



24 Professional Center Parkway

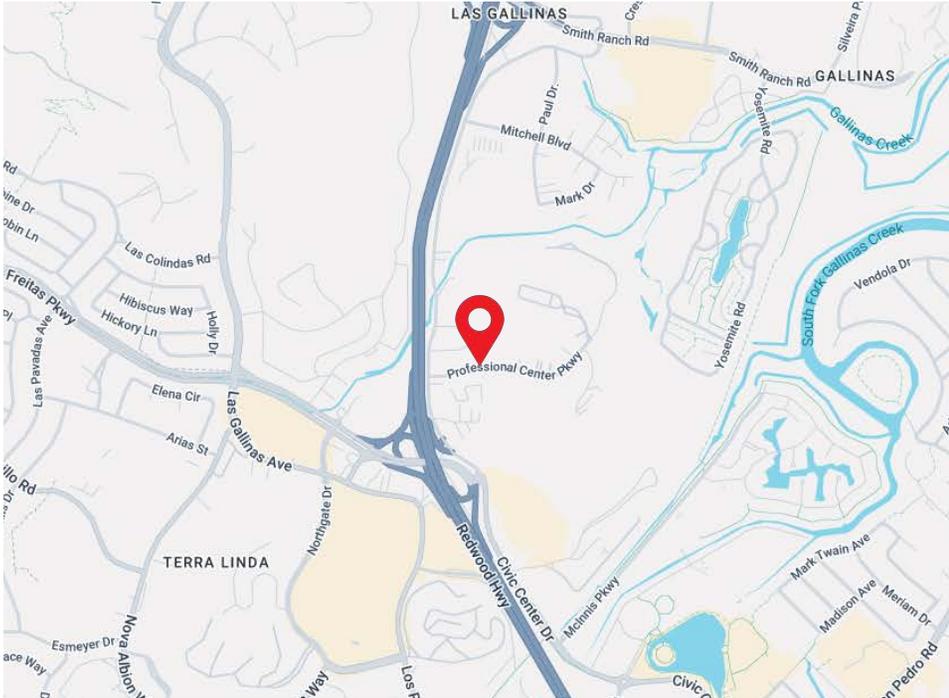
SAN RAFAEL, CA 94903

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OFFERING SUMMARY

| | |
|-----------------------|----------------------------|
| Sale Price | \$2,400,000 |
| Price per Foot | \$161 |
| APN | 155-071-24 / 25 |
| Building Size | 14,876 SF |
| Lot Size | 42,039 SF |
| Year Built | 1982 |
| Parking Spaces | Surface - 36, Covered - 10 |

Executive Summary

24 PROFESSIONAL CENTER PARKWAY • SAN RAFAEL

- ◆ Diverse tenant mix: law firms, medical offices, a software company, and an upscale salon
- ◆ 12,610 SF two-story Class B office building
- ◆ Across from the future redevelopment of Northgate Mall into a mixed-use residential and retail destination
- ◆ Suitable for owner-user, nonprofit, or investment acquisition with upside potential
- ◆ Immediate access to U.S. Route 101 with convenient on/off ramps in both directions
- ◆ Surrounded by established medical, legal, and financial service providers
- ◆ Exterior siding on all four elevations constructed of redwood
- ◆ Located within Marin County’s desirable suburban office market with strong demographics and high median household incomes

Property Description

24 PROFESSIONAL CENTER PARKWAY • SAN RAFAEL

Pacific West Advisory Group | Engel & Völkers is pleased to present the opportunity to acquire 24 Professional Center Parkway, a well-maintained Class B, two-story office building totaling 12,610 square feet on two parcels comprising 40,725 square feet.

All exterior siding on the building's four elevations is constructed of redwood, a premium and naturally durable material well-suited to Marin County's climate and highly resistant to decay and dry rot. The natural wood façade complements the property's serene hillside setting while contributing to long-term durability and reduced exterior maintenance concerns.

The elevator-served property features 36 on-site parking spaces, including 10 covered spaces, and is occupied by a diverse mix of professional tenants, including law firms, medical practices, a software company, and an upscale specialty salon. The tenancy profile provides stable in-place income with flexibility for future repositioning or potential owner occupancy.

Situated in the Los Gallinas Valley district of San Rafael, the property is zoned Office (O) and offers immediate access to U.S. Route 101 in both directions. The building is located approximately one mile north of the iconic Marin County Civic Center, placing it in close proximity to government offices and complementary professional services.

Directly across Highway 101, the planned redevelopment of Northgate Mall into a vibrant mixed-use residential, retail, and community-oriented destination is expected to significantly enhance the surrounding area. The Northgate Town Square project will introduce new housing, neighborhood-serving retail, open space, and pedestrianfriendly amenities, further activating the corridor and strengthening long-term demand for nearby professional and office space.

