



OFFERING MEMORANDUM

750 LAS GALINAS AVENUE, SAN RAFAEL

DIMITRI RIGOPOULOS | 760.272.5451 dimitri@vanguardsf.com DRE#01401522

CHRISTOS RIGOPOULOS | 760.272.5452 christos@vanguardsf.com DRE#01401521



PROPERTY DETAILS

ADDRESS: 750 LAS GALINAS AVENUE

CITY,STATE: SAN RAFAEL, CA

RENTAL RATE MO:
STARTING AT \$2.50 SQ. FT./MONTH

MODIFIED GROSS, PLUS CAM:
\$0.50 SQ. FT./MONTH



MEDICAL OFFICE SPACE FOR LEASE

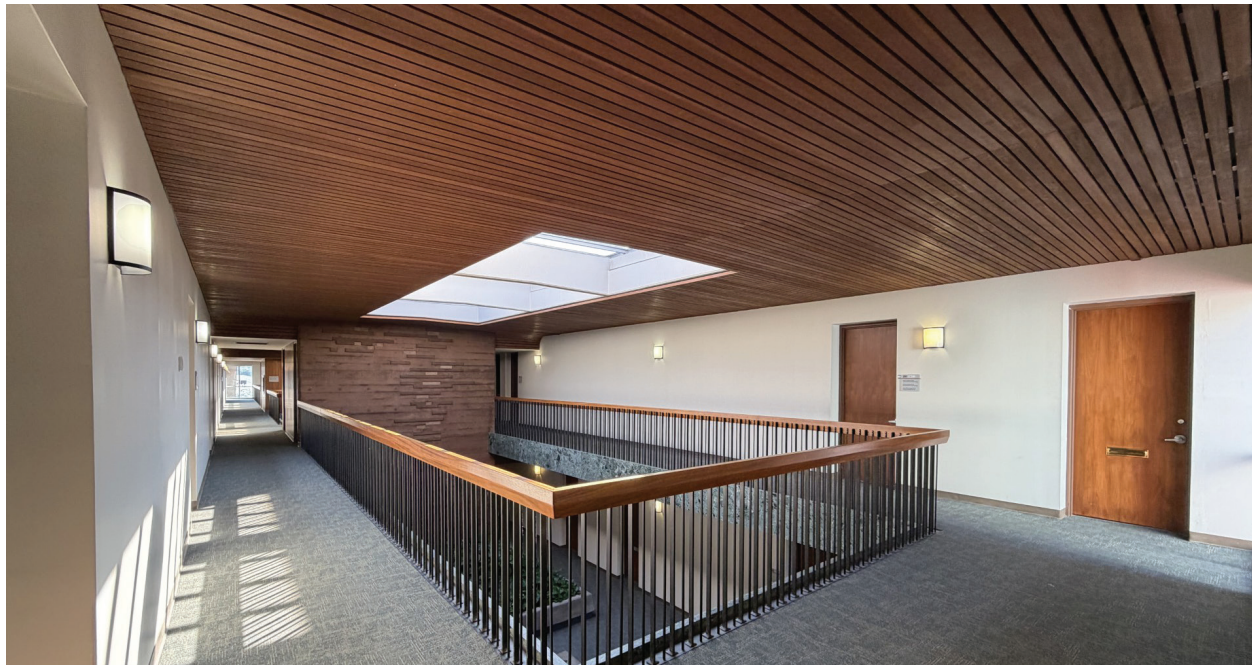
750 Las Gallinas Avenue offers medical, dental, and professional service users the opportunity to lease efficient, well-appointed office space in one of San Rafael's most established business districts. The property features expansive window lines with abundant natural light, scenic hillside views, and strong visibility overlooking Highway 101. Located in the Northgate area of San Rafael, the building provides immediate access to Highway 101 and is surrounded by a diverse mix of businesses, healthcare services, retail amenities, and county offices. Proximity to Northgate Mall, restaurants, and banks makes this a convenient and highly desirable location for both practitioners and clients.

