

FOR SALE

VICTORIAN VILLAGE

1623 Fifth Ave, Buildings C & D, San Rafael, CA 94901



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FOR SALE

Executive Summary

VICTORIAN VILLAGE

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OFFERING SUMMARY

Property Type:	Office
Total Sale Price:	\$2,600,000
Building Size:	+/- 4,094 SF
Number of Buildings:	2
Building C Size:	±788 SF
Building D Size:	±3,306 SF
Building C Sale Price:	\$650,000
Building D Sale Price:	\$1,950,000

PROPERTY OVERVIEW

The Victorian Village is a four building office condominium office complex. Two vacant buildings, C & D, are being offered for purchase together or separately for a total size of ±4,094 SF. Both buildings have been meticulously renovated in 2004 and maintained since by the current owners. Attention to detail shows throughout while keeping its period details and charm. Many of the systems have been upgraded bringing Victorian charm to today's standards and functionality. The four buildings share an Owners Association that maintains all the common areas. Victorian Village is in a historic district.

Building C is a one-story ±788 SF office and consist of a large open work space, two private offices/rooms, kitchenette area, and restroom. Refinished original wood floors, upgraded HVAC with MERV 13 air filters and five (5) dedicated parking spaces. The building was built in approximately 1880 and recently renovated.

Building D is a two-story ±3,306 SF office. Period details and old world craftsmanship has been maintained throughout the building including 10'+ ceilings, grand wrap around porch, and original millwork. The building was built in approximately 1910 and recently renovated. Current configuration includes 8 large private offices. kitchen. two restrooms. large conference room. and a full height basement.

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Property Summary

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PROPERTY HIGHLIGHTS

- Meticulously Renovated Victorian Office Buildings
- Period Charm and Details Remain
- High Quality Construction and Renovation
- On-Site Parking
- Well Maintained Properties
- Both Buildings Delivered Vacant
- Downtown West End San Rafael Location
- Property to be Sold Together or Separately

LOCATION DESCRIPTION

Located in the desirable West End neighborhood of downtown San Rafael. The vibrant and bohemian feel of the neighborhood is a mix of retailers/restaurants, professional offices, and residential providing a perfect setting for Victorian Village with the new and old. The West End neighborhood spans both sides of Fourth Street, along the "Miracle Mile." The West End has recently added many new and exciting dining, entertainment, and retail all within walking distance, including Johnny's Donuts, Red Dragon Yoga, and Pond Farm Brew Pub. The neighborhood is also well known for the annual summer block party bringing food, music, art and families together.

The location provides easy access to all parts of Marin County and easy Highway 101 access. Approximately a mile walk to the transit center with options for San Francisco commuters and including the SMART Train.

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Building Details

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BUILDING C

- Originally built in 1880 as a small school house, with substantial renovations in 2004.
- Original refinished floors
- New HVAC - A/C and heat with MERV 13 filters for wildfire filtration
- Upgraded lighting
- Custom kitchenette cabinetry with built-in appliances
- Upgraded bathroom
- Built in shelving and storage cabinets

VICTORIAN VILLAGE ASSOCIATION

Owners Association is responsible for the upkeep and maintenance of the common areas, parking lot, water, refuse, landscaping maintenance, and general liability insurance for the common areas.

BUILDING D

- Originally built in 1910 with substantial renovations in 2004.
- Sound dampening insulation and engineering throughout
- High quality kitchen with matching stainless steel appliances
- Hardwood floors on first story
- Two HVAC - A/C and heat with MERV 16 filters for wildfire filtration
- Automatic backup Generac generator with "Zombie Box" sound dampening
- Sump pump with multiple backup systems
- Ten (10) dedicated on-site parking spaces
- Recent 2020 exterior paint
- Basement coated with Thermoseal to prevent water intrusion