This offering presents a compelling opportunity for an investor seeking stable cash flow with long-term upside in a strengthening submarket, or for an owner-user or nonprofit organization seeking a strategic Marin County location with strong regional connectivity and future growth catalysts.



Location Information

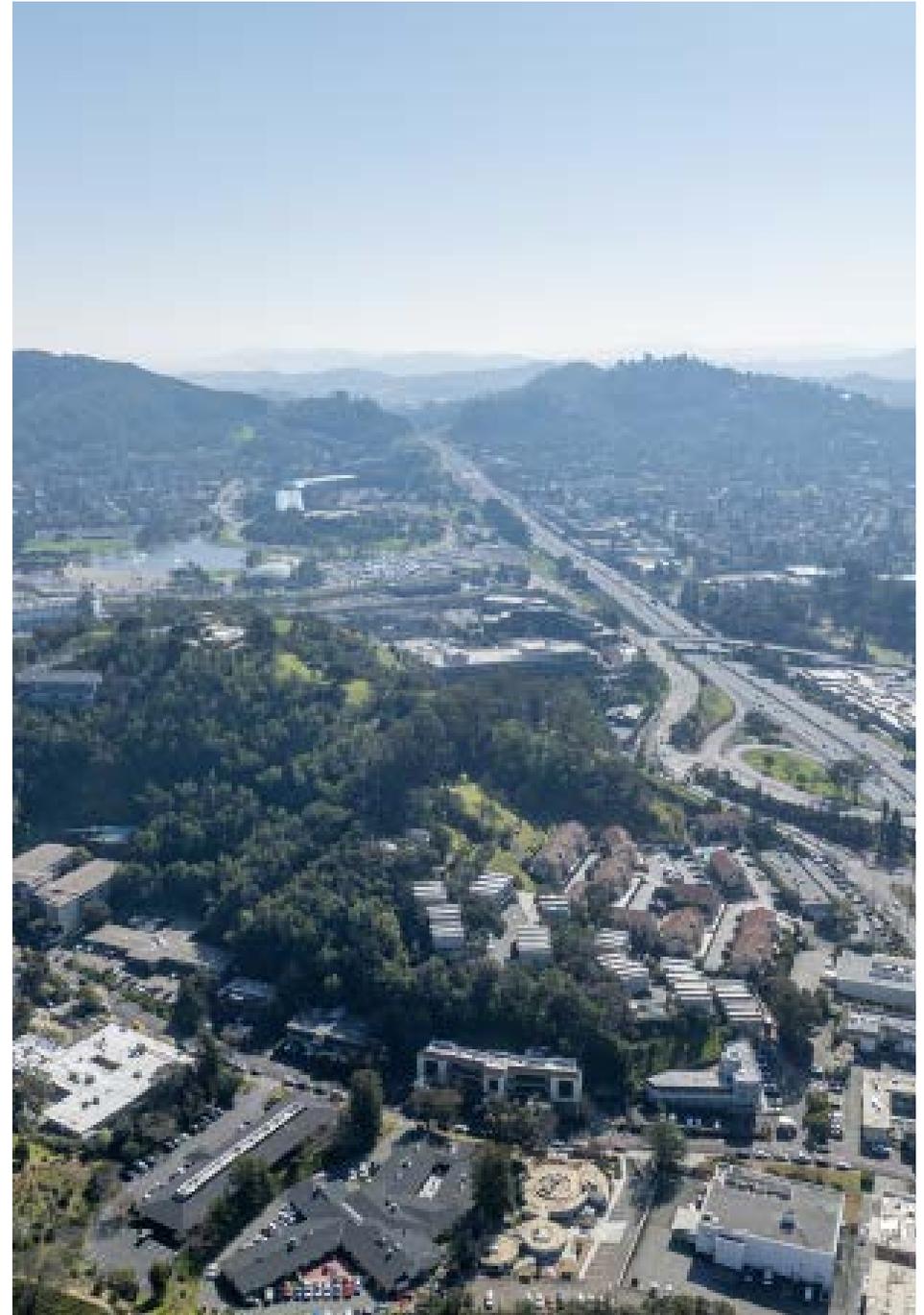
24 PROFESSIONAL CENTER PARKWAY • SAN RAFAEL

Positioned in the heart of North San Rafael's established professional corridor, 24 Professional Center Parkway offers an exceptional business address with immediate access to major transportation routes, retail amenities, and prominent civic landmarks.

The property is located just minutes from U.S. Route 101, Marin County's primary north-south artery. Highway 101 provides seamless connectivity throughout the North Bay and a direct route to San Francisco via the Golden Gate Bridge, approximately 25-30 minutes south. This strategic positioning supports efficient commuting and convenient client access from across the Bay Area. Public transportation is readily available at the nearby San Rafael Transit Center, offering regional bus service to San Francisco and surrounding communities.

