



Keegan & Coppin  
COMPANY, INC.

FOR SALE

1115 IRWIN STREET  
SAN RAFAEL, CA

DOWNTOWN SAN RAFAEL  
BOUTIQUE COMMERCIAL BUILDING  
**\$177,000 PRICE IMPROVEMENT**



FRANECKE  
LAW BUILDING

PERSONAL INJURY LAWYERS  
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REPRESENTED BY:

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## EXECUTIVE SUMMARY



1115 IRWIN STREET  
SAN RAFAEL, CA

**FOR SALE**

Keegan & Coppin Company is pleased to offer the opportunity to acquire one of downtown San Rafael's classic stand-alone boutique commercial office properties. Benefiting from a highly visible location along Irwin Street, the building was originally built as a single-family home in the early 1900's and then later converted to commercial use.

The building displays extensive architectural charm and utility for commercial purposes and boasts 10 onsite parking stalls and prominent street signage.

- **New roof**
- **Fresh paint throughout**
- **Classic boutique stand-alone commercial building**
- **Possible conversion back to a single-family home or duplex**
- **Possible live work opportunity**
- **Delivered vacant**

Purchase price:

~~\$1,325,000~~ **\$1,148,000**

Building(s) total size:

**2,558+/- SQ FT (APPROX.)**  
BUYER TO VERIFY



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# PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

014-082-02  
APN

.1423 AC/6,200 SF  
TOTAL SIZE OF PARCEL(S)

10 stalls on site  
PARKING

T5N 50/70  
ZONING

Wood Frame  
CONSTRUCTION TYPE

2  
STORIES

1908  
YEAR BUILT (per public record)

Installed in 2025  
ROOF

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## LOCATION DESCRIPTION

### MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields. Marin's unparalleled quality of life continues to attract new residents and reinforces residential property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its low 2.7% percent unemployment rate is a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

### TRANSPORTATION

Strategically located in Downtown San Rafael with immediate access to Highway 101 and Interstate 580. Just a few blocks from the San Rafael transit center served by the SMART train and Golden Gate Transit.



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### SAN RAFAEL

San Rafael is Marin's answer to urban living. Sprawling, gritty, and gentrified, its business activity centers mostly in the downtown area and the Terra Linda/Northgate area to the north. The downtown area is dominated by BioMarin's headquarter campus and has been constantly expanding over the past ten years as San Rafael has become a hotbed of new development. Along with several new buildings for BioMarin having been recently completed or currently under development other major projects include the new AC Hotel by Marriott, a 140-room luxury hotel, the new Hampton Inn & Suites, a 185-room hotel near the intersection of Highway 101 and Interstate 580, and the new recently completed 41 residential unit mixed-use property at the corner of Second Street and B Street.



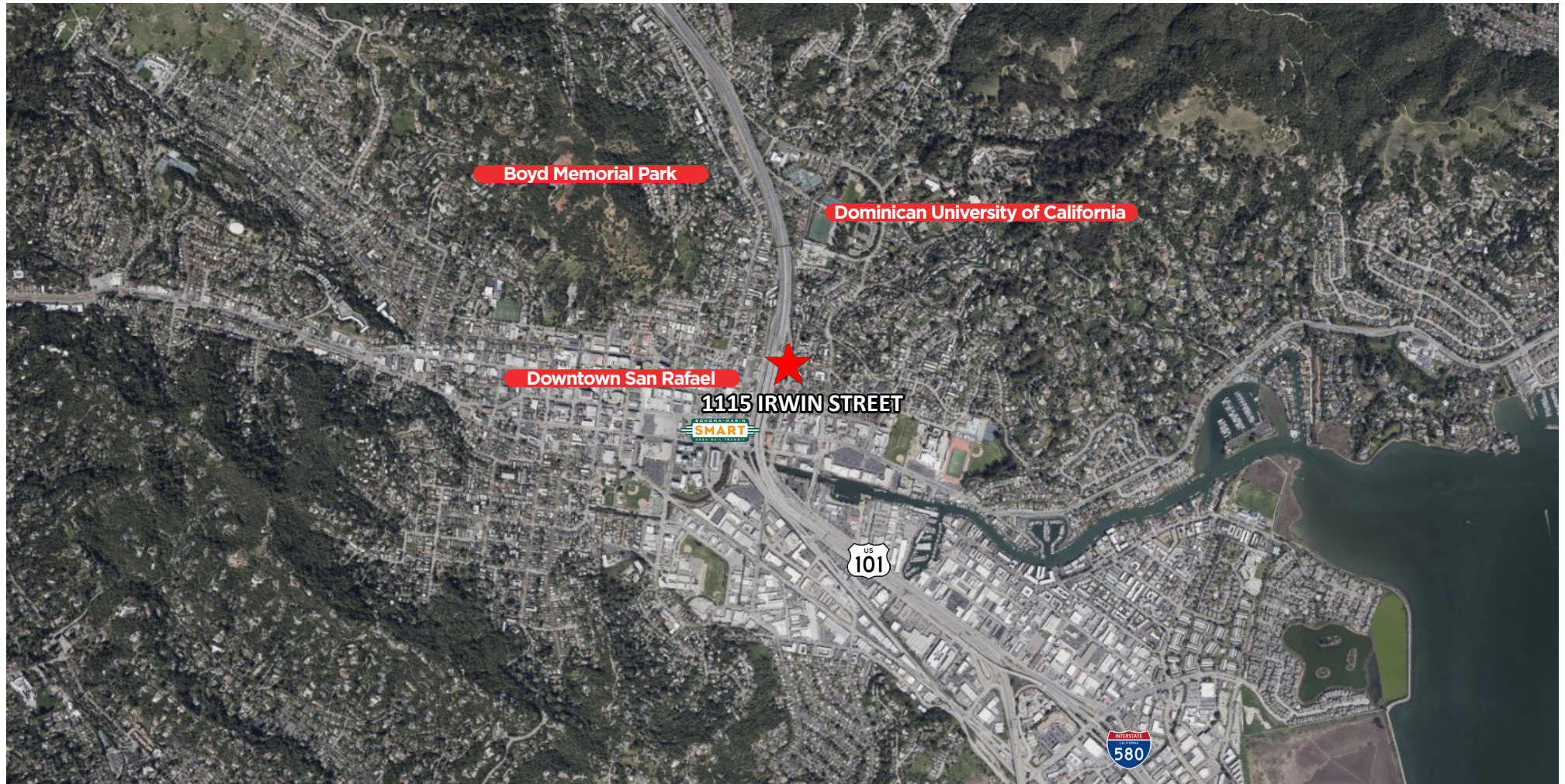


## VICINITY MAP



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## ABOUT US



1115 IRWIN STREET  
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# 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. 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.

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