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Building D Photos

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Building C Photos

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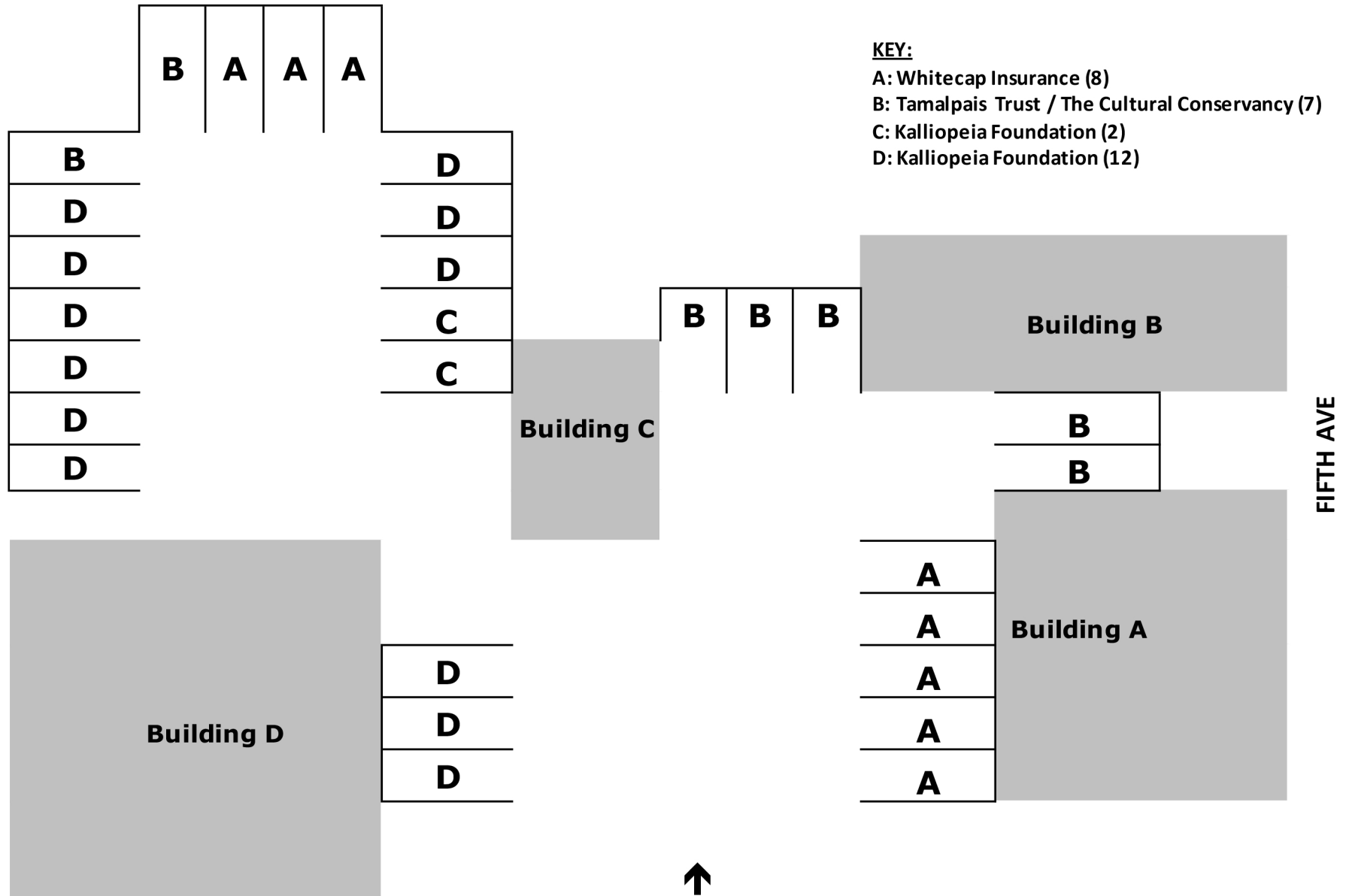


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Parking Map

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KEY:

A: Whitecap Insurance (8)

B: Tamalpais Trust / The Cultural Conservancy (7)

C: Kalliopeia Foundation (2)

D: Kalliopeia Foundation (12)

