



Keegan & Coppin
COMPANY, INC.

FOR SALE

88 VIVIAN STREET
SAN RAFAEL, CA

OUTSTANDING REDEVELOPMENT
OPPORTUNITY



REPRESENTED BY

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



EXECUTIVE SUMMARY & PROPERTY DESCRIPTION



88 VIVIAN STREET
SAN RAFAEL, CA

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Keegan & Coppin Company, Inc. is pleased to offer for sale 88 VIVIAN STREET, a 2.41-acre site in the heart of central San Rafael. This offering represents a very rare and unique opportunity to acquire a large site in Marin County, California. The site is entitled for a 70-unit residential townhome project but the Neighborhood Commercial zoning designation allows for various alternative uses.



APN

008-092-02

TOTAL LAND AREA

104,880 SF

ZONING

Neighborhood Commercial

ACCESS

Immediate access to Hwy 101 and I-580



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DEVELOPMENT OPPORTUNITY



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Approved Project

This site offers a unique opportunity for a residential developer, with a fully entitled project featuring a community of 70 contemporary townhomes.

Project Summary

Total Site Area: +/-2.41 Acres

Total Units: 70 Homes

- (18) Plan 1: +/-1,415 SF, 2 Bedroom, 2.5 Bath
- (10) Plan 2: +/-1,450 SF, 3 Bedroom, 2.5 Bath
- (4) Plan 3: +/-1,600 SF, 3 Bedroom, 2.5 Bath
- (16) Plan 4: +/-1,496 SF, 2 Bedroom, 2.5 Bath
- (18) Plan 5: +/-1,588 SF, 3 Bedroom, 2.5 Bath + ADA Bath
- (2) Plan 6: +/-670 SF, 1 Bedroom, 1 Bath
- (2) Plan 7: +/-850 SF, 1 Bedroom, 1 Bath, Office

Density: 29.04 Homes per Acre

Parking: 136 Garage Spaces

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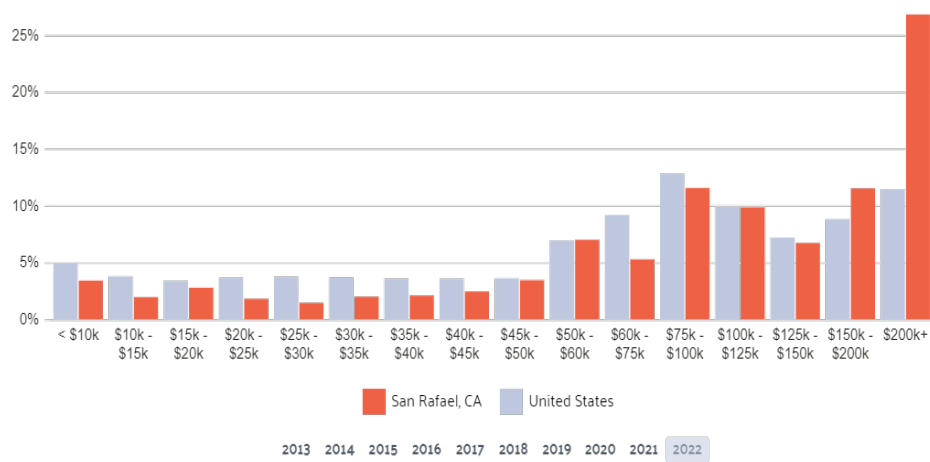
REGIONAL SNAPSHOT & AERIAL MAP



