



Keegan & Coppin
COMPANY, INC.

FOR SALE

813 A STREET
SAN RAFAEL, CA

PRIME DOWNTOWN LOCATION

\$450,000 PRICE REDUCTION



REPRESENTED BY:

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



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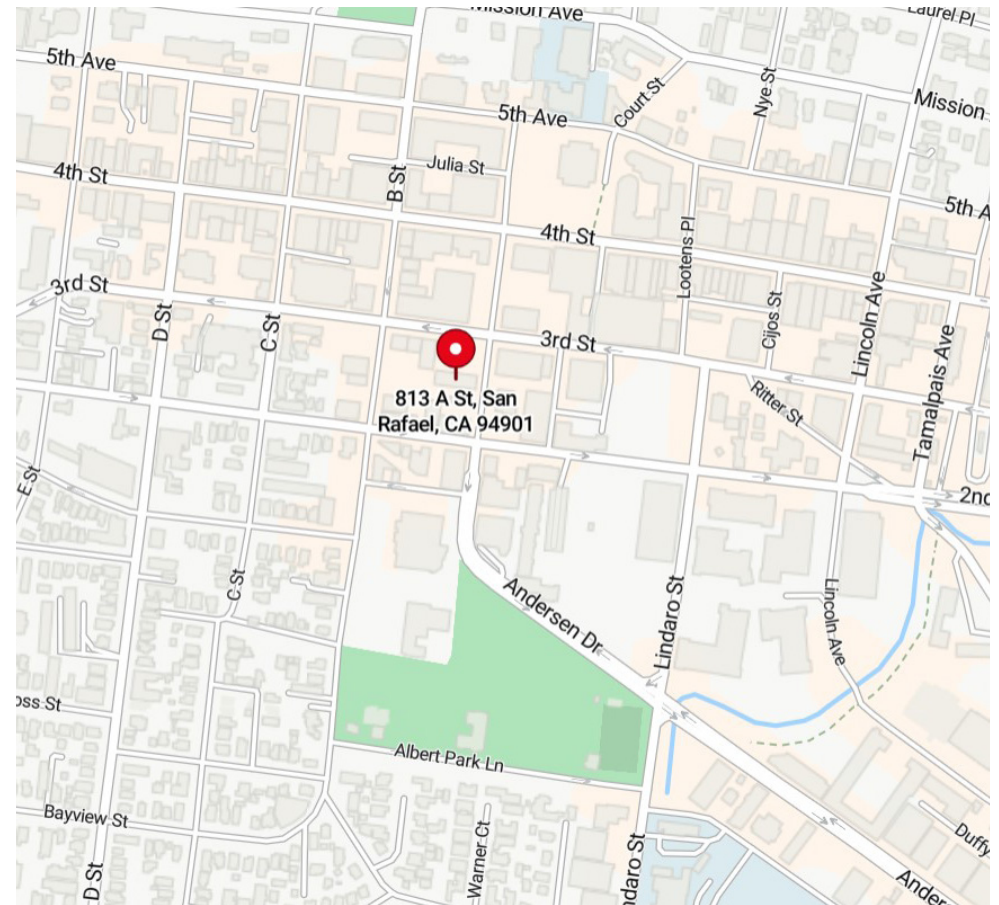
Keegan & Coppin Company, Inc. is pleased to offer for sale a mixed-use investment property located in the heart of downtown San Rafael.

Originally constructed in 1950, 813 A Street is a two-story concrete commercial building featuring 2 ground floor spaces and a second, light filled atrium style floor with several individual office suites.

The major tenant is Community Media Center of Marin occupying slightly less than one half of the ground floor and a couple small office suites on the second floor. The remaining leased spaces are rented on a month-to-month basis.

Benefiting from a prime downtown location with easy freeway access, this offering represents an opportunity for an investor to purchase a stable asset with consistent cash flow at well below replacement cost. The favorable zoning can provide for possible future redevelopment or repositioning.

- Prime downtown San Rafael
- Compelling offering price
- T5N 50/70 zoning
- Stable multi-tenant configuration



Purchase price:	\$2,350,000 \$1,900,000
Building(s) total size:	14,000 SQ FT (APPROX.)
Price / PSF:	\$168 \$135