FIFTH AVE

F STREET PARKING LOT ENTRANCE

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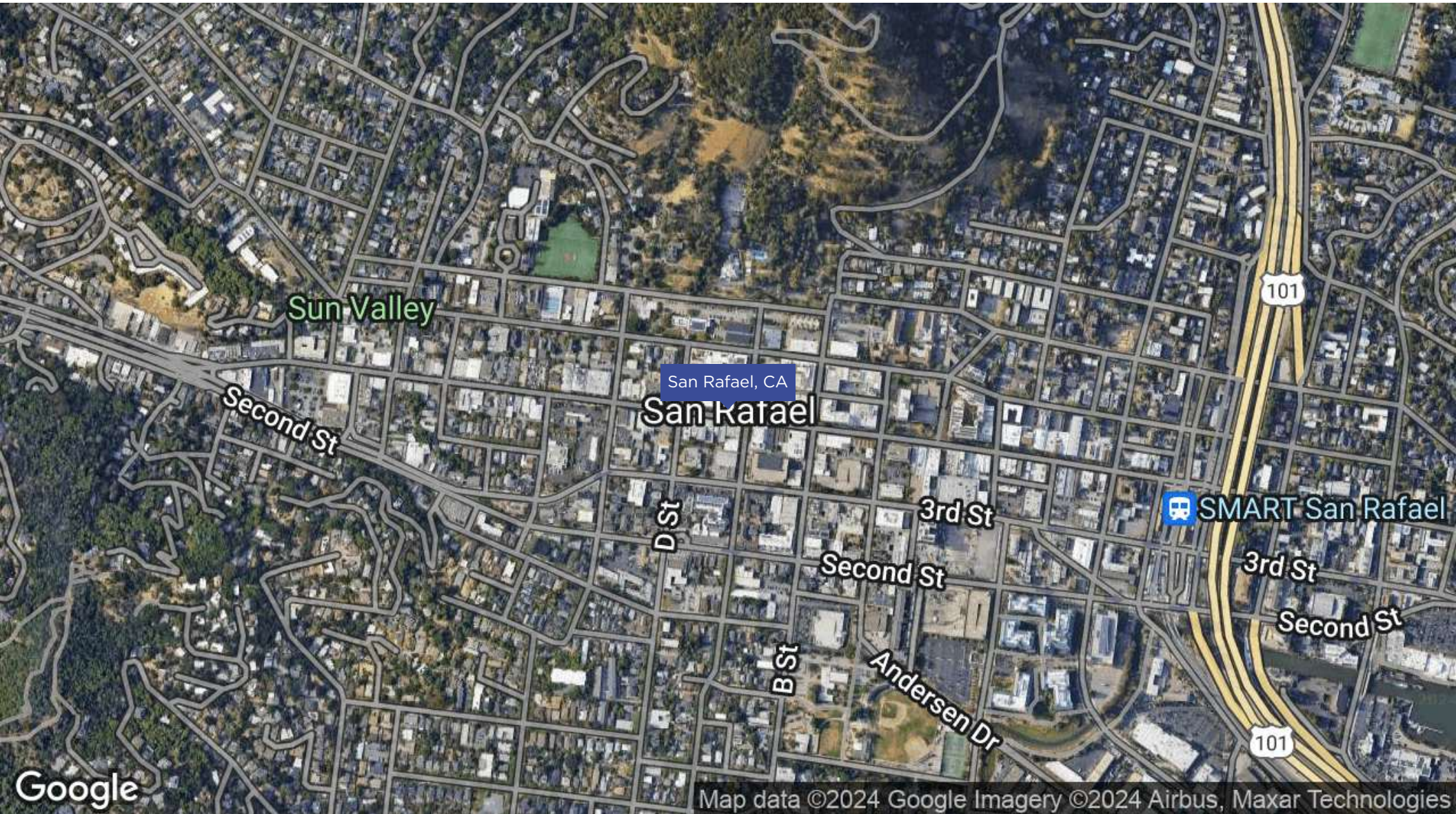
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Regional Map

