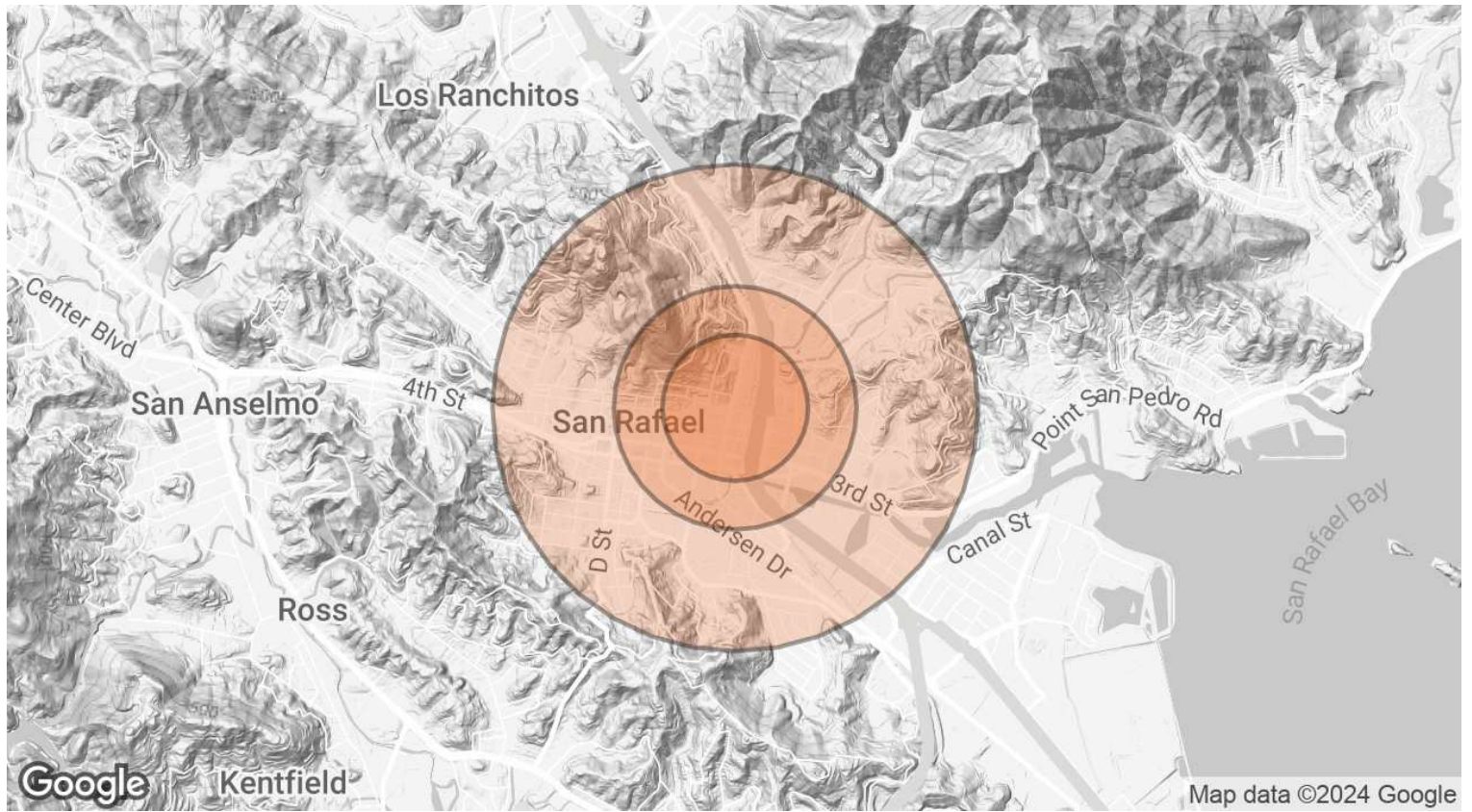
ATRIUM

ROOF
BELOW

790 MISSION STREET SAN RAFAEL

UPPER FLOOR

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,436	5,551	17,652
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	42	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,080	2,420	7,169
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$124,080	\$152,366	\$163,642
AVERAGE HOUSE VALUE	\$1,201,512	\$1,256,660	\$1,314,572

Demographics data derived from AlphaMap

MEET THE TEAM



JULIE SOMMER

Senior Advisor

Direct: 415.472.1660 **Cell:** 415.755.3527
julie.sommer@svn.com



SVN | MG PROPERTY ADVISORS, INC.
101 Lucas Valley Road, #100, San Rafael, CA 94903
415.472.1660

CalDRE #01169064



ANDREW THOMPSON

Vice President

Direct: 415.686.1600
Andrew@coltoncommercialsf.com



COLTON COMMERCIAL SF
530 Bush St., Suite # 800, San Francisco, CA 94108
415.686.1600

CalDRE #00987186

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.