



Keegan & Coppin  
COMPANY, INC.

FOR SALE

801 A STREET  
SAN RAFAEL, CA

PRIME DOWNTOWN OWNER-USER  
OR INVESTOR OPPORTUNITY



REPRESENTED BY:

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# EXECUTIVE SUMMARY



801 A STREET  
SAN RAFAEL, CA

PRIME DOWNTOWN  
OPPORTUNITY

Available for the first time in decades, 801 A Street represents an exceptional opportunity to acquire an iconic office property along a major thoroughfare in downtown San Rafael. The property is comprised of a 5,548 square foot building, on a 10,000 square foot parcel on the corner of Second Street and A Street. Originally built in 1931 and remodeled several times, the building and the property have been rigorously maintained to the highest standard.

Currently configured for multi-tenancy, the building offers remarkable flexibility for owner-users, investors and developers alike. Situated just steps from all transportation, amenities and services, the property is in an optimal location, and may be suitable for residential redevelopment.

Downtown San Rafael location offers immediate access to well-paying jobs, restaurants, cultural amenities and entertainment. A short walk to the San Rafael Transit Center and SMART Train for an easy commute to San Francisco as well as Sonoma County. Near world-renowned Open Space Preserves of Mount Tamalpais, Stinson Beach and China Camp State Park, this central location has much to offer.



**PRICE: \$2,500,000**

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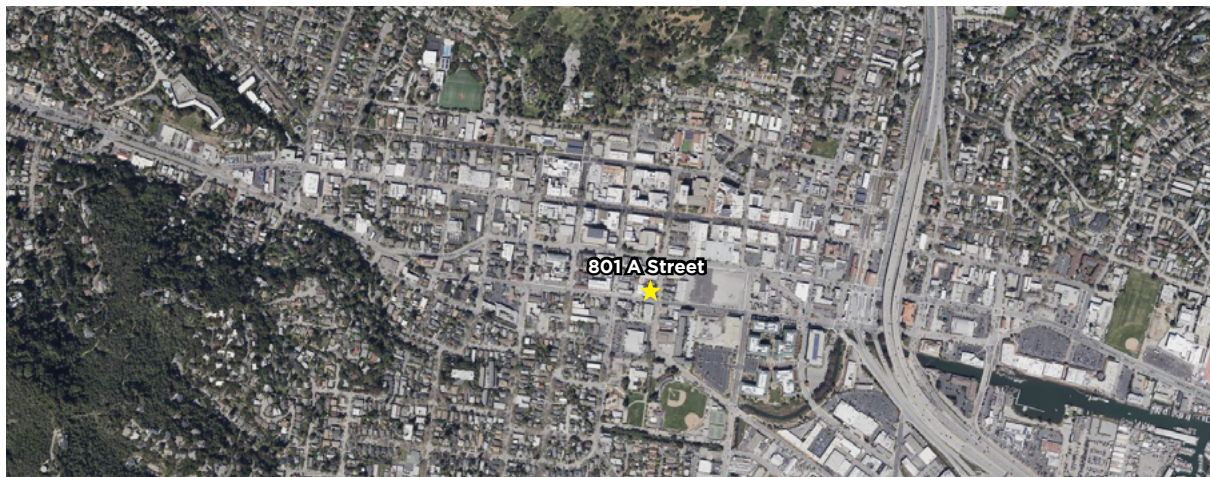
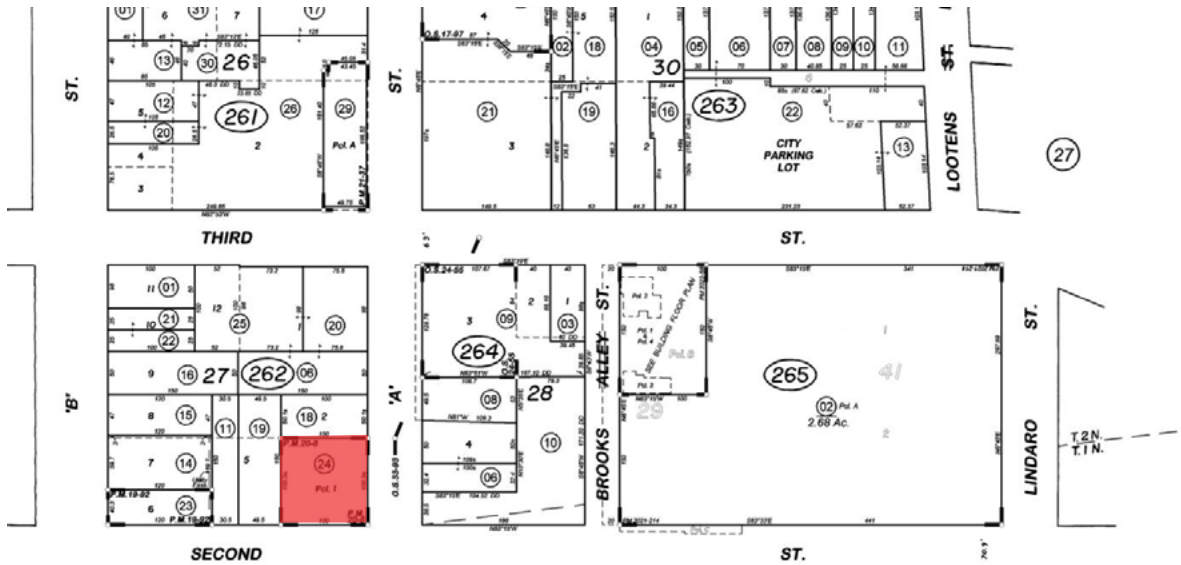


