

655 & 621A Del Ganado Road
San Rafael, CA

Offered at \$2,900,000



PRIME INVESTMENT OPPORTUNITY

TERRA LINDA NEIGHBORHOOD SHOPPING CENTER

TWO RESTAURANT BUILDINGS TOTALING +/- 4,780 SQ. FT.



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SALES AND INVESTMENT TEAM

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INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 655 & 621A Del Ganado Road, San Rafael, CA for purchase.

Comprised of two restaurant buildings totaling approximately 4,780 square feet, the property includes a fully improved end-cap restaurant space at 655 Del Ganado Road ($\pm 4,080$ SF) and a quick-service outparcel at 621A Del Ganado Road (± 700 SF). The buildings sit on a $\pm 14,000$ square foot parcel with 11 dedicated parking stalls and easements for a shared lot within the shopping center with a total of 254 parking spaces.

655 Del Ganado is home to Monk's Kettle, a popular, full-service restaurant operating on a month-to-month lease. The space includes a main dining area, mezzanine-level seating, and a spacious 1,000 square foot outdoor patio, with a total capacity of up to 200 guests. Interior features include a 30-handle bar, four ADA restrooms, dedicated office, dry storage space, two walk-in refrigerators, and a fully equipped kitchen with a 22-foot hood. The property includes more than \$1.1 million in leasehold improvements and FF&Es, offering significant value and operational readiness.

621A Del Ganado Road is a ± 700 square foot kiosk-style quick-service restaurant, currently leased to Lou's Takeaway—a popular neighborhood eatery with a strong customer base and lease term through May 2026. The space includes outdoor seating and is ideally suited for fast-casual or to-go formats.

With its excellent location in a well-trafficked, community-oriented retail center, this offering presents a compelling opportunity for both investors and operators. The property combines high-quality physical infrastructure, and the flexibility to reposition in the future.

The Perks:

- + Beautifully updated corner restaurant
- + Outparcel kiosk restaurant
- + Neighborhood shopping center
- + Ideal location in community's hub
- + Extensive FF&Es included



PROPERTY OVERVIEW

Address	655 & 621A Del Ganado Road
APN	178-101-39
Zoning	NC: Neighborhood Commercial District
Building Size	+/- 4,780 Sq. Ft.
Parcel Size	14,000 SF
Year Built	1958
Foundation	Concrete
Construction	Wood Frame
Roof	Torch Down



PROPERTY PHOTOS

655 Del Ganado Road









PROPERTY PHOTOS

621A Del Ganado Road





FURNITURE, FIXTURES & EQUIPMENT

655 Del Ganado

Front of House

- 12 Tables (24"x30")
- 11 Tables (30"x48")
- 1 Table (30"x72")
- High Top Community Table
- 60 Chairs
- 29 Bar Stools
- 1 Host Stand
- 1 Bar Counter
- 1 Back Bar Mantel + Shelves
- 1 Credenza
- 5 TVs
- 1 Bar 3 Compartment Sink
- 1 Bar Hand Sink
- 1 Bar Dump Sink
- 1 Bar Ice Bin
- 1 Bar Glass Rack
- 2 Bar Glass Drain Board
- 1 Soft-Serve Machine
- 2 Hand Sinks
- 2 Toast POS Terminals
- 2 Toast POS Handhelds
- 7 Toast POS Receipt Terminals
- 1 Toast POS Kitchen Printer
- 16 Music Speakers
- All Light Fixtures

Office

- 1 Drop Safe (2 Compartment)
- 3 Desks
- 4 Filing Cabinets

Bathrooms

- 4 Toilets
- 4 Sinks
- 4 Mirrors

Back of House

- 2 Work Tables
- Stainless Wall Shelves
- 1 3 comp Sink
- 1 Prep Sink
- 1 Food Walk-In
- 1 Beer Walk-In
- 1 Mop Sink
- 2 Hand Sinks
- 2 Exhaust Hoods
- 1 Water Heater (100 Gallons)

Outside

- 5 Outdoor Tables (24"x30")
- 12 Outdoor Tables (30"x48")
- 60 Outdoor Chairs
- 7 Propane Heaters
- 9 Adirondack Chairs
- 4 Coffee Tables
- 6 Patio Umbrellas

Miscellaneous

- 3 6-Compartment Lockers
- Metro Shelving
- Plateware
- Glassware
- Silverware
- Dish Racks
- Glass Racks
- Pots & Pans
- Cooking Utensils
- Bus Tubs

Neighborhood Overview: Terra Linda

Terra Linda, located in San Rafael, CA, is a vibrant and family-friendly community offering a blend of suburban charm and modern conveniences. Nestled just north of San Francisco, Terra Linda boasts a prime location with easy access to Highway 101, making it an ideal spot for residents and visitors alike. The area is home to lush parks, excellent schools, and a diverse range of dining and retail options. The community features a variety of local businesses, as well as a number of popular restaurants and cafes. Residents enjoy both the peacefulness of a suburban neighborhood and the convenience of being just a short drive away from the dynamic cultural and business hub of Marin County. This bustling area continues to grow, making it a sought-after location for both locals and newcomers.



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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