

# 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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1575 E. FRANCISCO BOULEVARD, SAN RAFAEL, CALIFORNIA

# 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

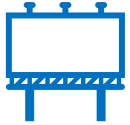
- Office (*previous use of the space*)
- Storage & warehousing
- Wholesale and distribution
- Coffee roasters
- Catering
- Motor vehicle sales, parts and supplies
- Artistic and photographic studios
- Clothing manufacturing

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



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## 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



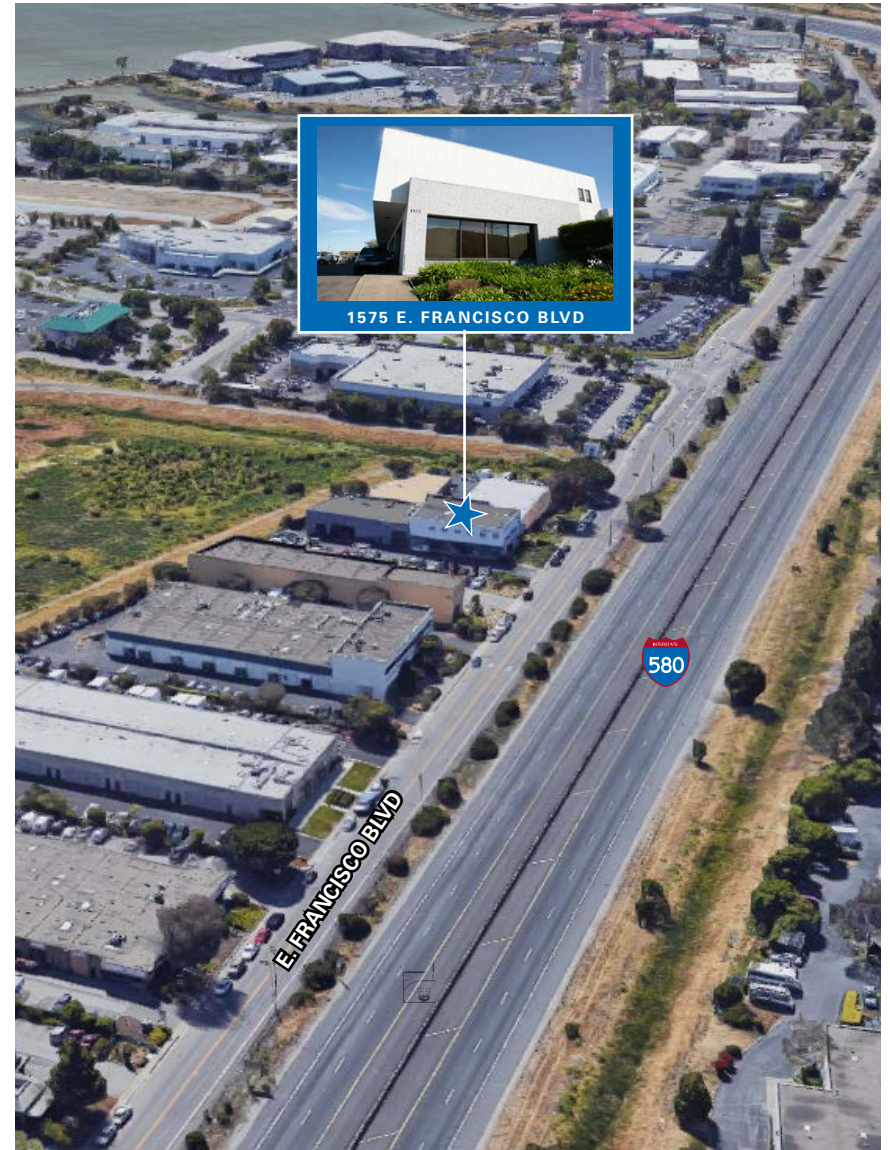
12 unreserved parking stalls on-site for use of tenant



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



Approved for Medical Office use (see prior page)





