

COMMERCIAL CONDOMINIUM

Owner/User Opportunity for Sale

777 GRAND AVENUE, UNIT 201
SAN RAFAEL, CALIFORNIA

±1,234 SQUARE FEET

\$635,000



COMMERCIAL CONDOMINIUM

Property Specifics

Location

777 Grand Avenue, Unit 201

APN

014-230-02

Approximate Size

±1,234 Usable Square Feet

Sale price

\$635,000

Zoning

C/O-C: Commercial Office District (Medical/Office approved)

Highlights

Incredible opportunity for an owner/user or investor to acquire a bright, secure corner commercial unit with breathtaking views and easy access to U.S. 101 and I-580.

Unit is improved with two glass-lined private offices, kitchenette, private restroom and large, bright open work area

Neighbors

Starbucks, United Market, FedEx, Bank of America ATM, Redwood Credit Union, FedEx Kinko's, Vn Noodle Grill, See's Candy, UPS Store, T-Mobile, Chipotle, Planet Juice, Trader Joe's, Best Burgers, Jasmine Market, Kamikaze Sushi, Peet's Coffee



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Features



Corner office condo, plentiful glass-line and natural light



Furniture available for true Plug & Play office space



Private restroom within the suite



Private deck to Unit 201 and access to shared balcony



10' ceiling height throughout



Incredible views of Mt. Tamalpais and San Rafael Canal waterway



Secure, keycode access to the second floor



Easy access to Hwy-101 and I-580



Potential for Live/Work

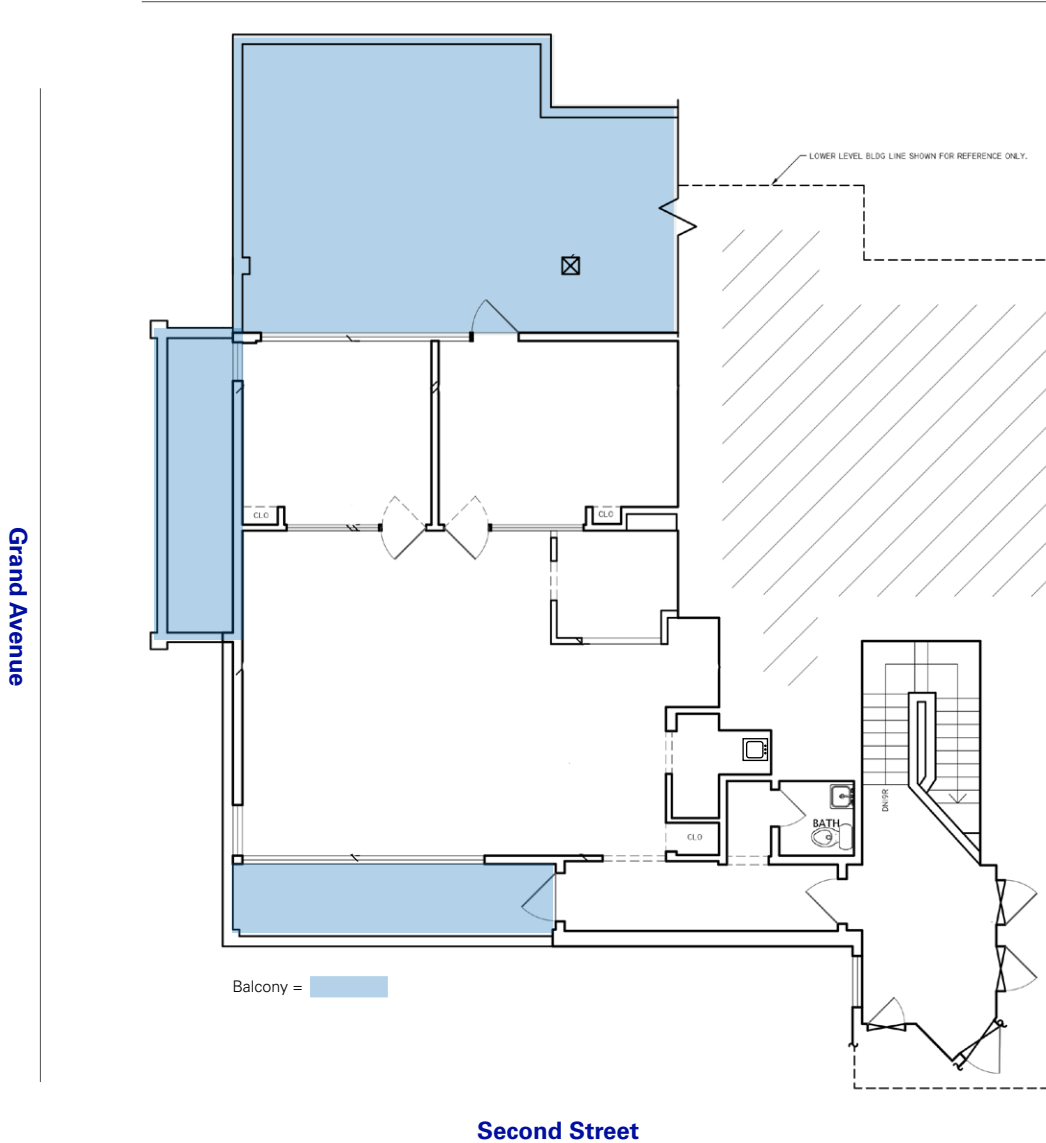


Property Photos



Floor Plan

San Rafael Canal waterway



2025 Demographics

	1 mile	3 miles
Population	21,834	82,847
Median HH Income	85,388	\$112,553
Daytime Employees	17,647	60,877

2025 Average Daily Traffic Count

Grand Ave/2nd Street	20,728
Grand Ave/3rd Street	18,112

Expenses	Monthly/USF	Annual
Taxes*	\$841	\$10,092
HOA Fees	\$967	\$11,604

*Based on current costs

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San Rafael Sales Comparables

RECENT TRANSACTIONS



777 Grand Ave, San Rafael

4/3/2023 sale date

±857 SF

\$440,000 sale price

\$513.42/SF



824 E Street, San Rafael

2/2/2026 sale date

±3,633 SF

\$1,859,571 sale price

\$511.86/SF



817 D Street, San Rafael

9/23/2021 sale date

±1,530 SF

\$820,500 sale price

\$535.95/SF



813 D Street, San Rafael

10/20/2021 sale date

±1,600 SF

\$889,000 sale price

\$555.63/SF

Amenities



NEIGHBORS

FedEx Kinko's
Bank of America ATM
Starbucks
ubreakifix
Paresh Martial Arts

Senior Helpers
United Market
Peet's Coffee
Whole Foods
Asian Market

Chevron
Shell
Marin County Health Clinic
KFC/Taco Bell

MONTECITO PLAZA

Chipotle
Jasmine Market
Kamikaze Sushi
F45 Fitness
Vn Noodle Grill

Union Bank
T-Mobile
Planet Juice
Best Burgers
Cheap Pete's Frame

Puentez Taqueria
Montecito Nails
Montecito Cleaners
See's Candies
Bagel Street

Trader Joe's
Marin Urgent Care
Pure Barre
Redwood Credit Union
Kamikaze Sushi

Grand Landing

777 Grand Avenue, Unit 201

San Rafael, CA

Exclusive Agent:

Alisa Belew

Director

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