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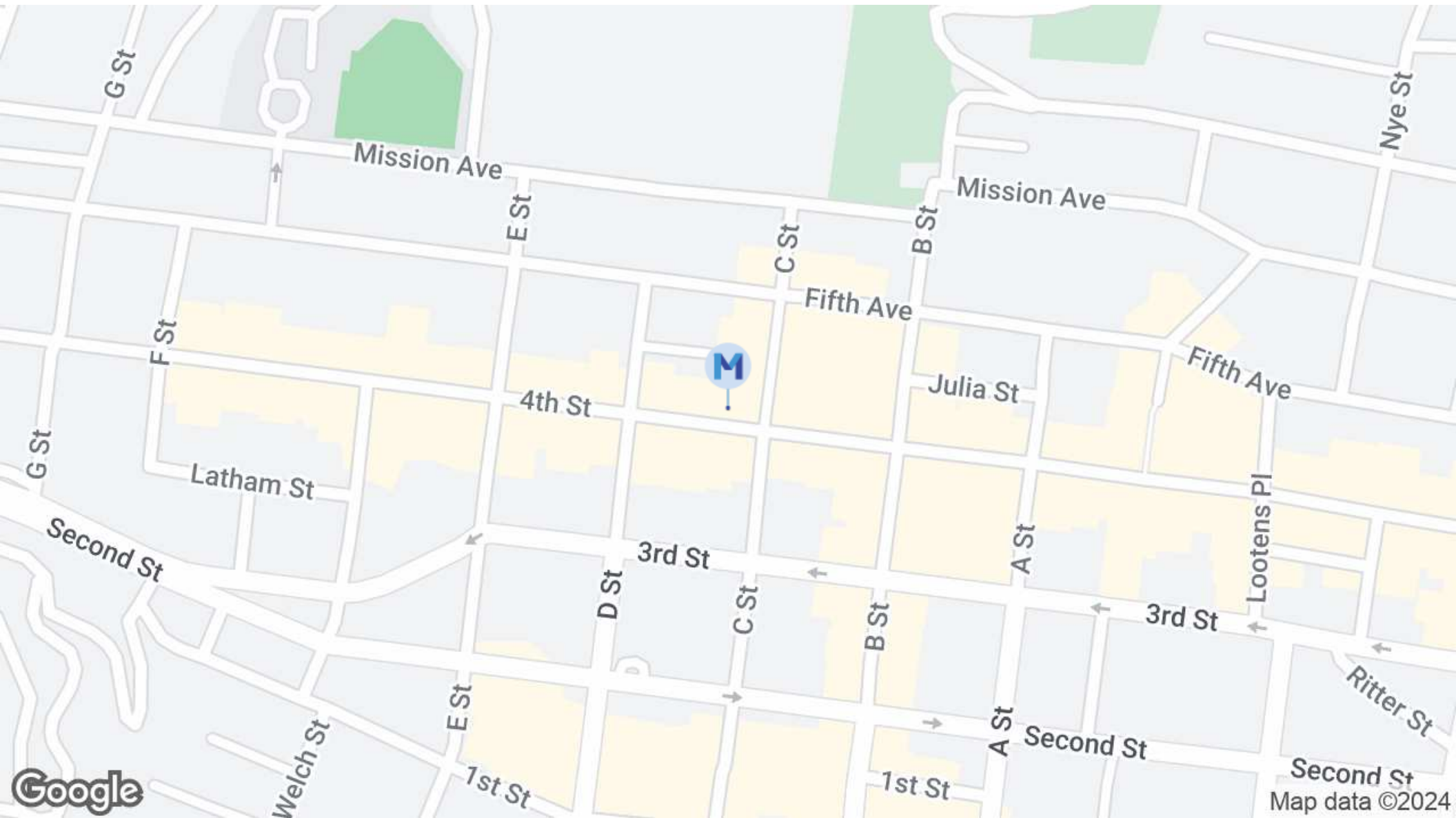


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Location Map

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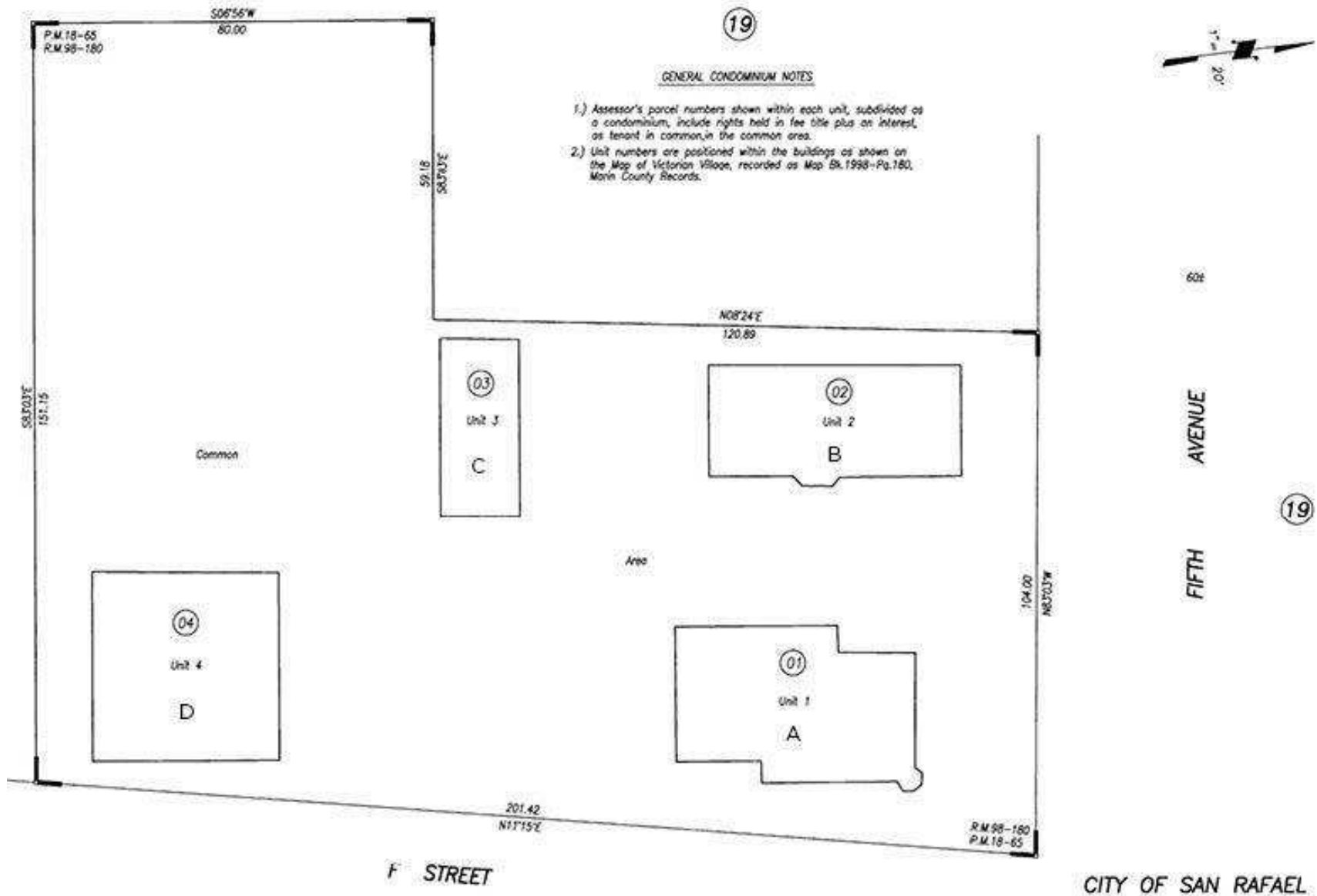


