

Paul Cingolani  
Investment Associate  
Commercial Division  
paulcingolani@yahoo.com  
415.726.9630  
DRE #01219494



8 Circle Road  
San Rafael, CA

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

COMMERCIALGROUP

FOR SALE  
\$5,250,000



# MARIN COUNTY INVESTMENT OFFERING

## SINGLE-TENANT SECURED NET LEASE

**8** CIRCLE ROAD  
SAN RAFAEL, CA

### Property Overview

Property Type: Commercial / Single-Tenant Investment

Lease Type: Modified NNN (Tenant pays most expenses except property taxes & structural repairs)

Building Size: 6,000 SF

Land Area: 1.15 Acres

### Tenant & Lease Details

Lease Term: 10-Year Renewal (2035 expiration)

Annual Rent (Year 1): \$360,000 (\$30,000/month)

Annual Rent Increases: 2% per year

Landlord Responsibilities: Property taxes & structural maintenance

### Financial Highlights

Current Net Operating Income (NOI): ~\$317,015

Projected NOI (Year 10): ~\$379,315

Estimated Cap Rate Range: 6.04%

Indicative Market Value: \$5,300,000 – \$5,700,000

Proposed Asking Price: \$5,250,000 (6.04% Cap Rate)

### Investment Highlights

- Long-Term Stability: 10-year lease renewal with 2% annual increases provides steady income growth.
- Low Management: Tenant pays nearly all operating costs; landlord exposure limited to taxes & structure.
- Strong Market Fundamentals: Prime Marin County location with high barriers to entry and limited supply.
- Attractive Yield Profile: 6.04% cap rate on a secure income stream from a proven tenant.
- Future Upside: Rent escalations and long-term lease security support resale value and inflation protection.

#### Financial Summary Snapshot

Year	Gross Rent	NOI	Implied Value @ 6.04% Cap
1	\$360,000	\$317,015	\$5,249,421
5	\$390,000	\$343,877	\$5,692,503
10	\$438,000	\$379,315	\$6,281,893

Paul Cingolani  
paulcingolani@yahoo.com  
415.726.9630

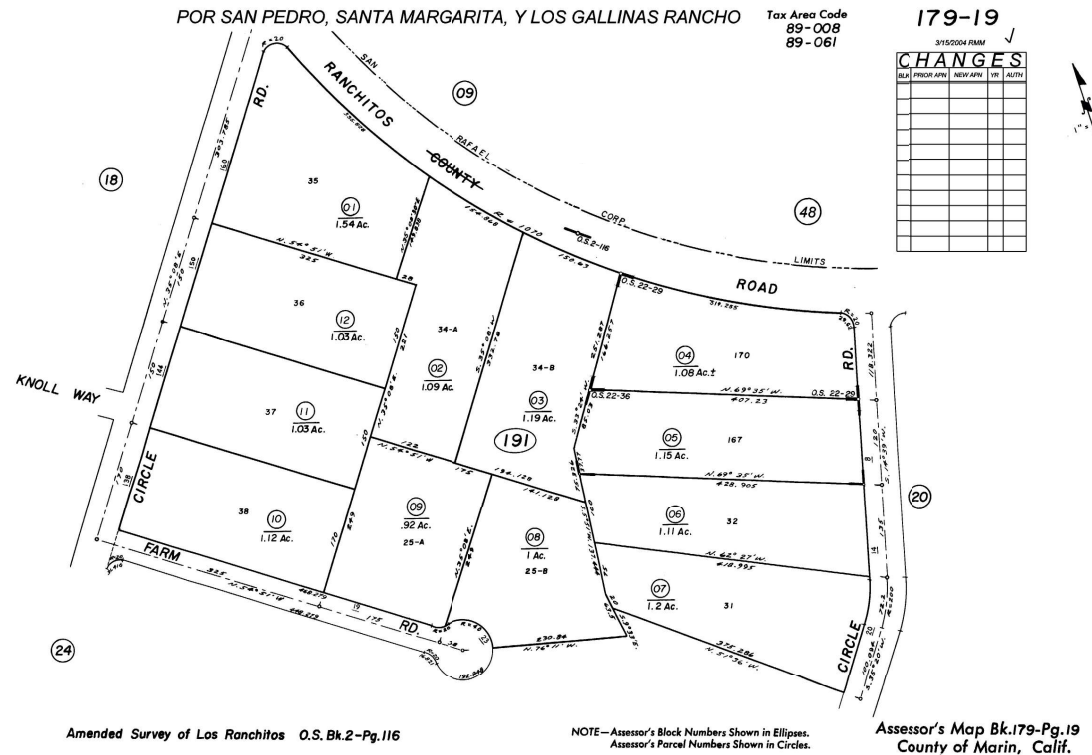
**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