- Expansive window lines with abundant natural light
- Scenic hillside views
- Excellent visibility overlooking Highway 101
- Immediate access to Highway 101
- Located in San Rafael's Northgate commercial district
- Surrounded by healthcare providers, retail services, and county offices
- Close proximity to Northgate Mall, restaurants, banks, and daily-use amenities



PROPERTY PHOTOS





FLOORPLAN



The building is thoughtfully designed to support medical, dental, and professional office users with an efficient and intuitive floor plan. Suites are organized along wide, well-lit interior corridors, creating clear wayfinding and a professional environment for both staff and visitors. The property features three separate stairwells, strategically located to provide convenient access throughout the building and support smooth circulation. In addition, an elevator provides direct access from the parking level to the upper floors, enhancing accessibility for patients, clients, and employees. This functional layout allows for flexible suite configurations, efficient patient flow, and ease of access across all levels of the building.

FIRST FLOOR



Rendering and measurements provided by Newmark. All measurements are approximate and may not be exact. Vanguard has not and will not verify same. Do not rely on the accuracy of this floor plan or the measurements contained therein when determining the price to pay for the property, or making decisions regarding buying or selling the property, without independent verification. Buyer and seller are advised to verify the rendering and measurements with the appropriate professionals.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property commonly known as 750 Las Gallinas Avenue. While this Offering Memorandum has been prepared by Vanguard Properties, the source of all information contained herein is the Seller. Neither Vanguard Properties nor its real estate licensees have verified any of the information contained herein and disclaim knowledge of its accuracy.

This Offering Memorandum is not all-inclusive and does not contain all of the information a prospective purchaser may find material or desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Vanguard Properties.

Neither the Owner, their officers, employees, or agents, including but not limited to Vanguard Properties and its real estate licensees, make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers must conduct their own due diligence, make their own projections and form their own conclusions without reliance upon the material contained herein, as the completeness and accuracy of the information contained herein has not been verified and circumstances may change.

By receipt of this Offering Memorandum, you agree and acknowledge that: 1) the Offering Memorandum and its contents are confidential; 2) you will hold it and treat it in the strictest of confidence; 3) you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; 4) the source of all information contained herein is the Seller; 5) Neither Vanguard Properties nor its real estate licensees are the source of any information contained herein; 6) neither Vanguard Properties nor its real estate licensees have verified any of the information contained herein and disclaim knowledge of its accuracy; 7) you are not relying on any of the information contained herein as representative of the past or current state of or condition of the Property; and 8) none of the information contained herein amounts to a representation regarding a past or present material fact.

Owner and Vanguard Properties expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property, unless and until a written agreement for the purchase and sale of the Property has been ratified by both the Buyer and Seller and delivered. If you wish not to pursue negotiations leading to the acquisition of 750 Las Gallinas Avenue or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, information provided herein or in connection with the sale of the Property, shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof.

By receiving this Offering Memorandum, you waive any and all claims, causes of action and rights of action, of any kind or nature, against the Seller, Vanguard Properties and its real estate licensees, their affiliates, officers, directors, shareholders, owners, brokers, managing brokers, employees, agents and all others acting on their behalf, for damages or any kind or nature, attorneys' fees, costs and expenses, relating directly or indirectly, to the solicitation process and/or the marketing and/or sale of the Property.

This Offering Memorandum shall not be deemed to represent the current state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum was prepared. All information contained in this Offering Memorandum is subject to change.

The source of all market and neighborhood information and statistics is from public records, multiple listing service(s) or private commercial real estate information providers. Neither Vanguard Properties, associate brokers or licensed agents have verified this information and disclaim knowledge of its accuracy.

Nothing contained herein should be considered to be a legal opinion of any kind and should not be relied upon as such.

©2026 Vanguard Properties. All rights reserved. DRE License No. 01486075. Equal Housing Opportunity



CHRISTOS RIGOPOULOS | 760.272.5452
christos@vanguardsf.com DRE#01401521

DIMITRI RIGOPOULOS | 760.272.5451
dimitri@vanguardsf.com DRE#01401522



Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.