

Commercial Office/Industrial Space for Lease

**1575 E. FRANCISCO BOULEVARD
SAN RAFAEL, CALIFORNIA**

±8,665 RENTABLE SQUARE FEET

NEW TENANT INCENTIVE: One Month Free for every 13 months of lease term (up to 39 months) - contact listing agent for more information.



NEWMARK

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Property Summary

Location

1575 E. Francisco Boulevard, San Rafael

Approximate Size

±8,665 Rentable Square Feet
(First and Second Floors)

Base Rent

\$12,000/Month, NNN
(NNN expenses = ±\$1,773/month)

Tenant pays for separately metered utilities and proportionate share (70%) of property taxes, insurance and water. Landlord pays for maintenance of roof and parking lot.

Zoning

LI/O (Light Industrial/Office District)

Approved Medical Office: Provided the business is in action before 12/14/25 (per the City of San Rafael Planning Department).

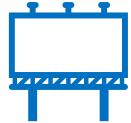
Potential Uses

- Office (previous use of the space)
- Storage & warehousing
- Wholesale and distribution
- Coffee roasters
- Catering
- Motor vehicle sales, parts and supplies
- Artistic and photographic studios
- Clothing manufacturing

Tenant to confirm with the City of San Rafael that its intended use is permitted at the Property.



Property Highlights



Highly visible property with signage opportunities



Flexible floorplan allowing for office or light industrial uses



Restrooms on first and second floors including shower



Kitchenette and breakrooms on second floor with views



High ceiling space with polished concrete floors



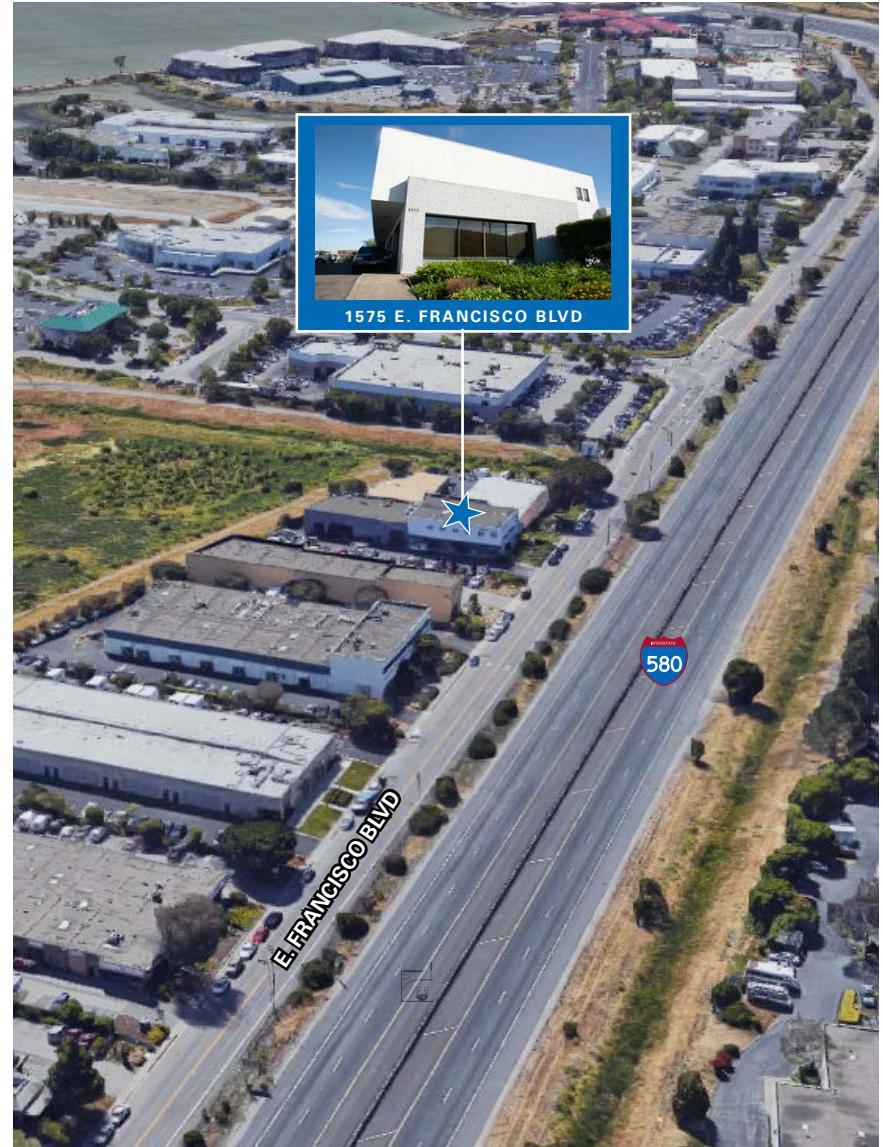
12 unreserved parking stalls on-site for use of tenant



