

1680

TIBURON BLVD
TIBURON, CALIFORNIA

1680 TIBURON BLVD

FOR SALE - OFFERING MEMORANDUM

 CUSHMAN &
WAKEFIELD

Executive Summary

Leased Investment With Upside and Development Potential

Cushman & Wakefield is pleased to exclusively present the opportunity to acquire 1680 Tiburon Blvd a 4,985 square foot two Story office building on a 12,197 square foot parcel. The site that has been identified in the Tiburon Housing Plan primed for residential development within the Town of Tiburon.

Surrounded by upscale retail, world-class dining, exceptional recreation, and access to San Francisco, 1680 Tiburon Blvd is well-positioned for a Value Ad investor or developer that can provide much-needed modern for-rent or for-sale residences to a cost-prohibitive single-family home market. with average prices exceeding \$2.94MM and average households earning \pm \$354K annually.

1680 Tiburon is centrally located in downtown Tiburon and is home to a collection of professional service tenants in one of Marin County's most desirable communities. The building sits just off Tiburon Boulevard with excellent visibility and easy access to local amenities, including the Tiburon Ferry Terminal, shops, restaurants, and waterfront trails.



4,985 SF
Building Size



\$121,415
Gross Income



12,197 SF
Lot Size



PROPERTY OVERVIEW

BUILDING INFORMATION

Address 1680 Tiburon Blvd, Tiburon CA

Price To be determined by Market

Year Built 1962

Building Size \pm 4,985 SF

Lot Size \pm 12,197 SF

Number of Stories 2

Parking \pm 31 spaces

Current Use Office

APN 059-101-14

Zoning NC- Neighborhood Commercial/
MU - Mixed Use

Construction Wood Frame

% Leased 95%

Number of Tenants 12



INVESTMENT HIGHLIGHTS



DEVELOPMENT POTENTIAL

NC/AHO (Neighborhood Commercial/Affordable Housing Overlay) zone. The purpose of the NC/AHO zone is to encourage and direct, through the provision of a town density bonus and other development incentives, the construction of well-designed, mixed-use residential/nonresidential projects, containing substantial numbers of affordable housing units, on those commercial sites identified in the Tiburon general plan housing element as affordable housing opportunity sites. Potential applicants are strongly advised to meet with town staff in advance of project design to discuss any potential project.

Allowable density per the Town of Tiburon Housing Element provides for eight (8) units and 30-35 units per acre allowable density.



FINANCIALS

Several leases at 1680 Tiburon Blvd are month to month with some being 1 year, providing financial security, and reinforcing the overall stability of the rent roll. Gross annual rent of \$121,142 with 13 tenants varying from 200 up to 400 square feet.



OUTDATED SUPPLY

Tiburon's housing inventory features older supply. With an average home price exceeding \$2.94 million and household income exceeding \$354,000 annually.



