

OWNER/USER OPPORTUNITY

14-20 Greenfield Avenue | San Anselmo | California

For Sale \$3,200,000

±7,230 RSF



NEWMARK

**Exclusive
Listing
Agents**

HADEN ONGARO
CA RE LIC #00916960
415.526.7649
haden.ongaro@nrmk.com

ALISA BELEW
CA RE LIC #01821371
415.526.7663
alisa.belew@nrmk.com

JOE MCCALLUM
CA RE LIC #02048815
415.526.7672
joe.mccallum@nrmk.com

Building Summary

Newmark, as exclusive advisor, is pleased to offer for sale 14 – 20 Greenfield Avenue, a ±7,230 square foot, standalone commercial building located on a ±0.39-acre site in the heart of Central Marin County. This offering represents a very rare and unique opportunity to acquire a well located building with the ability to cater to a variety of uses, located adjacent to one of the busiest intersections in Marin County, with excellent access and visibility from Sir Francis Drake Boulevard.

The property has been well cared for, with major building renovations completed in ±2010. Featuring high clear span open spaces, built out mezzanine offices, multiple roll up doors, and several restrooms, the building is uniquely fitted to cater to single user or multi-user occupancy.

14 – 20 GREENFIELD AVENUE
San Anselmo, CA

RETAIL / OFFICE
Building Type

ZONING
C-3 (General Commercial)

±1940 / ±2010
Year Built / Renovated

±7,230 RSF
Total Building Area

±0.39 ACRES
Total Land Area

±18 STALLS
On-Site Parking



Location Highlights

Highly Desirable Location: The Property is located by one of Marin’s busiest intersections, next to “The Hub” linking Marin County’s major east/west throughfare, Sir Francis Drake Boulevard with Miracle Mile, the main artery linking the Ross Valley with Downtown San Rafael. Over 36,000 cars drive by the building on an average daily basis.

Spectacular Demographics: Marin County’s Ross Valley is one of the most desirable places to live in the United States. The desirability of this location is reflected in some of the highest housing prices and strongest income demographics in the United States with average household income in a 1 mile radius of almost \$168,697.