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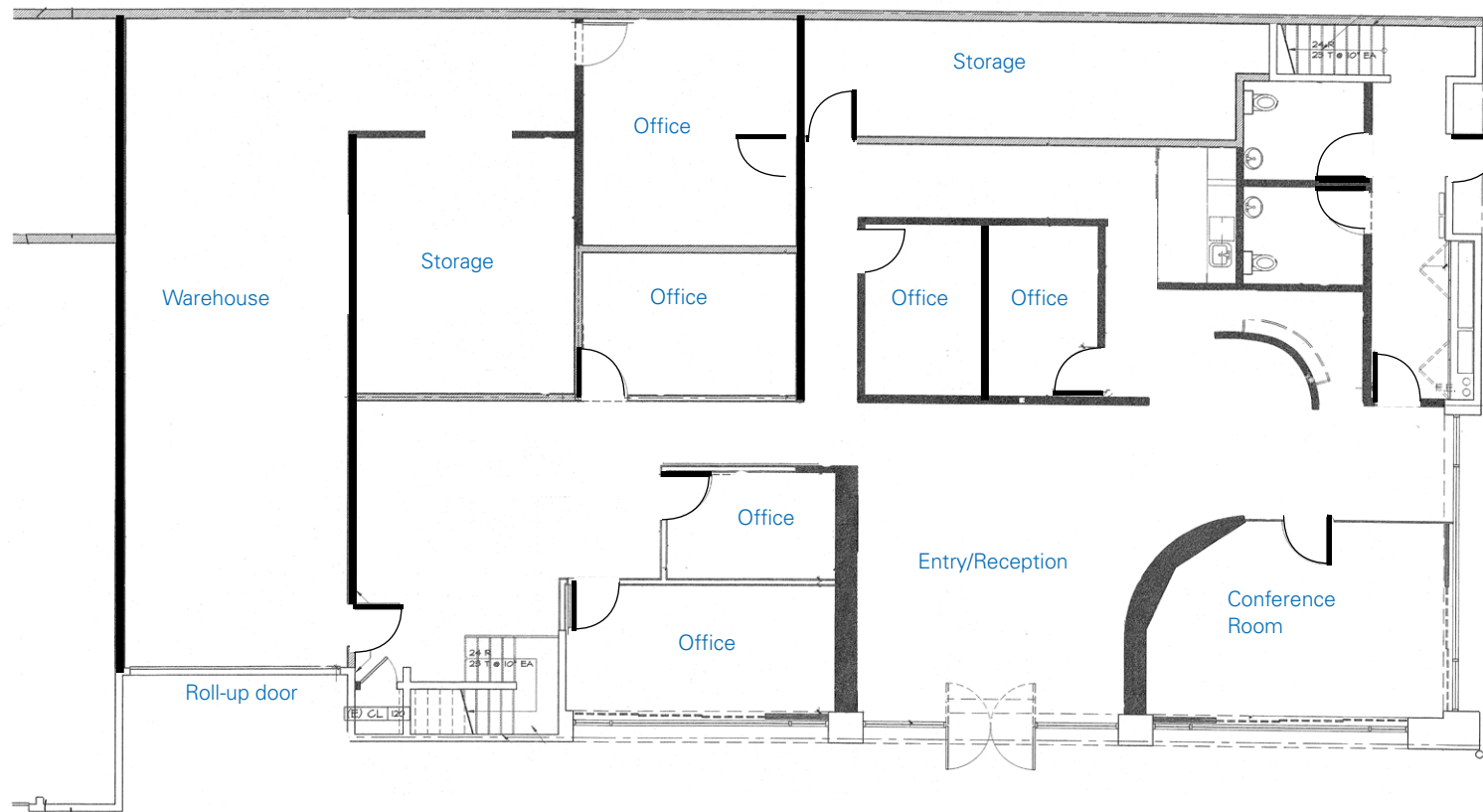
# Property Photos



