



Keegan & Coppin
COMPANY, INC.

FOR SALE

**NORTHGATE PROPERTIES
1, 5, 25, 35, 45 & 55 MITCHELL BLVD
SAN RAFAEL, CA**

**OUTSTANDING OPPORTUNITY
97% OCCUPIED OFFICE AND
WAREHOUSE PROJECT**

REPRESENTED BY:

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





EXECUTIVE SUMMARY



NORTHGATE PROPERTIES
1, 5, 25, 35, 45 & 55 MITCHELL BLVD.
SAN RAFAEL, CA

OUTSTANDING OPPORTUNITY

Available for purchase for the first time, Northgate Properties represents a generational opportunity to acquire an iconic multi-tenant commercial property at the gateway to the Northgate Industrial Park, situated on 6.06 acres with immediate access to Highway 101. The buildings have been meticulously maintained and constantly updated and historically enjoy high occupancy levels far above the market average, due to the buildings' quality, amenities and campus-like environment. Both buildings are fully sprinklered (1 & 5 Mitchell are not sprinklered), with ADA upgrades throughout, and all building systems are in pristine condition.

Currently 97% leased, the 67 tenant spaces attract a wide variety of small and medium-sized businesses that appreciate the comfortable, efficient and affordable location, the abundant parking, and the flexible floor plans. Under market rents provide future upside for a new owner. The offering also includes the leasehold of two adjacent parcels, which includes an option to purchase the fee.

Northgate Properties represents an exceptionally stable asset, with pricing well below replacement cost, and, with its 6.06 flat acres, an opportunity for future development.

- 6.06 flat acres
- 74,873 sq. ft. of improvements
- 97% leased
- 67 tenant spaces
- Bonus cell tower income
- Meticulously maintained
- Constantly updated
- 256 striped parking stalls



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

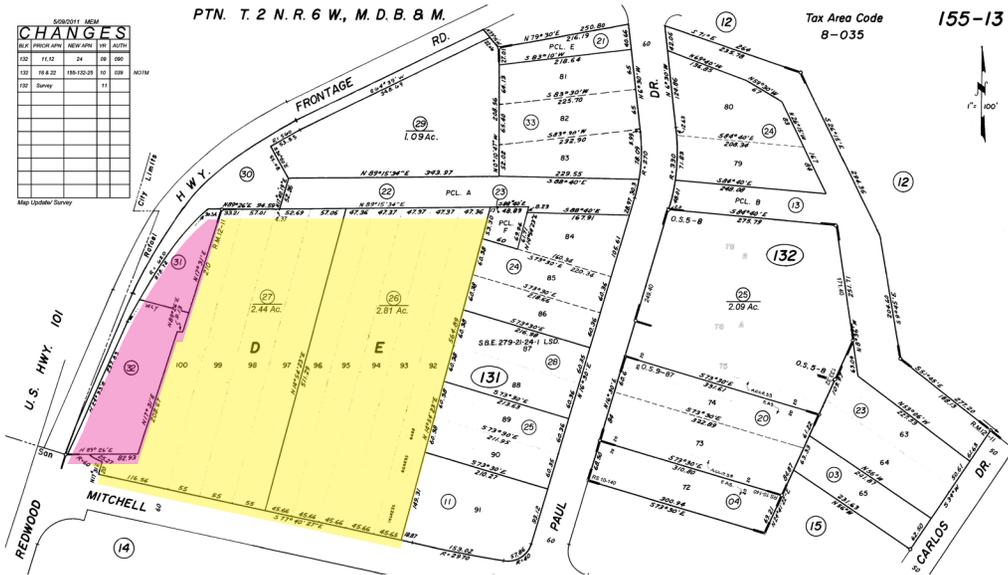


PROPERTY DESCRIPTION



NORTHGATE PROPERTIES
1, 5, 25, 35, 45 & 55 MITCHELL BLVD.
SAN RAFAEL, CA

OUTSTANDING OPPORTUNITY



FEE SIMPLE OFFERING (yellow highlight)

25 & 35 Mitchell Boulevard
APN: 155-131-27
Gross Land Area: 106,286 sf (2.44 acres)
Gross Building Area: 28,480 sf
Zoning: O
Parking: 115 striped stalls

45 & 55 Mitchell Boulevard
APN: 155-131-26
Gross Land Area: 122,403 sf (2.81 acres)
Gross Building Area: 38,428 sf
Zoning: LI/O
Parking: 106 striped stalls

LEASEHOLD OFFERING (pink highlight) (with option to purchase)

1 & 5 Mitchell Boulevard
APN's: 155-131-32 and 155-131-31
Gross Land Area: 35,088 sf (.81 acres)
Gross Building Area: 8,340 sf
Leasehold Expiration: March 31, 2031
Zoning: O
Parking: 35 striped stalls
Option Purchase Price: \$2,700,000

2025 PROJECTED GROSS INCOME

\$1,921,760.68

OCCUPANCY

97% Leased

OFFERING PRICE (combined fee simple and leasehold)

\$16,000,000



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ABOUT US



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SAN RAFAEL, CA

OUTSTANDING OPPORTUNITY



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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