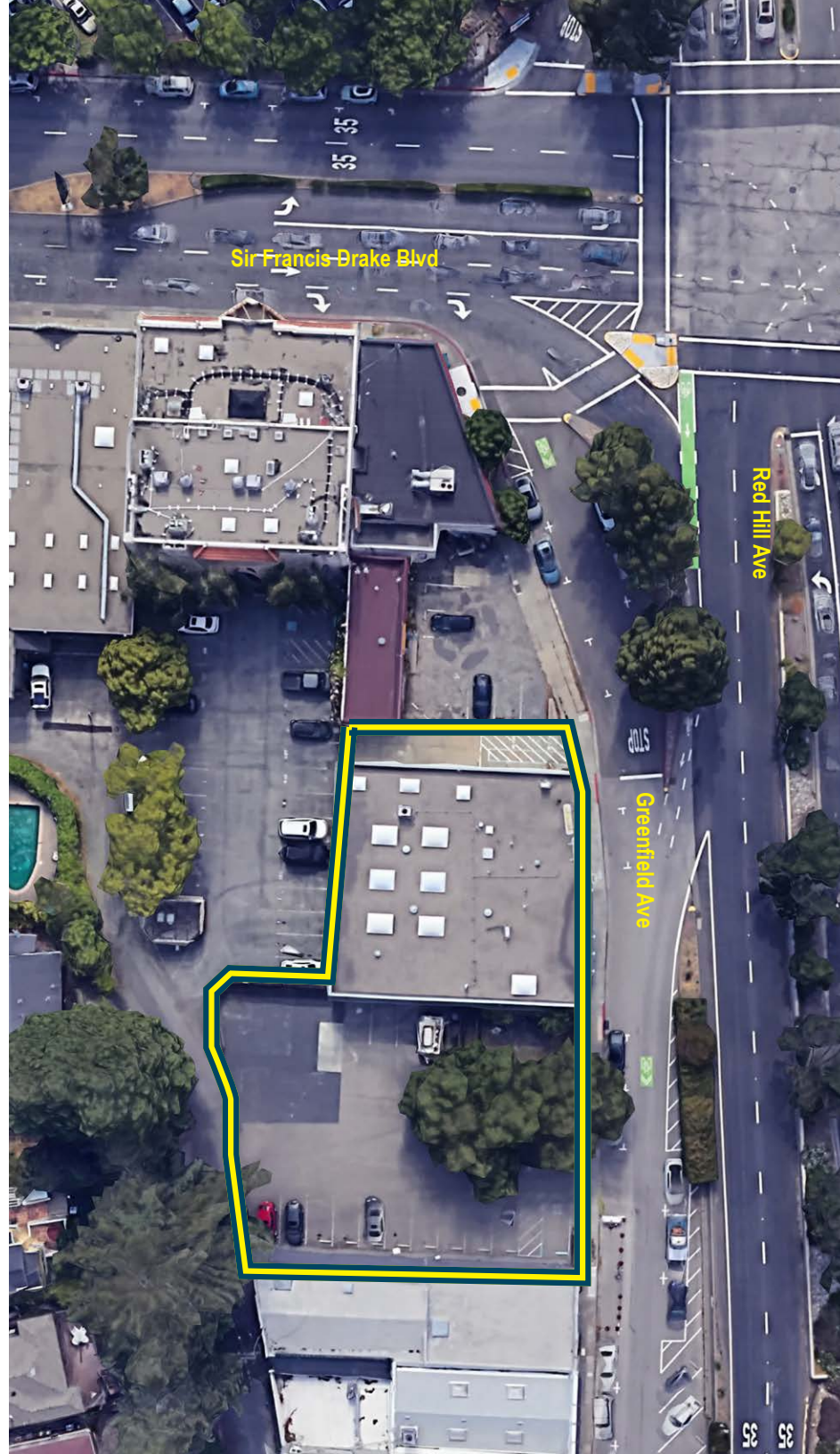
Zoning: The Property is located in the C-3 (General Commercial) Zoning District. The purpose of this district is to afford opportunities for various commercial activities to serve the needs of the Town and surrounding communities. This zoning district permits a variety of potential uses includes offices, retail, medical, veterinary clinics, fitness centers, and residential uses. Potential buyers are encouraged to check with the Town of San Anselmo regarding their intended use(s) of the Property.