Easy vehicular access from Interstate 580 and U.S. Highway 101



Approved for Medical Office use (see prior page)



1575 E. FRANCISCO BOULEVARD, SAN RAFAEL, CALIFORNIA

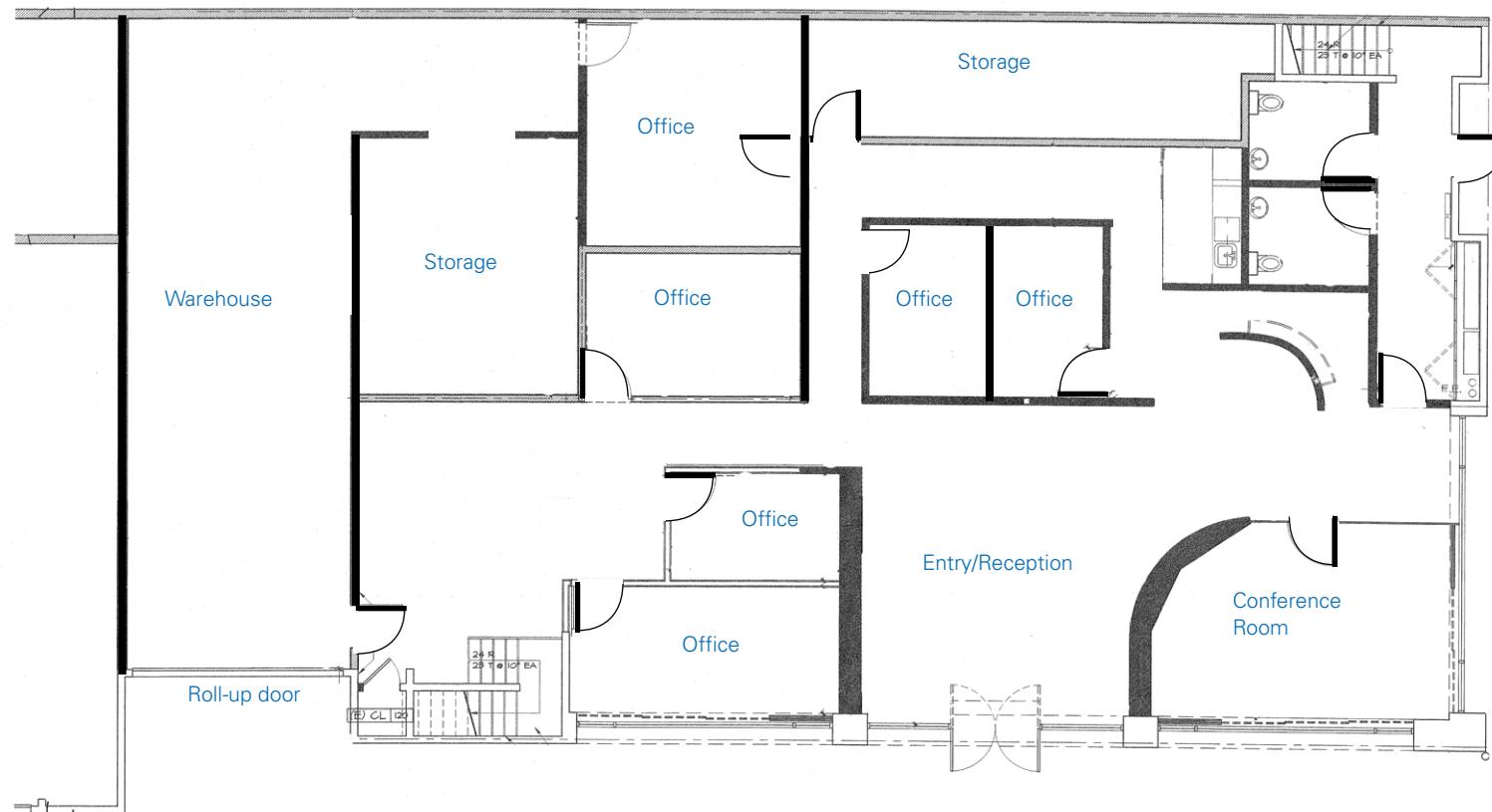
Property Photos



Floor Plan - First Floor ($\pm 4,500$ RSF)