## 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

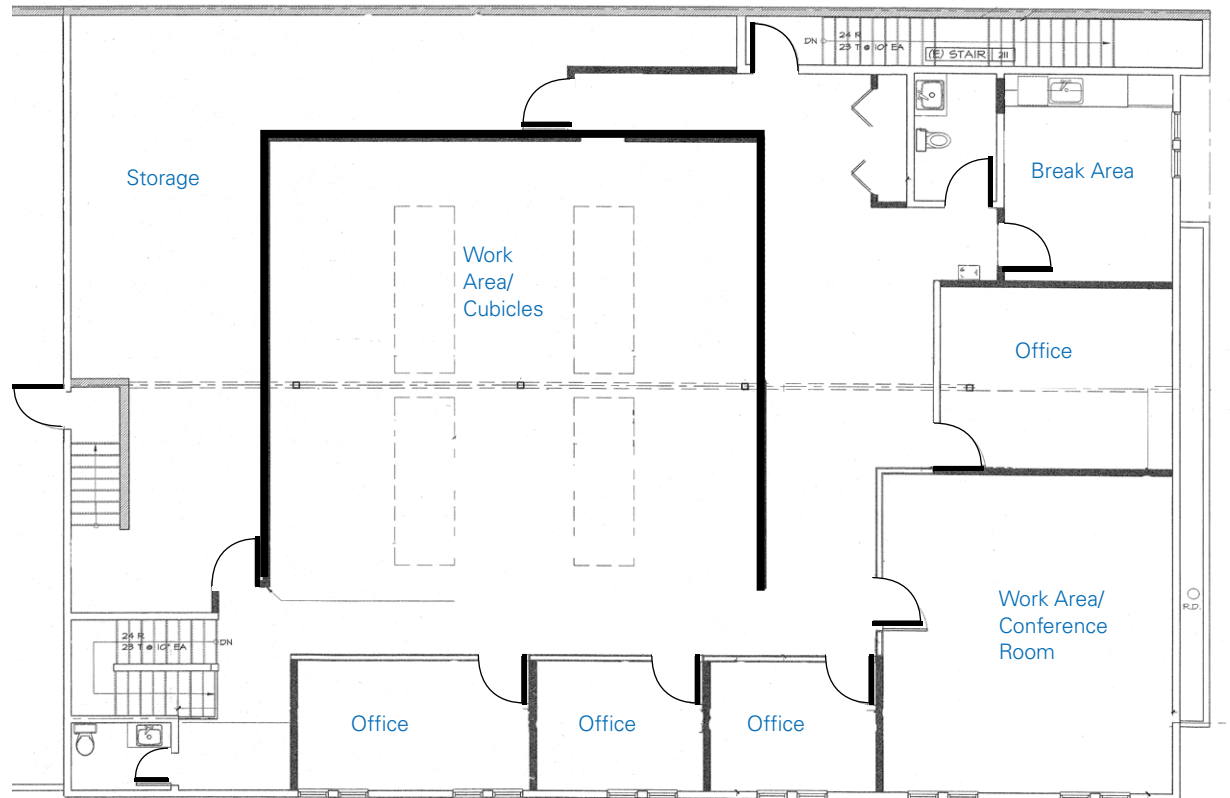


Floorplan is not to scale and for use of reference only. Specifics of floorplans may vary slightly from what is shown, Tenant to confirm to its own satisfaction.

## Floor Plan - Second Floor (±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



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.