Just moments away is the iconic Marin County Civic Center, and immediately across Highway 101 lies Northgate Mall (Northgate Center), a major retail destination featuring shopping, dining, fitness, and everyday conveniences. The surrounding Terra Linda and North San Rafael neighborhoods offer an abundance of restaurants, cafés, banks, and essential services within minutes of the property.

24 Professional Center Parkway is situated within a well-maintained business park setting surrounded by medical, financial, and professional offices. The location delivers a balanced blend of accessibility, visibility, and convenience — ideal for firms seeking a strong North Bay presence with direct connectivity to San Francisco.



Property Photos

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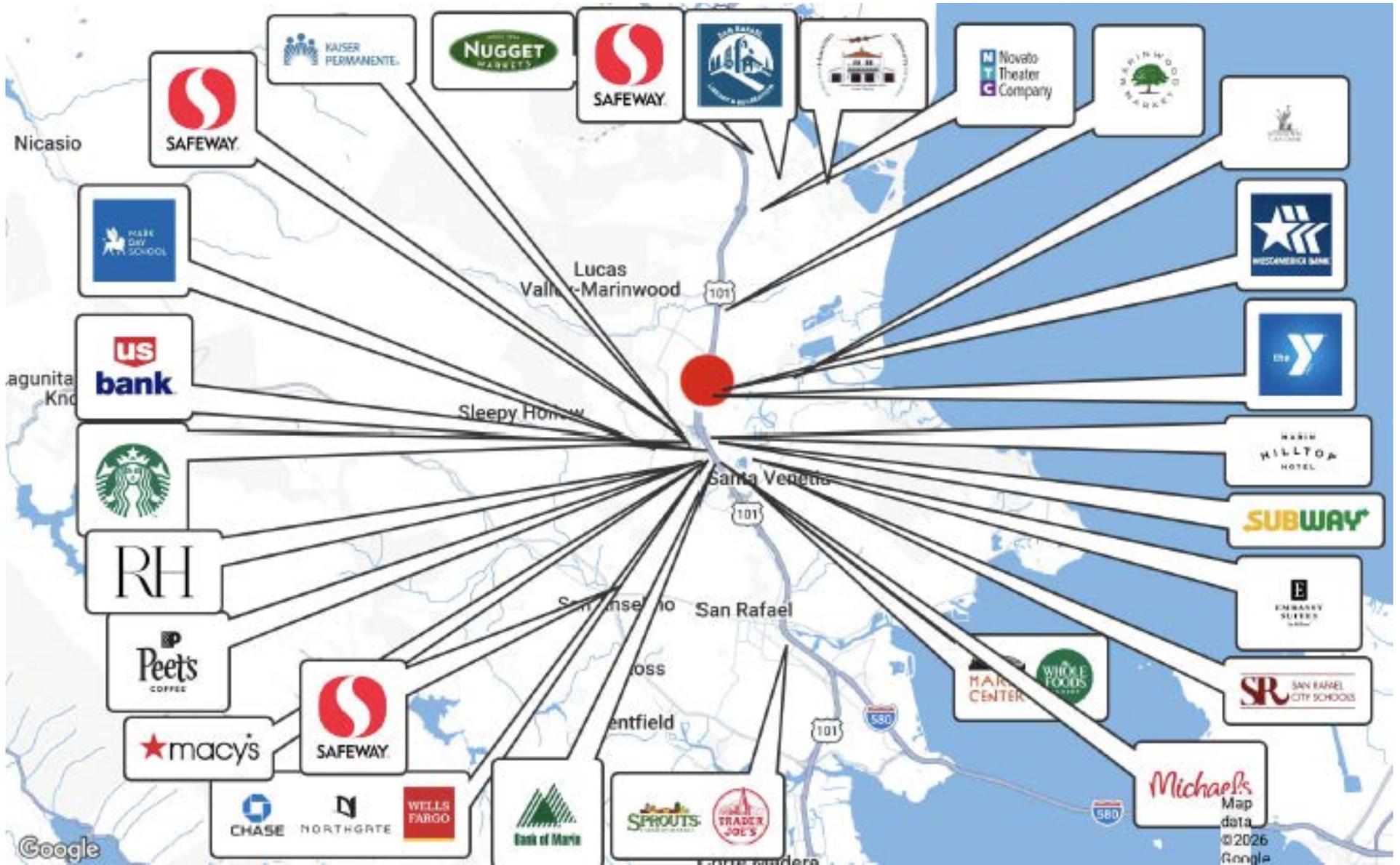
Floor Plan