Highlights:

- High ceiling open work / showroom area with polished concrete floor
- 6 private offices
- Two recently remodeled restrooms
- Warehouse with roll-up door
- Storage area

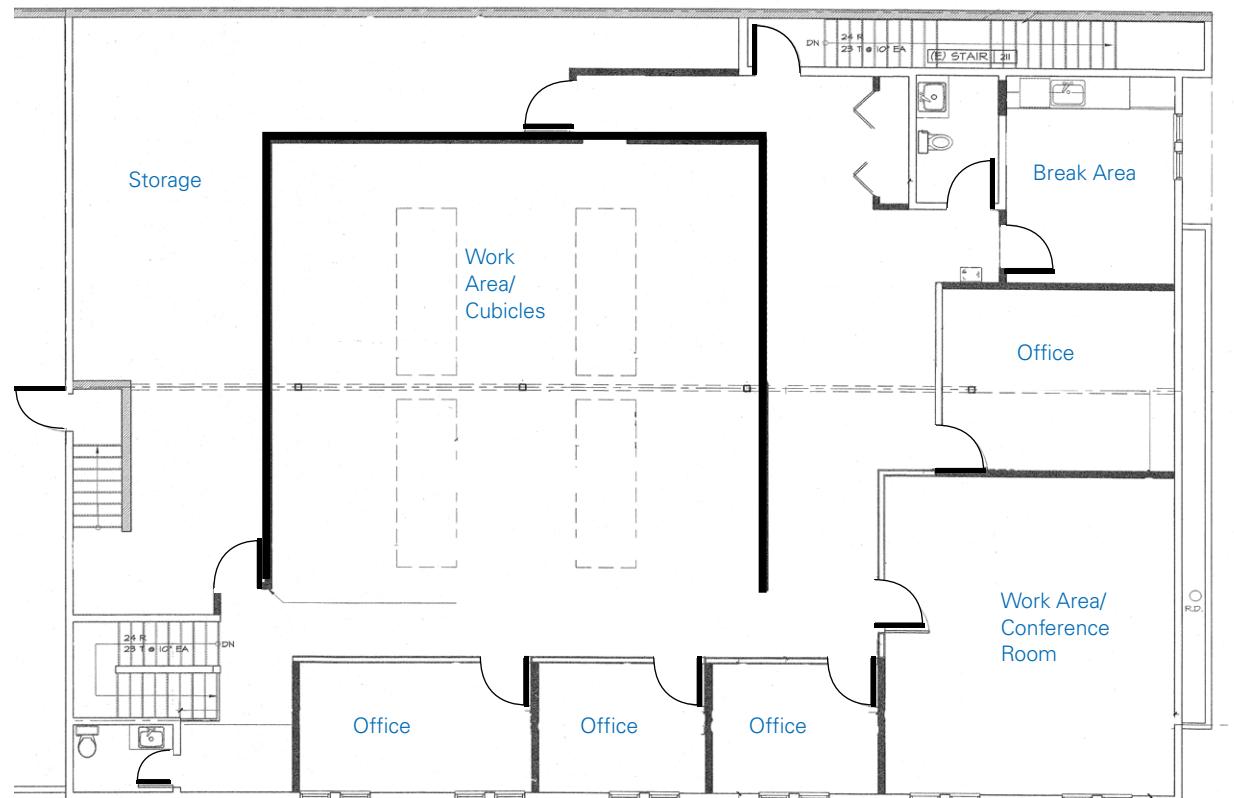


Floorplan is not to scale and for use of reference only. Specifics of floorplans may vary slightly from what is shown, Tenant to confirm to its own satisfaction.