# Amenities



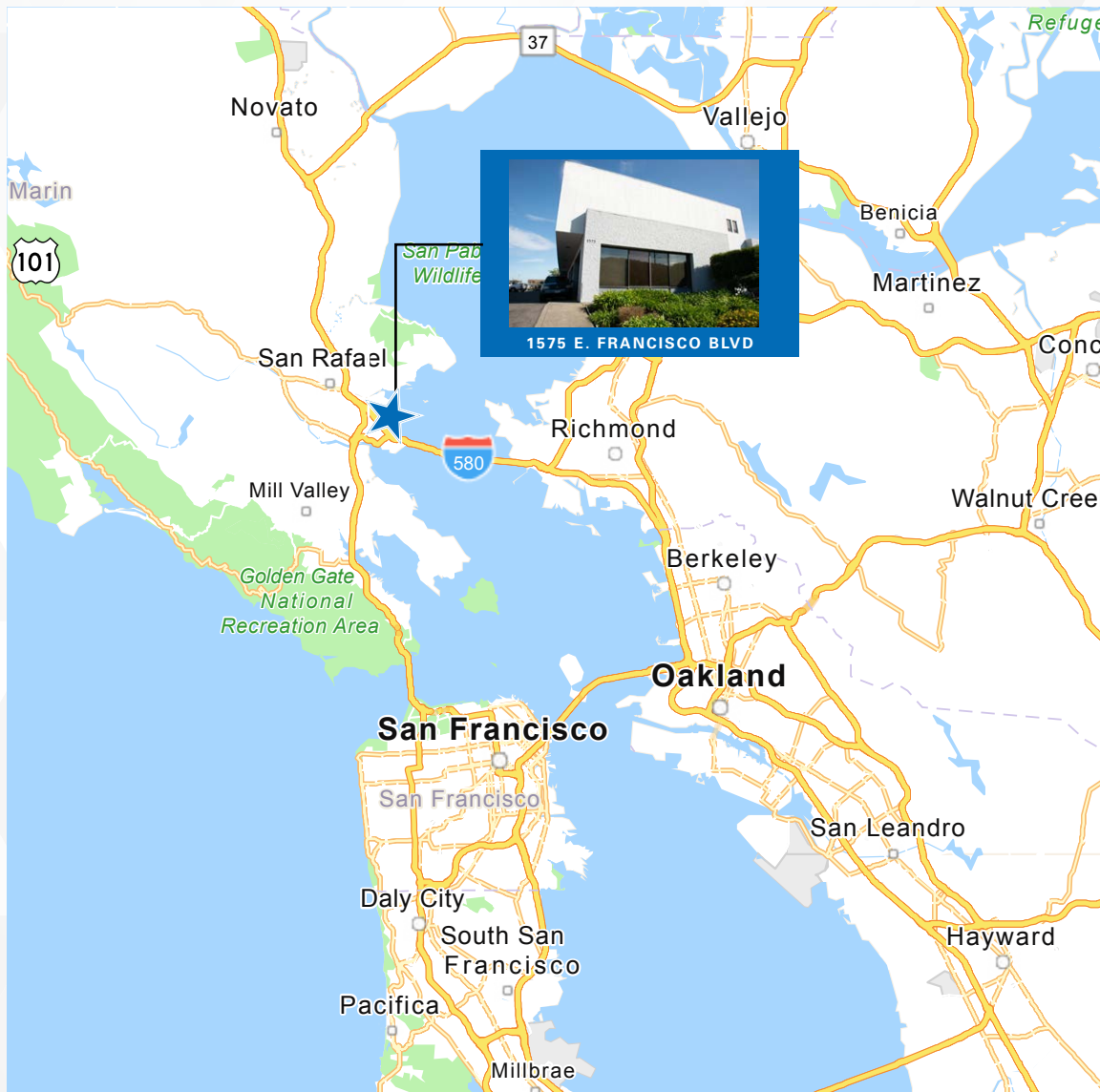
BMW of San Rafael  
The Home Depot  
Target  
Extended Stay America  
SAN Korean Cafe

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

Nova Rosti 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/<br>Francisco Blvd E | 8,008  |

### Distance to and from 1575 E. Francisco Blvd

|                                |           |
|--------------------------------|-----------|
| Richmond/<br>San Rafael Bridge | 1.2 Miles |
|--------------------------------|-----------|

|        |          |
|--------|----------|
| Hwy-37 | 10 Miles |
|--------|----------|

|                       |          |
|-----------------------|----------|
| Golden Gate<br>Bridge | 13 Miles |
|-----------------------|----------|



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1575 E. Francisco Boulevard  
San Rafael, CA



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