COMMERCIAL GROUP

Information herein deemed  
reliable but not guaranteed  
DRE #01499008

APN:	179-191-05
PARCEL SIZE:	50,094 +/- Square Feet
YEAR BUILT:	2002
BUILDING SF:	6,000 +/- Square Feet
LOT SF:	1.1478 +/- Square Feet
PROPERTY TYPE:	Single Family / Mixed Use
PRICE:	\$5,250,000
ZONING	R-1



## INVESTMENT DESCRIPTION

This Marin County investment offering presents a rare opportunity to acquire a single-tenant property with a secure long-term commercial tenant in place. The asset is being offered at \$5,250,000, reflecting a 6.04% cap rate based on the actual net operating income of \$317,015. The property is legally a single-family residence, yet operates fully as an income-producing commercial property under a stabilized, long-term lease.

The tenant has recently renewed its lease for 10 years, extending occupancy through 2035, with annual 2% increases providing steady, inflation-protected income growth. Under the Modified NNN structure, the tenant is responsible for the majority of operating expenses, leaving the owner with limited management obligations and predictable year-over-year cash flow.

Situated in a highly desirable Marin County submarket with exceptional barriers to entry, limited inventory, and strong long-term fundamentals, this property offers investors a combination of location security, tenant stability, and durable cash flow. Its established income profile, long-term lease commitment, and high-demand setting make it an attractive fit for 1031 exchange buyers, private investors, and those seeking a low-management, yield-driven asset.



8 CIRCLE ROAD  
SAN RAFAEL, CA



Paul Cingolani  
paulcingolani@yahoo.com  
415.726.9630

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

COMMERCIAL GROUP

Information herein deemed  
reliable but not guaranteed  
DRE #01499008



## LOCATION DESCRIPTION



8 Circle Road is strategically situated in the heart of Marin County, in the thriving city of San Rafael. This high-profile property benefits from excellent visibility and accessibility, positioned just minutes from Highway 101 and the Marin County Civic Center. The surrounding area features a mix of established commercial, educational, and recreational destinations—including Hartzell Park, AC Swim Club, and various local schools—creating a dynamic environment with steady traffic flow and strong demand from both local and regional tenants.

Located in one of the Bay Area's most supply-constrained commercial markets, the property enjoys proximity to affluent residential neighborhoods and robust business communities, supporting long-term market stability and sustained value growth. With an address on a well-traveled corridor, 8 Circle Road offers investors secure, predictable income in a prime Marin County setting renowned for high barriers to entry, high occupancy rates, and exceptional quality of life.