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PROPERTY DESCRIPTION



813 A STREET
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PROPERTY DESCRIPTION

011-262-06
APN

7,450+/- SF
PARCEL SIZE

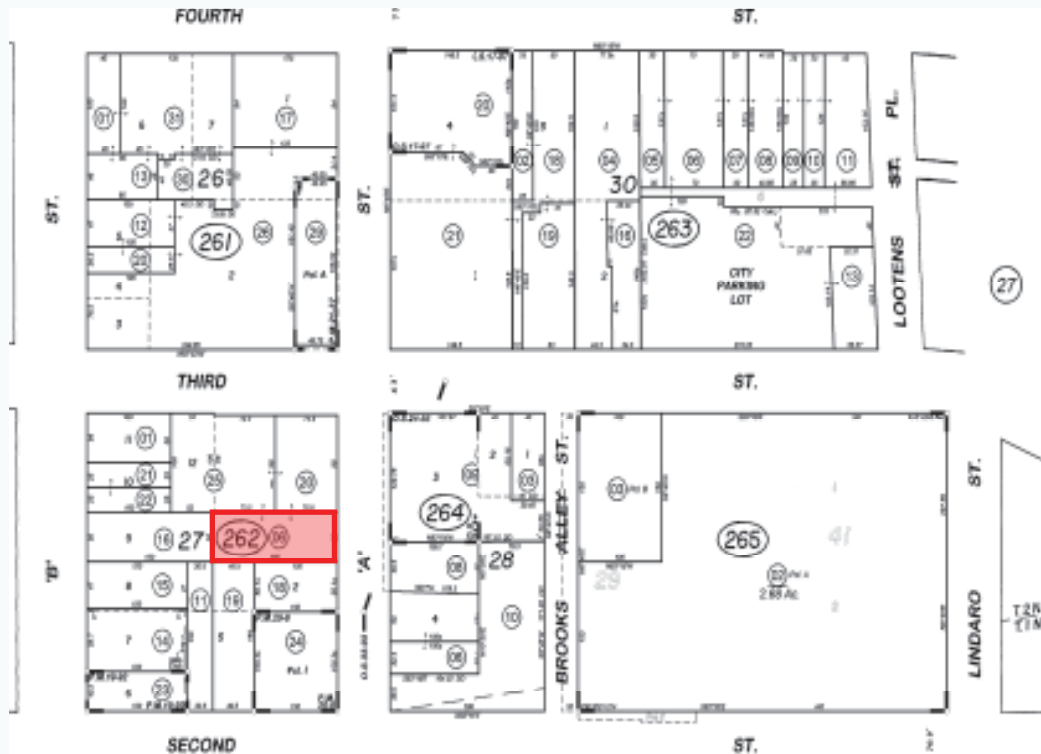
14,000+/- SF GROSS
BUILDING(S) SIZE

T5N 50/70
ZONING

Concrete
CONSTRUCTION TYPE

Flat, Built up
ROOF

1950
YEAR BUILT



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FINANCIAL OVERVIEW: INCOME AND EXPENSES PROFORMA



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INCOME SUMMARY		EXPENSE SUMMARY ESTIMATE		FINANCIAL SUMMARY	
Proforma Gross Income	\$174,816.00	Property Taxes (est.)	\$22,800	Purchase Price	\$1,900,000
Tenant Reimbursements	\$20,033.23	Insurance	\$22,021	Proforma Cap Rate	7.00%
Proforma Gross Income	\$194,849.23	Repairs & Maintenance	\$5,000		
Less Estimated Expenses	\$61,843.00	Utilities	\$9,800		
Proforma Net Income	\$133,006.23	Prof. Fees	\$1,222		
		Misc. Expenses	\$1,000		
		Total Estimated Expenses	\$61,843		

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FINANCIAL OVERVIEW: RENT ROLL PROFORMA



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Suite	Tenant	Monthly Rent	Lease Type	Lease Term
819 A, 21, 30, 31, 32	Marin Media	\$6,268	NNN	6/1/2026 One 5yr option
813	Short Term Tenants	\$750	Gross	Month to Month
23	Neto	\$500	Gross	Month to Month
25 & 26	Tucanos	\$1,200	Gross	Month to Month
27	Simich	\$500	Gross	Month to Month
28	Gomez	\$500	Gross	Month to Month
29	Dold	\$450	Gross	Month to Month
34	Sochan	\$450	Gross	Month to Month
35	Flahearty	-	Trade	Month to Month
36 & 37	Enrique & Cavich	\$1,000	Gross	Month to Month
813	Bondi	\$500	Gross	Month to Month
33	Manager	\$500	Proforma	Vacant
22	Vacant	\$1,300	Proforma	Vacant
22-A	Vacant	\$500	Proforma	Vacant
	Monthly Total	\$14,568.00		
	Annual Total	\$174,816.00		

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LOCATION DESCRIPTION



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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, and its unparalleled quality of life continues to attract new residents and reinforces 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 3.4% percent unemployment rate is the lowest in California and 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

An ideal location for commuters and locally based employees, 1011 Second Street has immediate access to Hwy 101 and Interstate 580 providing for short drives to both San Francisco and the East Bay. Golden Gate bus stops are located throughout the area and the San Rafael Transit Center is a hub for public transportation served by the SMART Train, the Golden Gate Transit District, the Marin Airpporter, and all taxicab and ride share companies.

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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.





ABOUT KEEGAN & COPPIN



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FOR SALE



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. But 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.

Keegan & Coppin Co., Inc.
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