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Parcel Map

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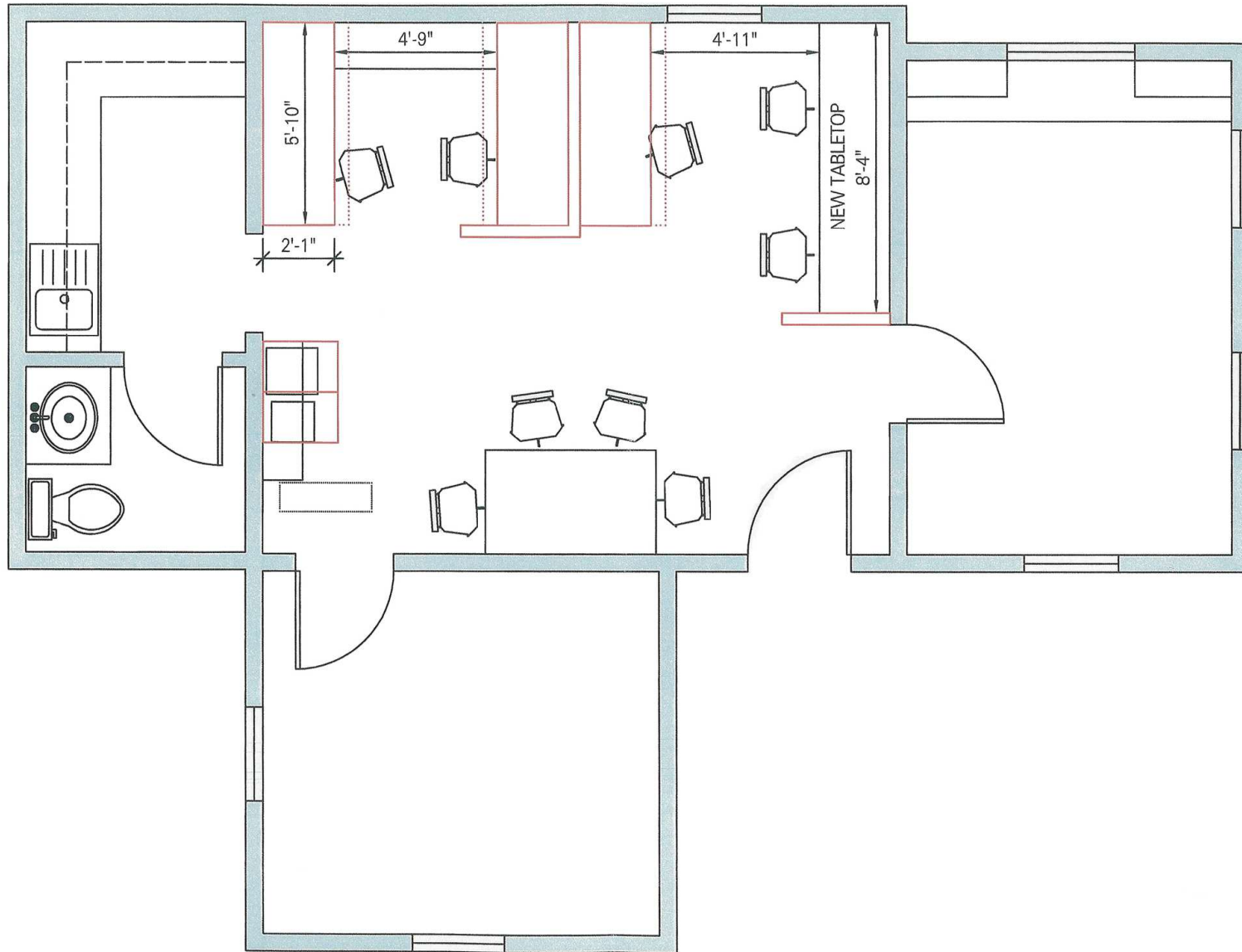