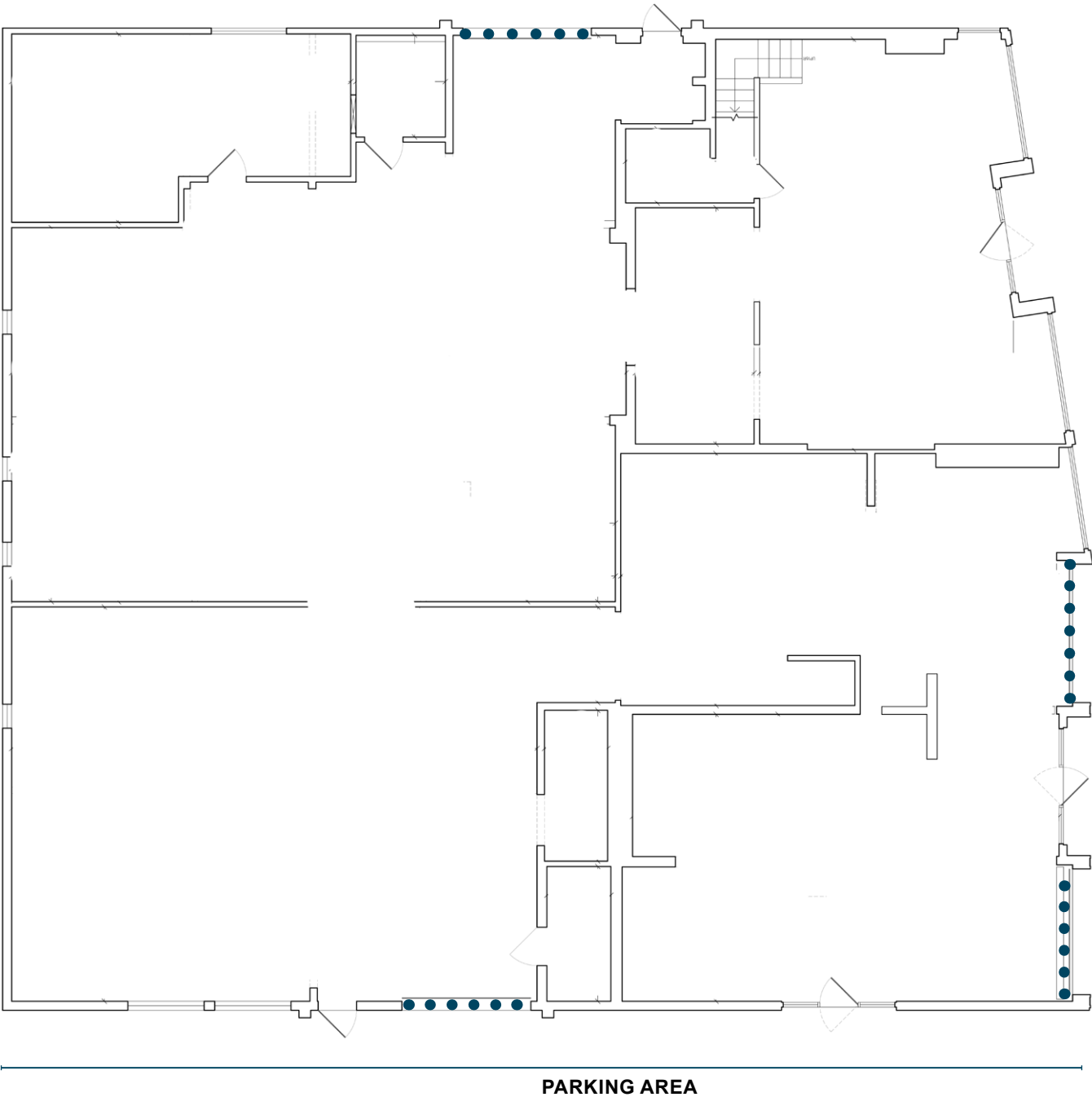
Flood Zone: The Property is located in Flood Zone X, a FEMA designation indicating that the property has minimal flood hazard and is outside the 500-year flood plain

Demographics

2024	1 Mile	3 Miles	5 Miles
Population	12,222	81,022	131,654
Households	5,043	33,279	52,122
Avg HH Income	\$168,697	\$147,197	\$154,804

(2022) Traffic Count: Sir Francis Drake Boulevard @ Red Hill Avenue
±39,449 ADT





ROLL-UP DOOR = ● ● ● ● ●

GREENFIELD AVE

PARKING AREA

PhotoGallery





14-20 Greenfield Ave, San Anselmo

CHASE

Get In Shape For Women San Anselmo

RESTAURANTS
High Tech Burrito
Hot Wok Chinese Food
SUBWAY

WESTAMERICABANK

Elan Health & Fitness Center

Ross Valley Cross Fit

RESTAURANTS
Mountain Mike's Pizza
Round Table Pizza
Phyllis' Giant Burgers
Miracle Mile Cafe
Taqueria Cancun
Red Boy Pizza
Arigato Japanese Food

RESTAURANTS
Madcap
M.H.Bread and Butter
Pizzalina
Insalata's
Marinitas
Comforts
Cucina sa
Valenti & Co. Ristorante
Baan Thai Cuisine
Stefano's Pizza

