



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

1321 4TH STREET  
SAN RAFAEL, CA

CLASSIC DOWNTOWN  
RETAIL/COMMERCIAL BUILDING

California Girl Fine Jewelry

1323

1323

REPRESENTED BY:

**MATT STORMS, PARTNER**  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM





# EXECUTIVE SUMMARY



1321 4TH STREET  
SAN RAFAEL, CA

**FOR SALE**

Keegan & Coppin Company, Inc. is pleased to offer for sale a mixed-use investment property located in the heart of downtown San Rafael.

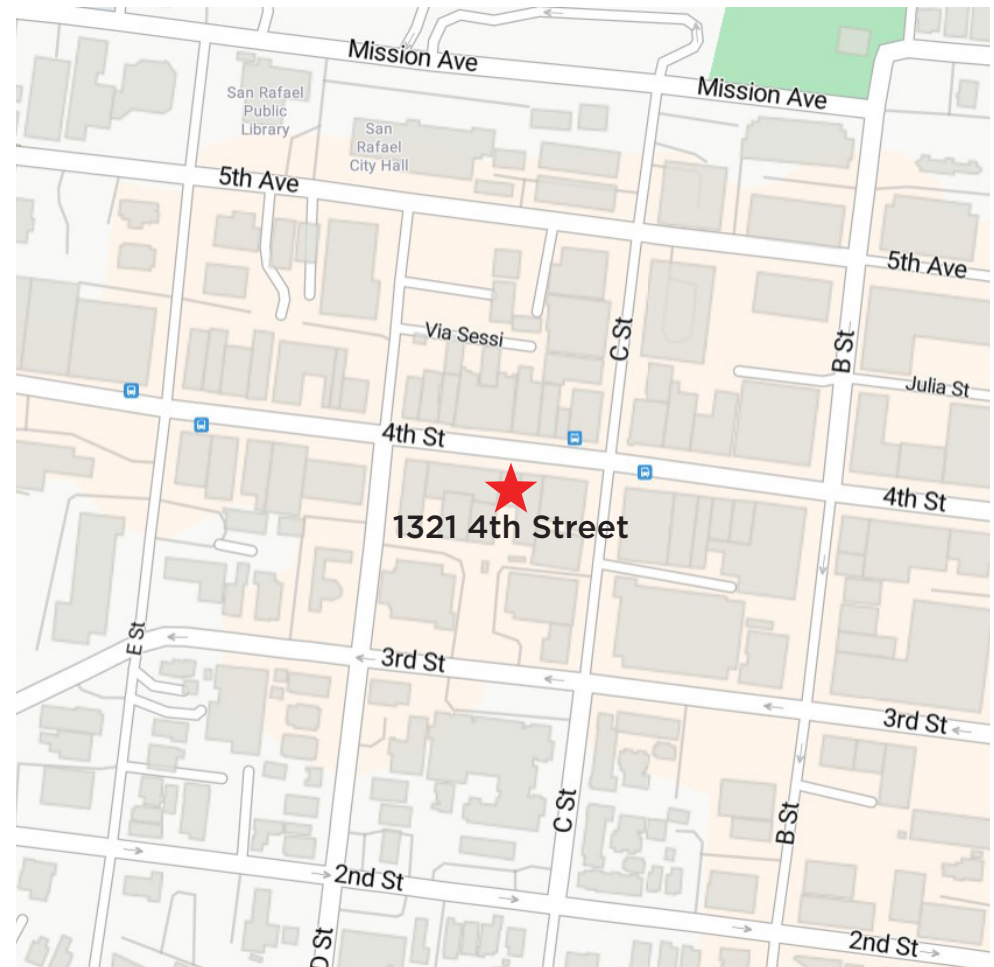
Originally constructed in 1880 (per the public record), 1321 4th Street is a two-story commercial building featuring a single ground floor retail space leased to a local jeweler and a charming second floor commercial space currently rented to a salon.

Located on one of the best blocks on 4th Street, this classic commercial property exudes charm with classic architecture and period details.

This offering represents an opportunity to purchase a stable asset with consistent cash flow at well below replacement cost.

- Prime downtown San Rafael
- Compelling offering price
- T4MS 60/80 zoning
- Charming architecture with period details

Purchase price:	<b>\$950,000</b>
Building(s) total size:	<b>4,066 SQ FT (APPROX.)</b>
Price / PSF:	<b>\$233</b>



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# PROPERTY DESCRIPTION



1321 4TH STREET  
SAN RAFAEL, CA

**FOR SALE**



## PROPERTY DESCRIPTION

011-253-03  
APN

4,174+/- SF  
PARCEL SIZE (public record)