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Retail Map

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Demographics Map & Report

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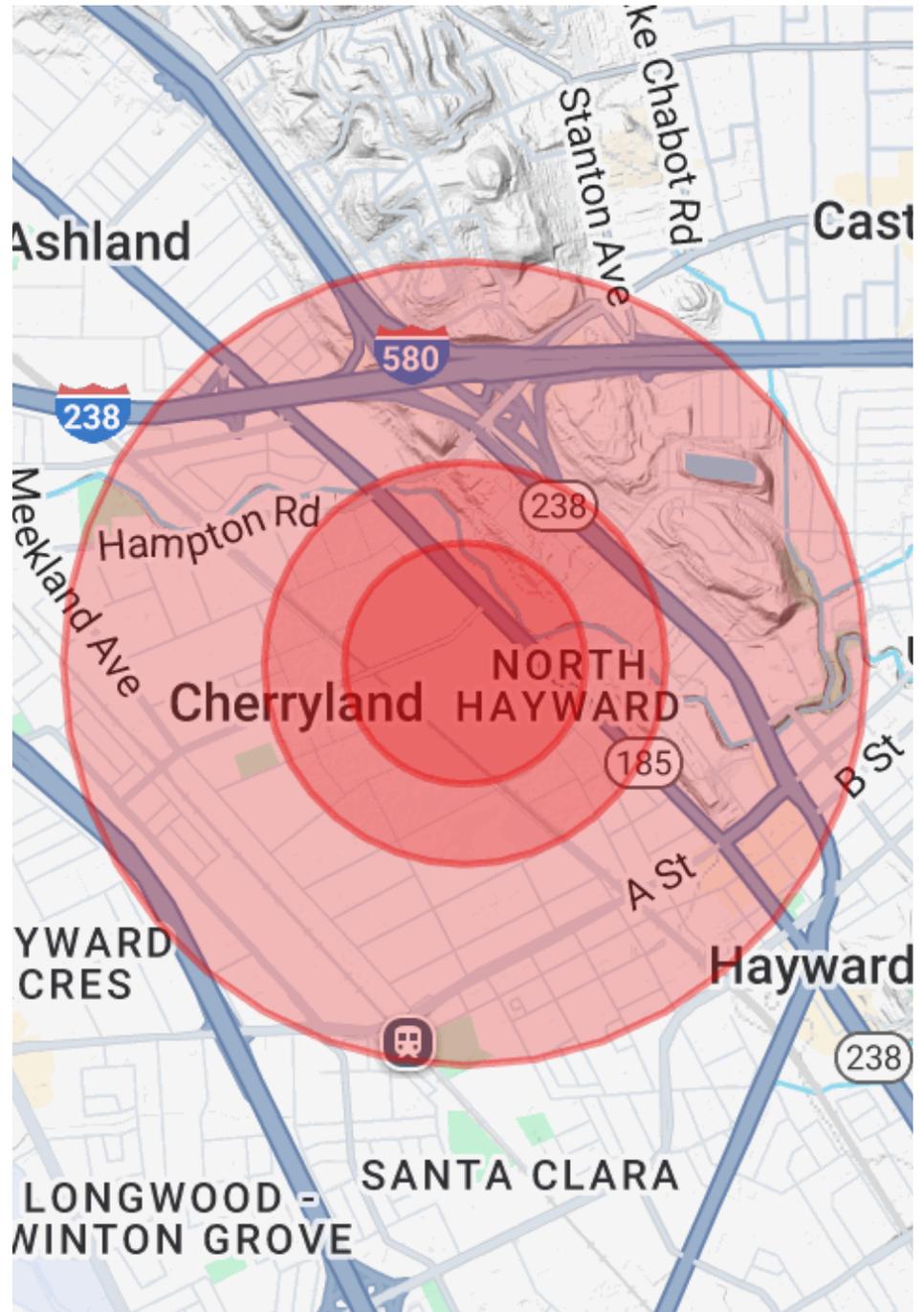
POPULATION

| | 0.3 Mile | 0.5 Mile | 1 Mile |
|----------------------|----------|----------|--------|
| Total Population | 812 | 2,729 | 11,461 |
| Average Age | 45 | 45 | 47 |
| Average Age (Male) | 43 | 43 | 44 |
| Average Age (Female) | 46 | 47 | 49 |

HOUSEHOLD & INCOME

| | 0.3 Mile | 0.5 Mile | 1 Mile |
|---------------------|-----------|-----------|-------------|
| Total Households | 327 | 1,095 | 4,718 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$137,801 | \$140,772 | \$143,490 |
| Average House Value | \$731,462 | \$825,714 | \$1,000,335 |

*Demographics data derived from AlphaMap



Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 24 Professional Center Parkway, 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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