

FOR SALE

1515 3RD ST

San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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Property Summary

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PROPERTY DESCRIPTION

Fantastic building for a new artist studio, pottery studio or any other arts and crafts building. The property is built with partitions for large and small studios on both levels. Building has been very well maintained with very few capital expenditures at purchase. Flexible zoning also allows for redevelopment into apartments or single-family housing in the future.

PROPERTY HIGHLIGHTS

- Owner-user opportunity, property to be delivered vacant.
- Currently built out as artist studios with equipment still in place
- Great signage potential
- 11 onsite parking stalls
- Abundant street parking
- Grade level door on ground level
- Average Daily Traffic (ADT) of 18,900 vehicles

LOCATION DESCRIPTION

Phenomenal location on Third Street in San Rafael, property boasts tremendous signage potential and high traffic counts. Easy access makes it a great gathering place for people across all areas of Marin County including harder to get places such as San Anselmo and Fairfax. A perfect gathering location for clients throughout Marin.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Available SF:	±6,776 SF
Lot Size:	±7,996 SF
Building Size:	±6,776 SF
\$/SF:	\$237.62
Property Type:	Retail
Zoning:	T5N-40/60

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Additional Photos

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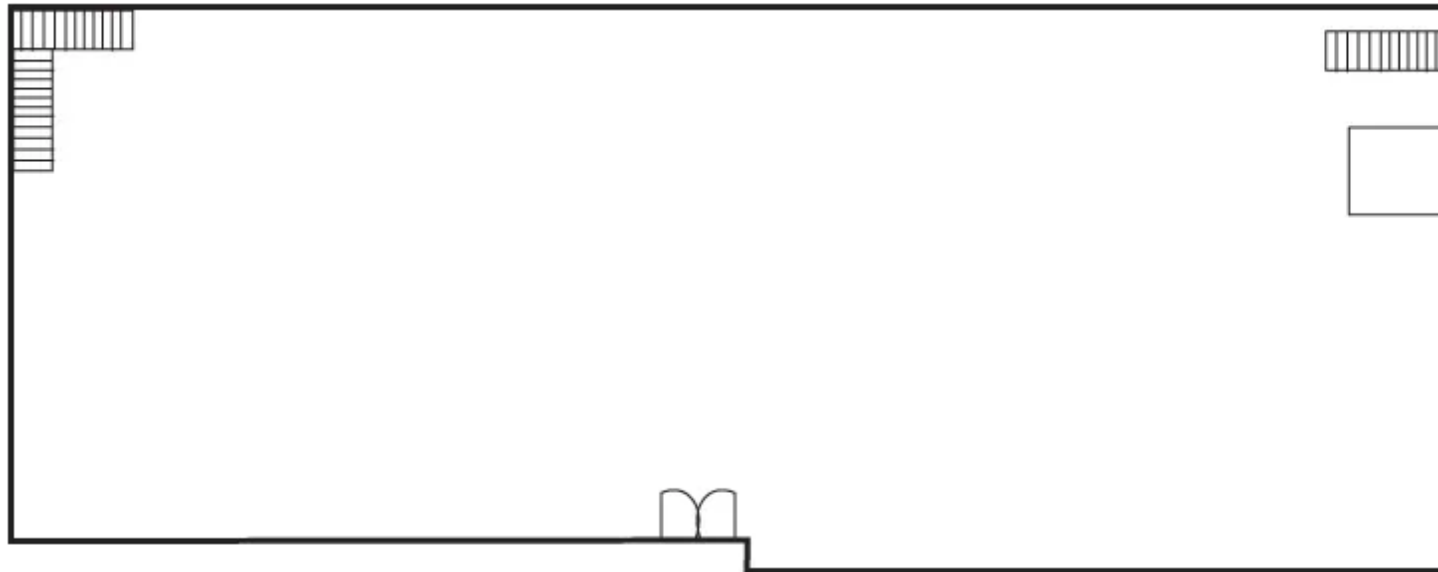
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Floor Plans

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1st Floor



(Not to Scale)