WELLS FARGO

Bank of America

usbank

1 mile

4th Street



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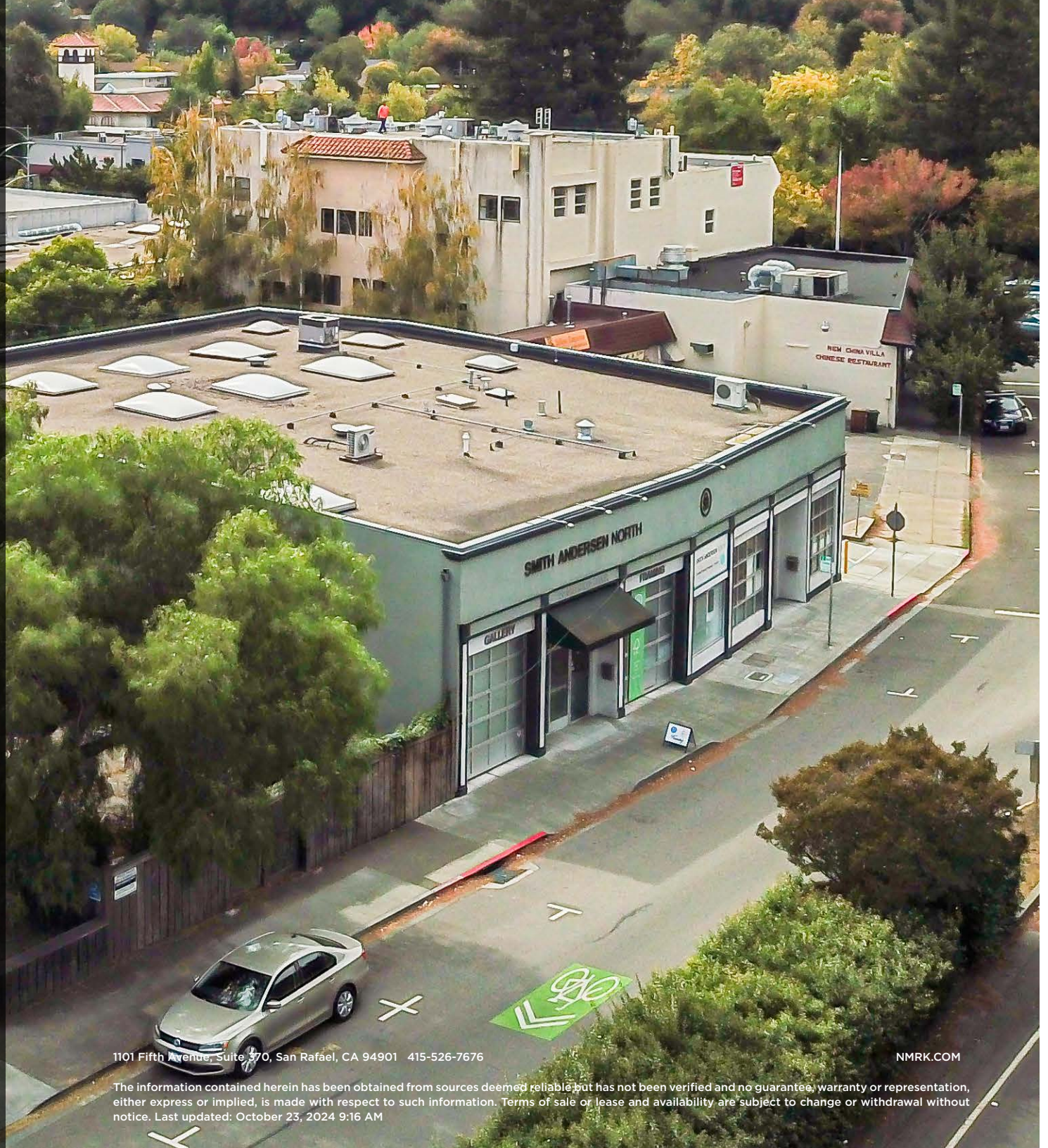
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1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 415-526-7676

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