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Building C - Floor Plan

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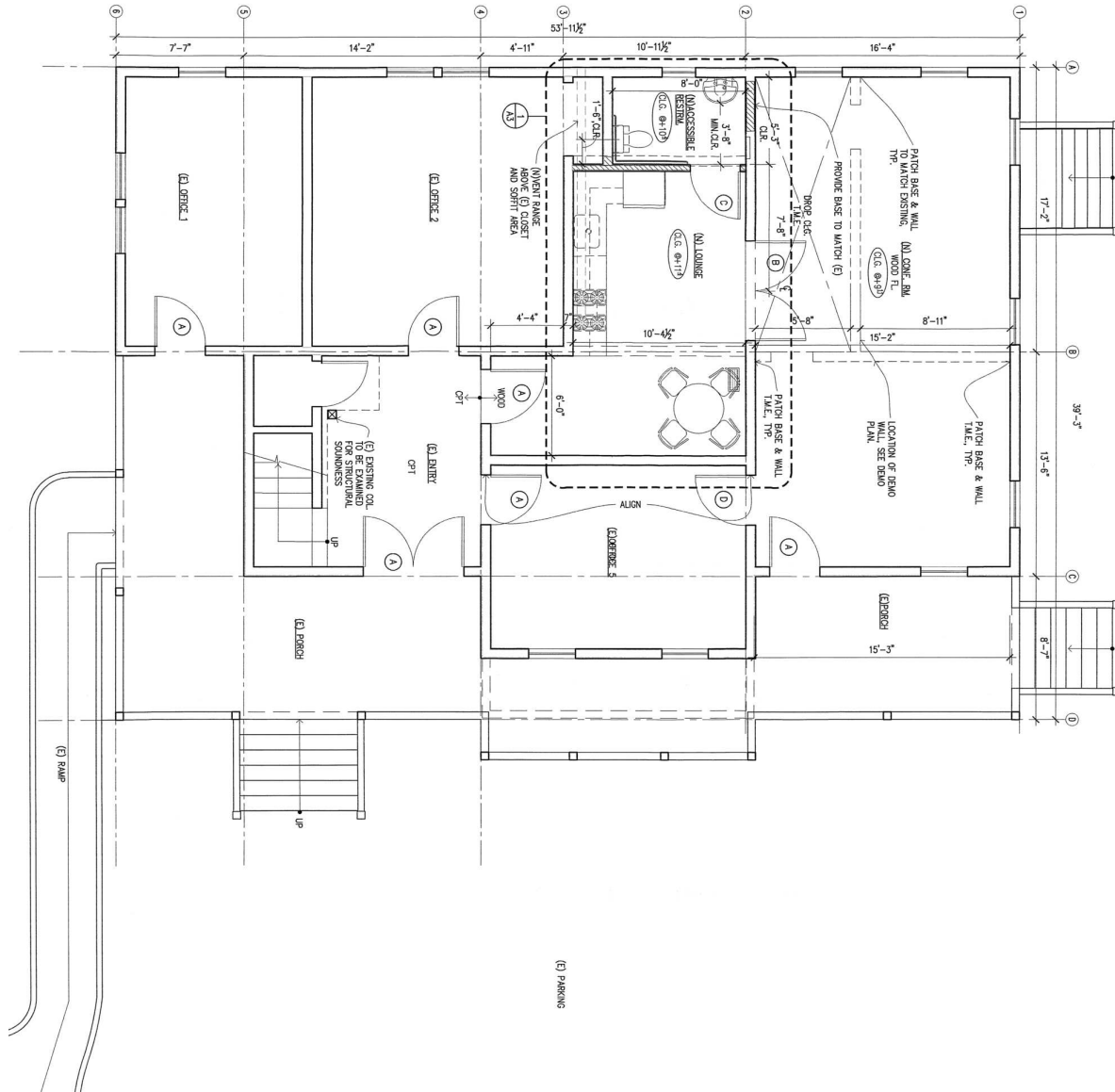
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Floor Plan - Building D