UNBEATABLE BUILDING LOCATION

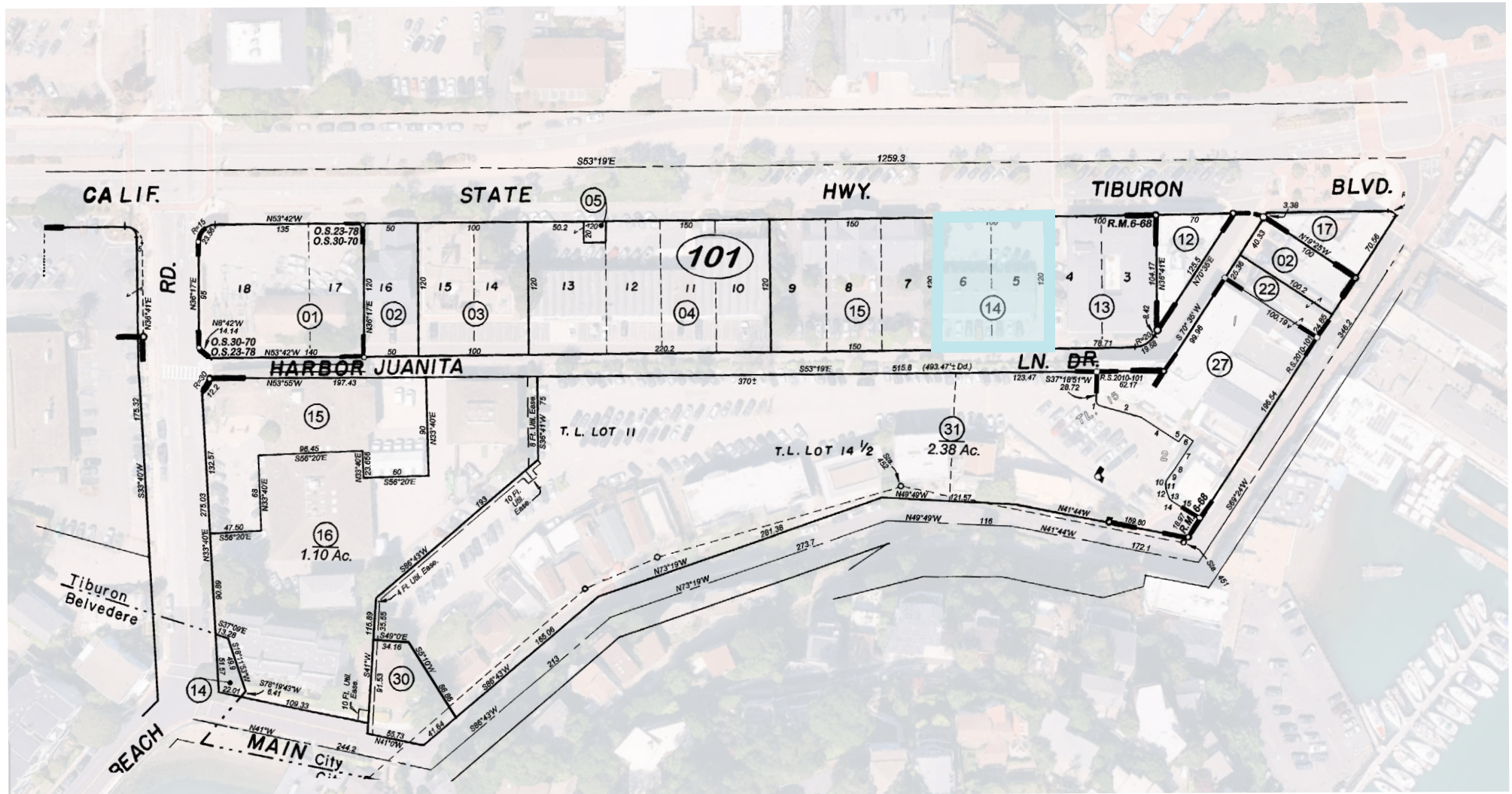
Ideally situated in the center of downtown Tiburon, the property is exceptionally well-positioned to serve local professional service tenants—providing strong demand.



WELL MAINTAINED BUILDING

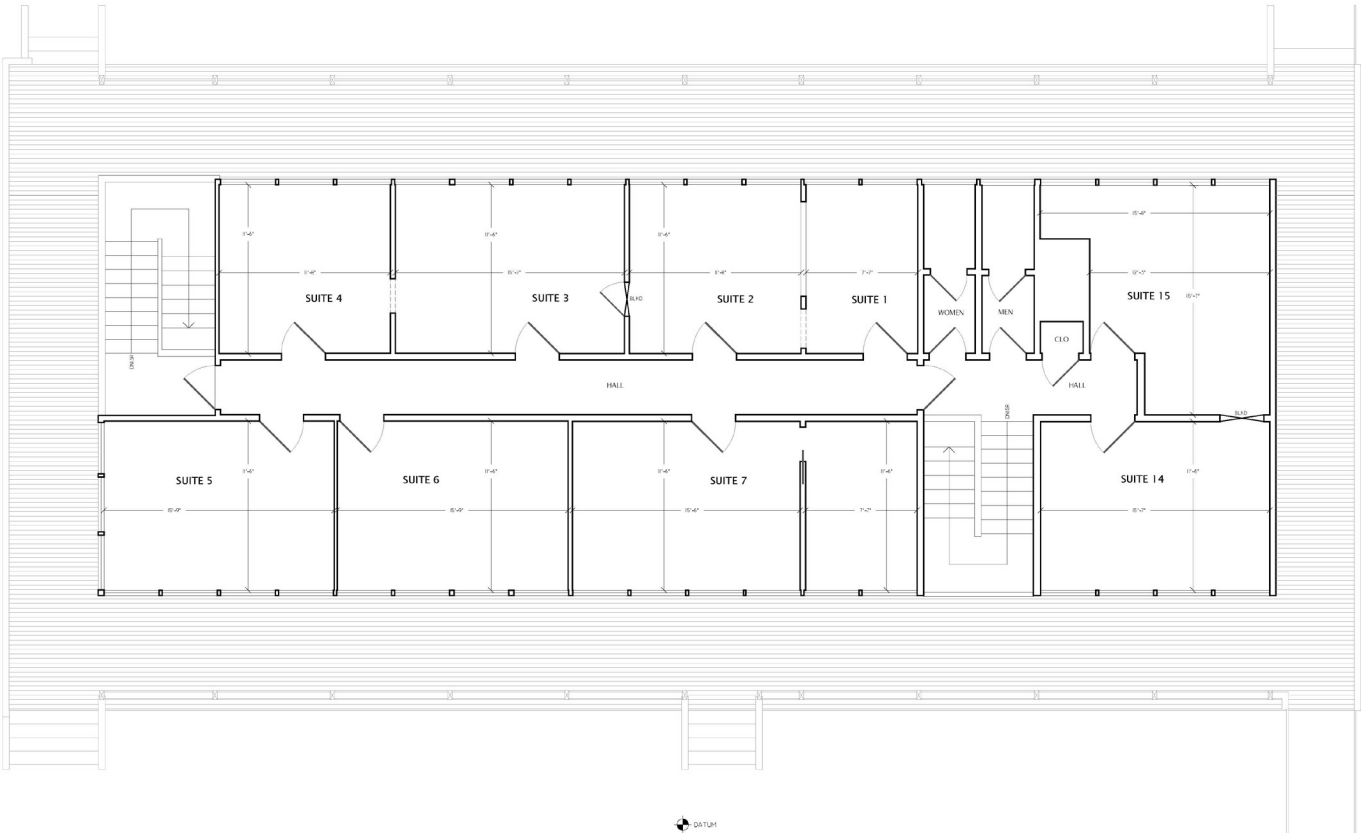
Pest abatement, newer roof, recently painted.