Floor Plan - Second Floor ($\pm 4,165$ RSF)

Highlights:

- 3 window lined private offices
- Work area with built-in cubicles
- Large conference room/shared work area
- Kitchenette/break area
- Two restrooms



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Amenities



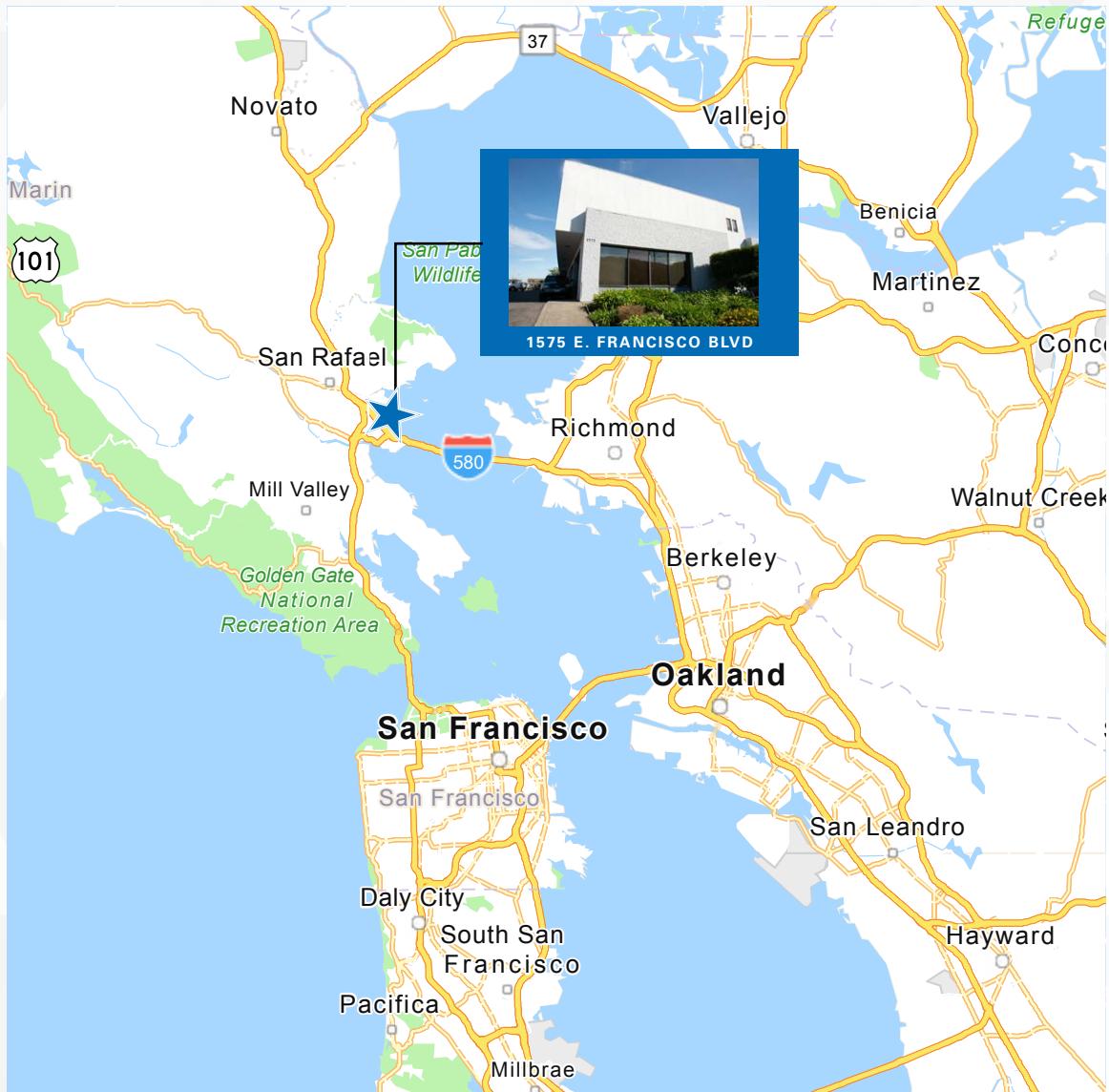
BMW of San Rafael
The Home Depot
Target
Extended Stay America
SAN Korean Cafe

FedEx ShipCenter
UPS Center
Avis Car Rental
U-Haul
Los Palillos Mexican Restaurant

Nova Rostri Coffee Co.
WestAmerica Bank
Foodles
Marin Health and Wellness Campus
Yu Shang

Luna de Xelaju
Le Croissant
Picante
Cardenas Market
Blue Wave Car Wash

Location Map



Demographics

1 mile

Population	6,766
Median HH Income	84,674
Daytime Employees	8,966

Average Daily Traffic Count

I-580	53,568
Shoreline Pkwy/	8,008
Francisco Blvd E	

Distance to and from 1575 E. Francisco Blvd

Richmond/	1.2 Miles
San Rafael Bridge	

Hwy-37	10 Miles
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Golden Gate Bridge	13 Miles
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1575 E. Francisco Boulevard
San Rafael, CA



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