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Building C - First Floor

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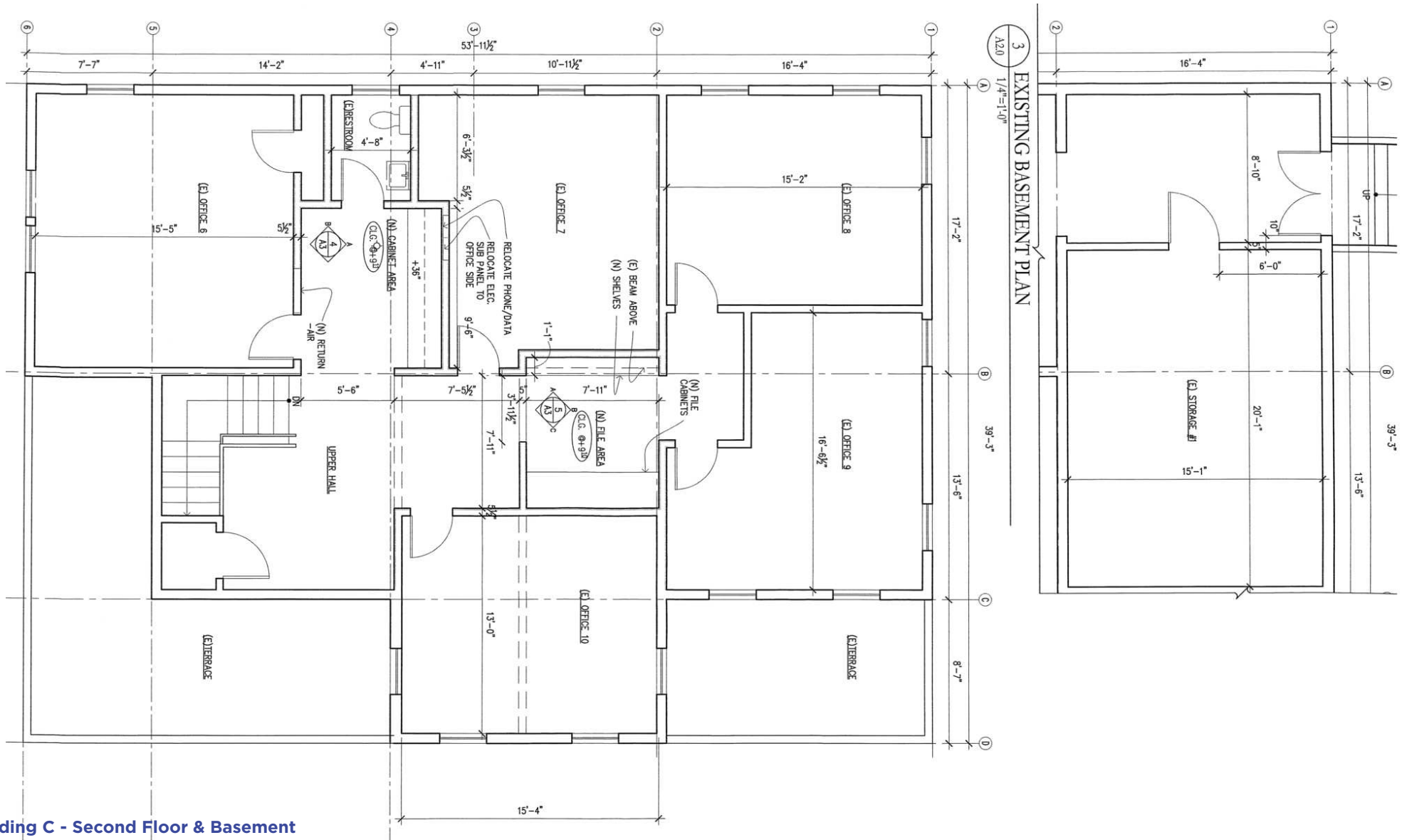


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Floor Plan - Building D

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Building C - Second Floor & Basement