2nd Floor



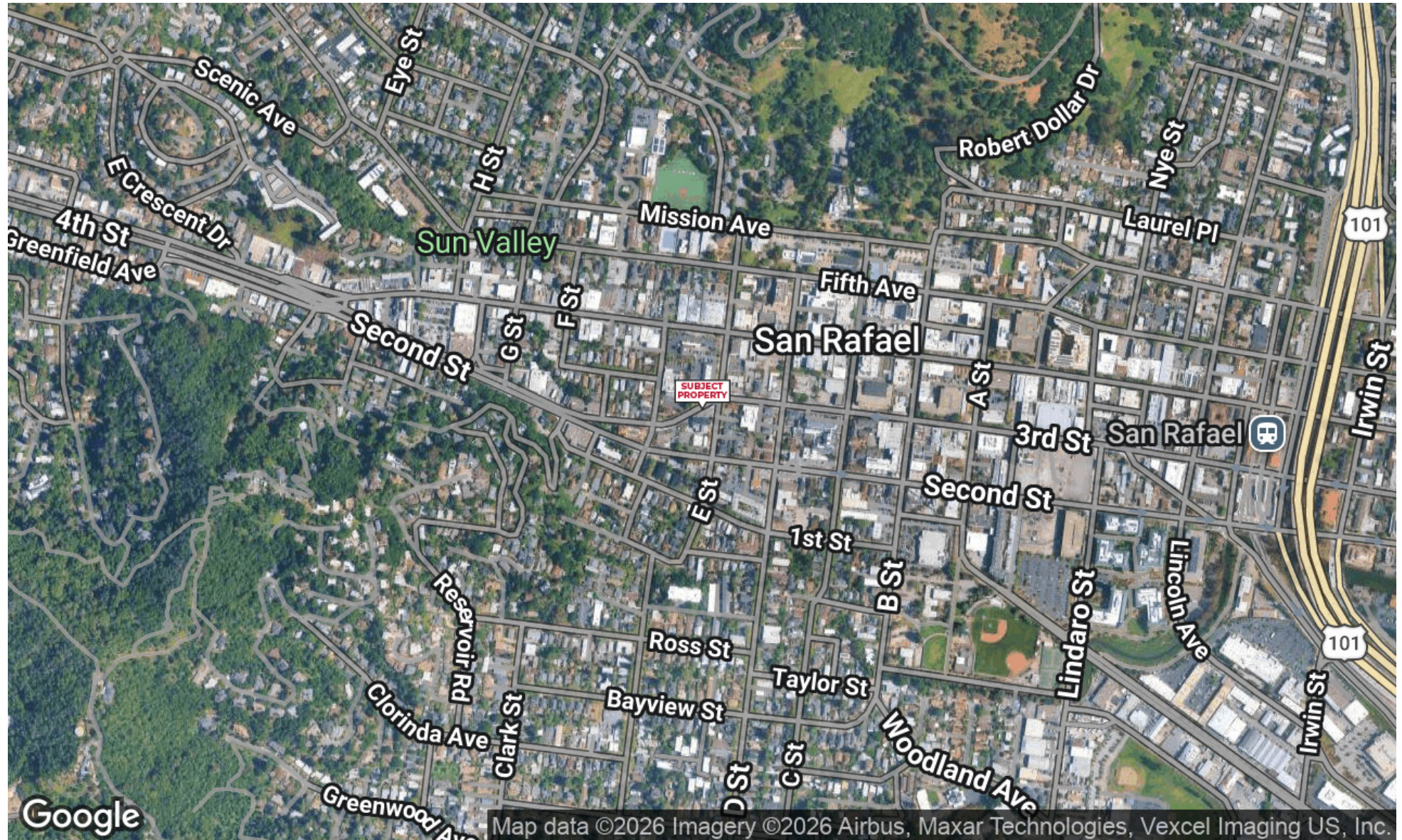
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Aerial Map