Paul Cingolani  
paulcingolani@yahoo.com  
415.726.9630

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

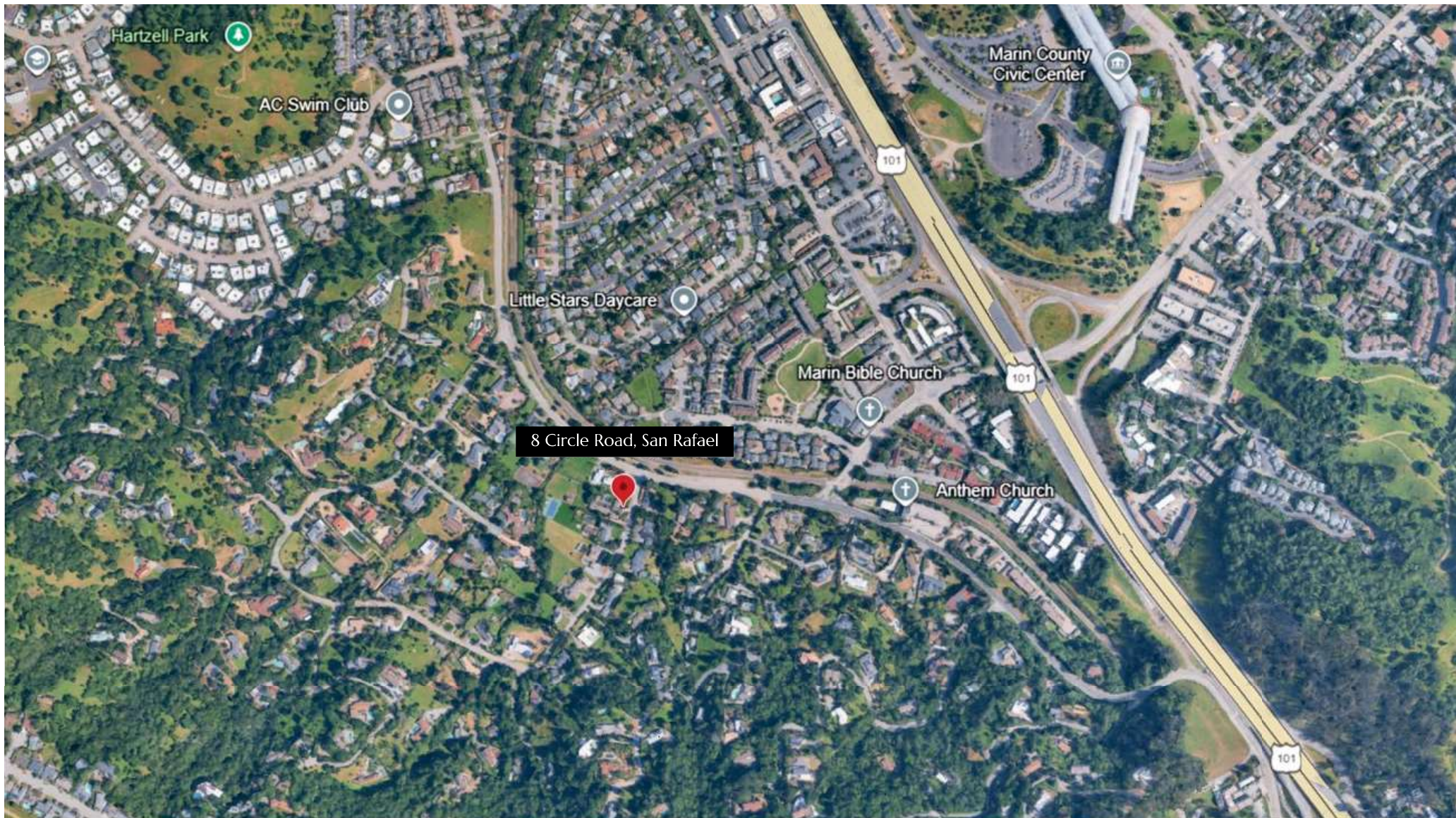
COMMERCIAL GROUP

Information herein deemed  
reliable but not guaranteed  
DRE #01499008



**8** CIRCLE ROAD  
SAN RAFAEL, CA

## AERIAL VIEW



Paul Cingolani  
paulcingolani@yahoo.com  
415.726.9630

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

COMMERCIAL GROUP

Information herein deemed  
reliable but not guaranteed  
DRE #01499008



**8** CIRCLE ROAD  
SAN RAFAEL, CA

## PROPERTY PHOTOS



Pool



Animal Quarters



Front



Patio



Animal Quarters

Paul Cingolani  
paulcingolani@yahoo.com  
415.726.9630

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

COMMERCIALGROUP

Information herein deemed  
reliable but not guaranteed  
DRE #01499008



## DISCLAIMER



## COMMERCIAL GROUP

© "2019" BHH Affiliates, LLC. An independently owned and operated member of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ®Equal Housing Opportunity. Information deemed reliable, but not guaranteed. If you property is listed with another real estate broker, this is not intended as a solicitation.

Paul Cingolani  
paulcingolani@yahoo.com  
415.726.9630



COMMERCIAL GROUP

Information herein deemed  
reliable but not guaranteed  
DRE #01499008