PARCEL MAP



059-101-14

2nd Floor Plan



1 EXISTING SECOND LEVEL FLOOR PLAN
2,111 SQT GROSS MEASURED AREA
130 SQT MEASURED EXTERIOR SURFACES

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS NOTED OTHERWISE.
NOTE: C. DUE TO QUANTITIES IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

1680 TIBURON BOULEVARD
TIBURON, CA. 94920

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SERVICES**
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1-800-318-0099 ASBUILTSERVICES.COM

REF: 1680SF-Tiburon.MXD REV: 0 DRAWN BY: DS NOTED BY: TL	EXISTING FLOOR PLAN SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD MEASURE: 08/20/2025-08/22/2025	AX-102 2 OF 4
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INVESTMENT HIGHLIGHTS

1680 Tiburon Blvd, Tiburon CA

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RENT ROLL

Unit	Tenant	RSF	Rate	Rent	Annualized	Lease Expiration
B	Vacant	260	-	-	-	NA
C+D	The Field Foundation	775	2.04	1,045.00	12,540.00	MTM
1+2	Winston Conrad	402	4.81	760.00	9,120.00	MTM
3+4	Daniel Murray	563	2.75	890.95	10,691.40	MTM
5	David R McQueen	324	1.73	560.00	6,720.00	MTM
6	Maura B & Robert W Morey revocable Trust	324	2.23	724.00	8,688.00	5/31/2026
7	John S. Hamilton	480	1.04	500.00	6,000.00	MTM
8	Shelley Coyle	300	2.95	884.00	10,608.00	MTM
9	GG Lending Group, Inc.	388	3.01	1,167.00	14,004.00	3/01/2024
10	Melanie Shaw	192	7.46	1,432.00	17,184.00	6/30/2026
11	J. Randle Feagin	322	2.44	785.00	9,420.00	9/30/2025
14	Marin Health Care Navigation	320	1.99	637.00	7,644.00	MTM
15	Timothy J, Reagan	336	2.18	733.00	8,796.00	MTM
TOTAL		4,986	2.66	10,117.95	121,415.40	

EXPENSES (January - July 2025)

Exterior Maintenance	\$4,047.50
Interior Maintenance	\$1,540.00
Pest Control	\$810.00
Janitorial	\$2,065.00
Janitorial Supplies	\$224.80
Painting	\$3,500.00
Management	\$4,174.59
Insurance	\$4,698.96
Property Tax	\$5,861.71
Electricity	\$4,578.24
Gas	\$2,700.16
Water & Sewer	\$1,161.74
General Electrical Parts	\$38.98
Total Operating Expenses	\$35,396.68





SOUTHERN MARIN

SUBMARKET OVERVIEW

Located in one of the Bay Area's most desirable enclaves, this Tiburon commercial property offers a rare opportunity to invest in the strength and stability of Southern Marin's real estate market. With Class A demand holding firm and average rents exceeding \$4 per square foot, this asset is well-positioned to benefit from ongoing interest in premium suburban office and mixed-use spaces. Tiburon's exceptional quality of life, affluent demographics, and proximity to San Francisco make it a magnet for high-value tenants seeking both convenience and prestige. In a market where well-located properties are in limited supply, this offering stands out as a compelling investment in one of Marin's most exclusive communities.

13.3%

NORTH BAY OFFICE
VACANCY RATE

13.0%

TIBURON OFFICE
VACANCY RATE

\$4.70

TIBURON AVERAGE
ASKING RATE PSF
PER MONTH



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