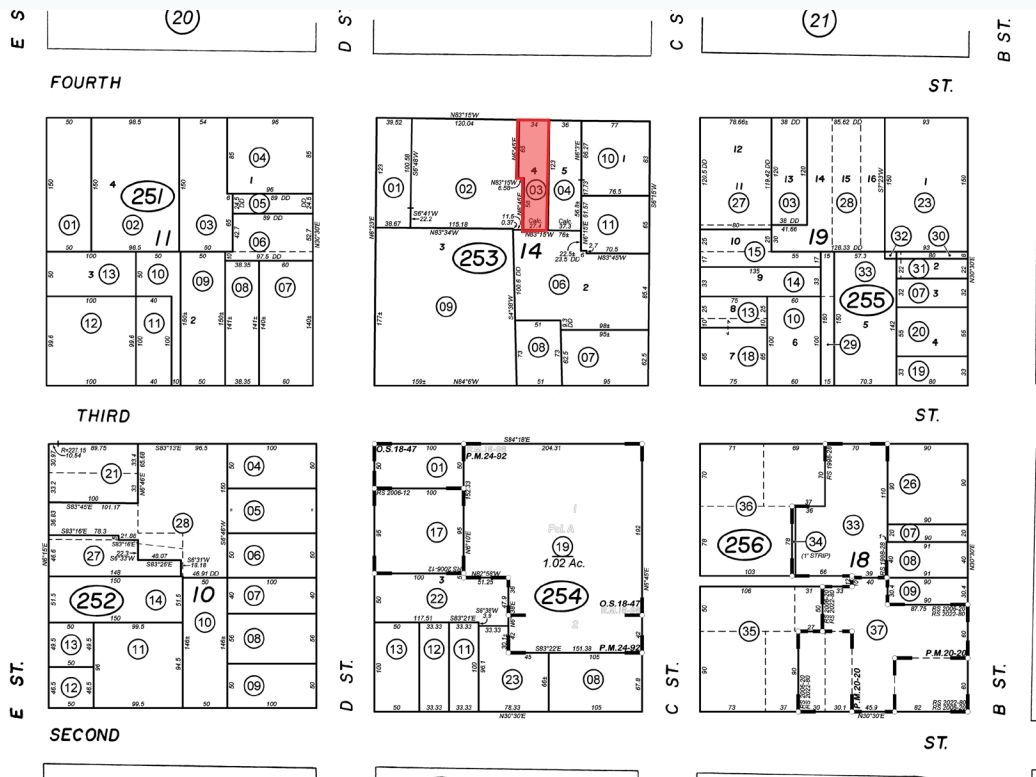
4,066+/- SF GROSS  
BUILDING(S) SIZE (buyer to verify)  
(trip line measurement)

T4MS 60/80  
ZONING

Brick  
CONSTRUCTION TYPE

2 Zones (1 per floor)  
HVAC

1880 (Approx.)  
YEAR BUILT



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# FINANCIAL OVERVIEW: INCOME AND EXPENSES PROFORMA/RENT ROLL



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Proforma/Scheduled Gross Income	\$84,594.72	Property Taxes (est.)	\$13,000	Purchase Price	\$950,000
Tenant Reimbursements	\$1,027.35	Insurance	\$3,500	Proforma Cap Rate	5.7%
Proforma Gross Income	\$85,622.07	Repairs & Maintenance	\$7,500		
Less Estimated Expenses	\$30,600.00	Utilities	\$5,100		
<b>Proforma Net Income</b>	<b>\$55,022.07</b>	Misc. Expenses	\$1,500		
		<b>Total Estimated Expenses</b>	<b>\$30,600</b>		

RENT ROLL				
SPACE	TENANT	MONTHLY RENT	LEASE TYPE	LEASE EXPIRATION
1321	Susan Berke	\$3,447.93	Gross	9/30/2025
1323	Devon Keane	\$3,601.63	Gross	Month to Month

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## LOCATION DESCRIPTION



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### MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States.

Its population is one of the wealthiest, healthiest, and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields, and its unparalleled quality of life continues to attract new residents and reinforces property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its 3.4% percent unemployment rate is the lowest in California and a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

### TRANSPORTATION

An ideal location for commuters and locally based employees, 1321 4th Street has immediate access to Hwy 101 and Interstate 580 providing for short drives to both San Francisco and the East Bay. Golden Gate bus stops are located throughout the area and the San Rafael Transit Center is a hub for public transportation served by the SMART Train, the Golden Gate Transit District, the Marin Airpporter, and all taxicab and ride share companies.

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### SAN RAFAEL

San Rafael is Marin's answer to urban living. Sprawling, gritty, and gentrified, its business activity centers mostly in the downtown area and the Terra Linda/Northgate area to the north. The downtown area is dominated by BioMarin's headquarter campus and has been constantly expanding over the past ten years as San Rafael has become a hotbed of new development. Along with several new buildings for BioMarin having been recently completed or currently under development other major projects include the new AC Hotel by Marriott, a 140-room luxury hotel, the new Hampton Inn & Suites, a 185-room hotel near the intersection of Highway 101 and Interstate 580, and the new recently completed 41 residential unit mixed-use property at the corner of Second Street and B Street.







## ABOUT KEEGAN & COPPIN



1321 4TH STREET  
SAN RAFAEL, CA

FOR SALE



# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.  
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