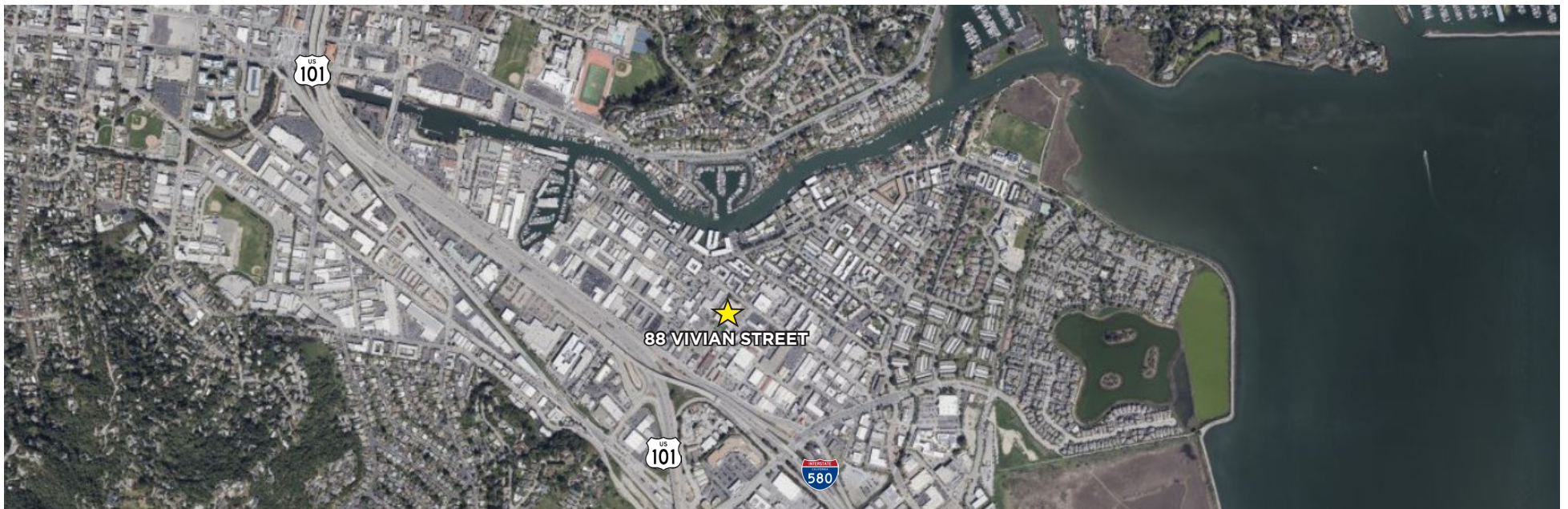
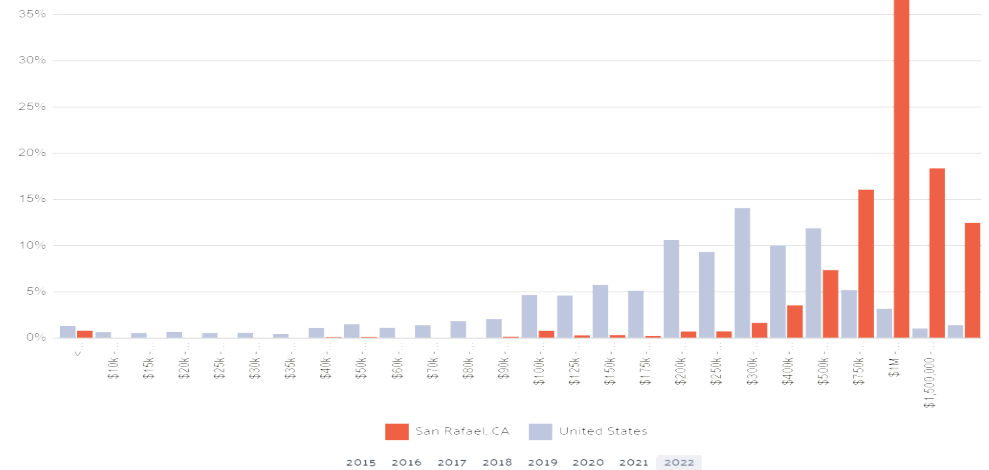
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HOUSEHOLD INCOME



PROPERTY VALUE



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ABOUT US



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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. 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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