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Demographics Map & Report

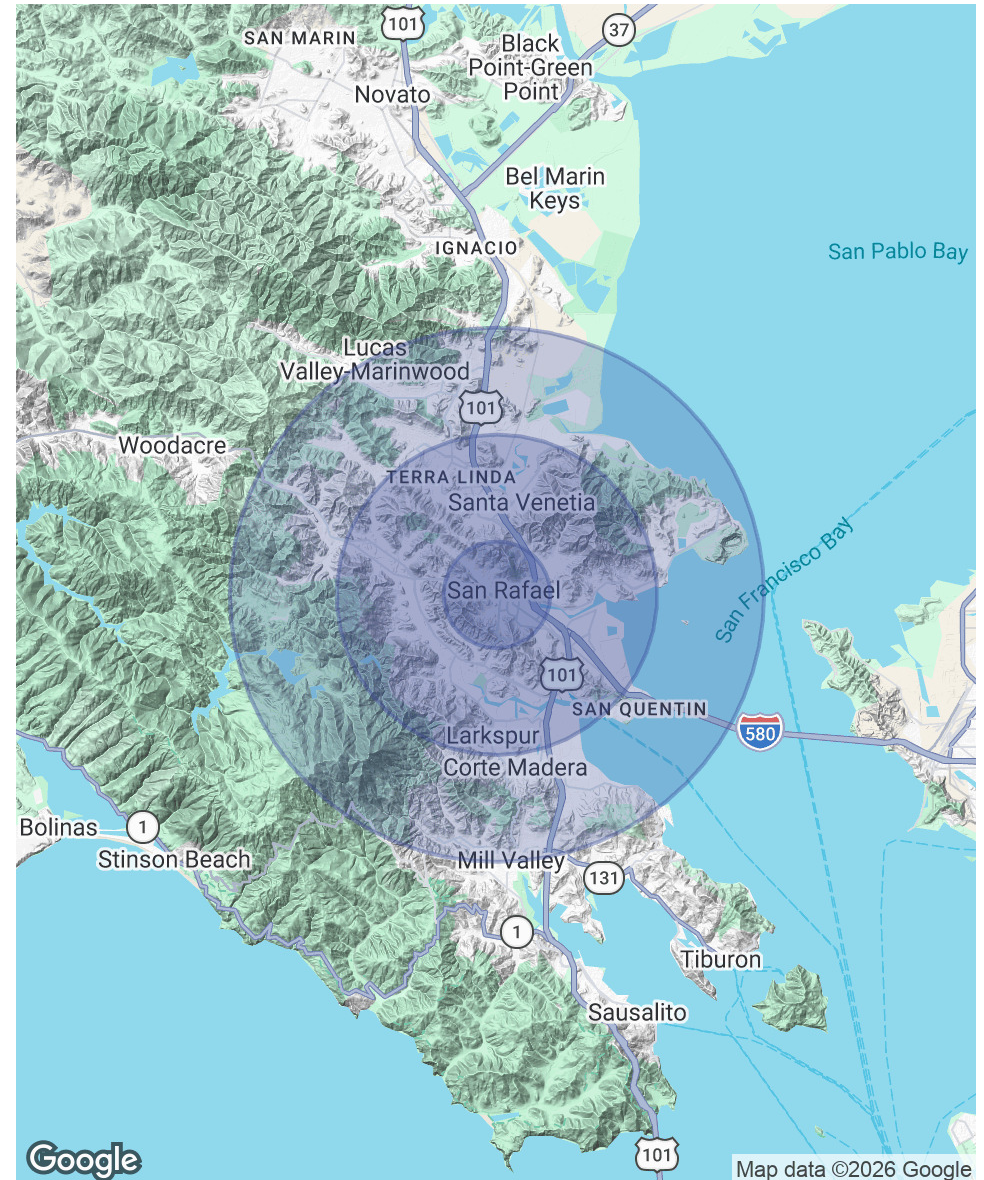
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,554	86,465	142,137
Average Age	47.0	45.6	46.3
Average Age (Male)	44.4	44.6	45.4
Average Age (Female)	48.4	45.9	46.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,833	34,212	55,863
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$186,545	\$207,919	\$227,230
Average House Value	\$1,657,743	\$1,722,607	\$1,714,821

2023 American Community Survey (ACS)



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