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Victorian Village Aerial

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Income & Expenses

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EXPENSES SUMMARY

New Property Taxes (Est.)	\$27,714
Victorian Village Association Fees Bldg C	\$3,059
Victorian Village Association Fees Bldg D	\$13,710
Repairs & Maintenance Interior (Est.)	\$5,000
Pest Control	\$1,770
Insurance	\$5,000
Fire Extinguisher	\$250
OPERATING EXPENSES	\$56,503

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Demographics Map & Report

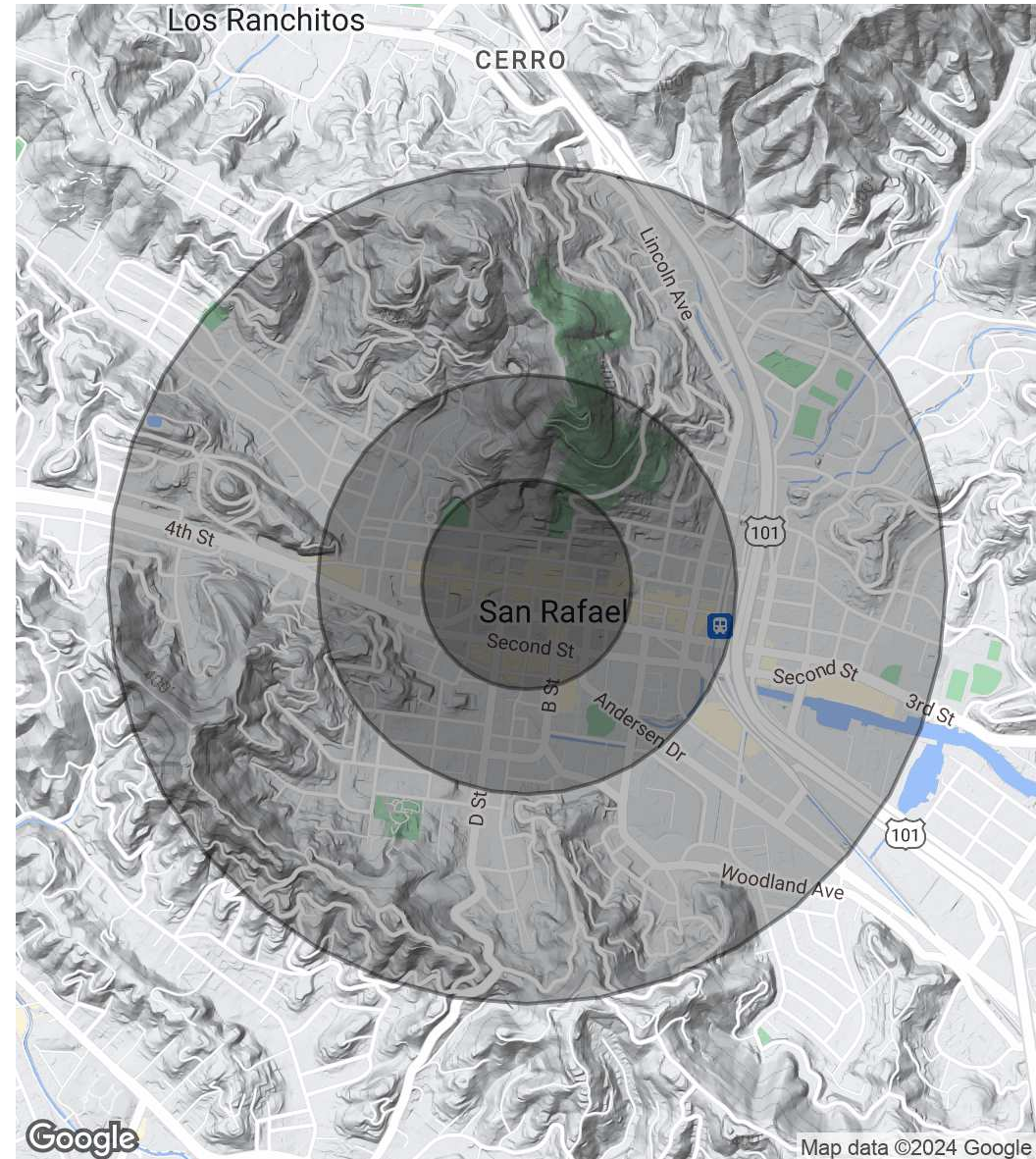
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,029	4,694	14,123
Average Age	47.3	46.7	45.5
Average Age (Male)	45.8	45.9	44.5
Average Age (Female)	52.1	48.8	47.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	663	2,601	7,129
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$96,487	\$110,102	\$132,033
Average House Value	\$399,257	\$737,548	\$910,671

2020 American Community Survey (ACS)



Map data ©2024 Google

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