# PROPERTY DESCRIPTION



801 A STREET  
SAN RAFAEL, CA

PRIME DOWNTOWN  
OPPORTUNITY



## APN

011-262-24

## YEAR BUILT

1931

## CONSTRUCTION

Wood Frame

## TENANCY TYPE

Multiple

## ZONING

T5N 50/70

## PARKING

9 on-site, close proximity to public parking lots  
Residential developments may benefit from a parking variance

## ACCESS:

- Easy walk to Marin's largest transit center that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to Highway 101
- 15 minute drive to San Francisco and the East Bay

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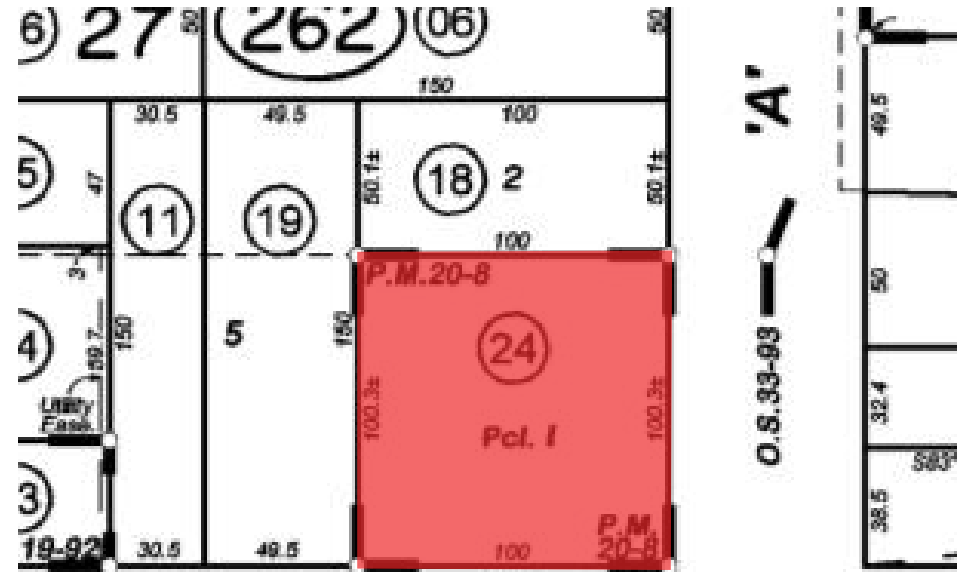


# DEVELOPMENT POTENTIAL



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## SECOND

- 10,000 sf parcel fronting city streets on two sides
- Level site
- Gateway to downtown
- 0.2 mile distance to San Rafael transit center
- 0.4 mile distance to SMART Train
- May qualify for density bonuses via SB 8, SB 35, SB 330 and AB 2011

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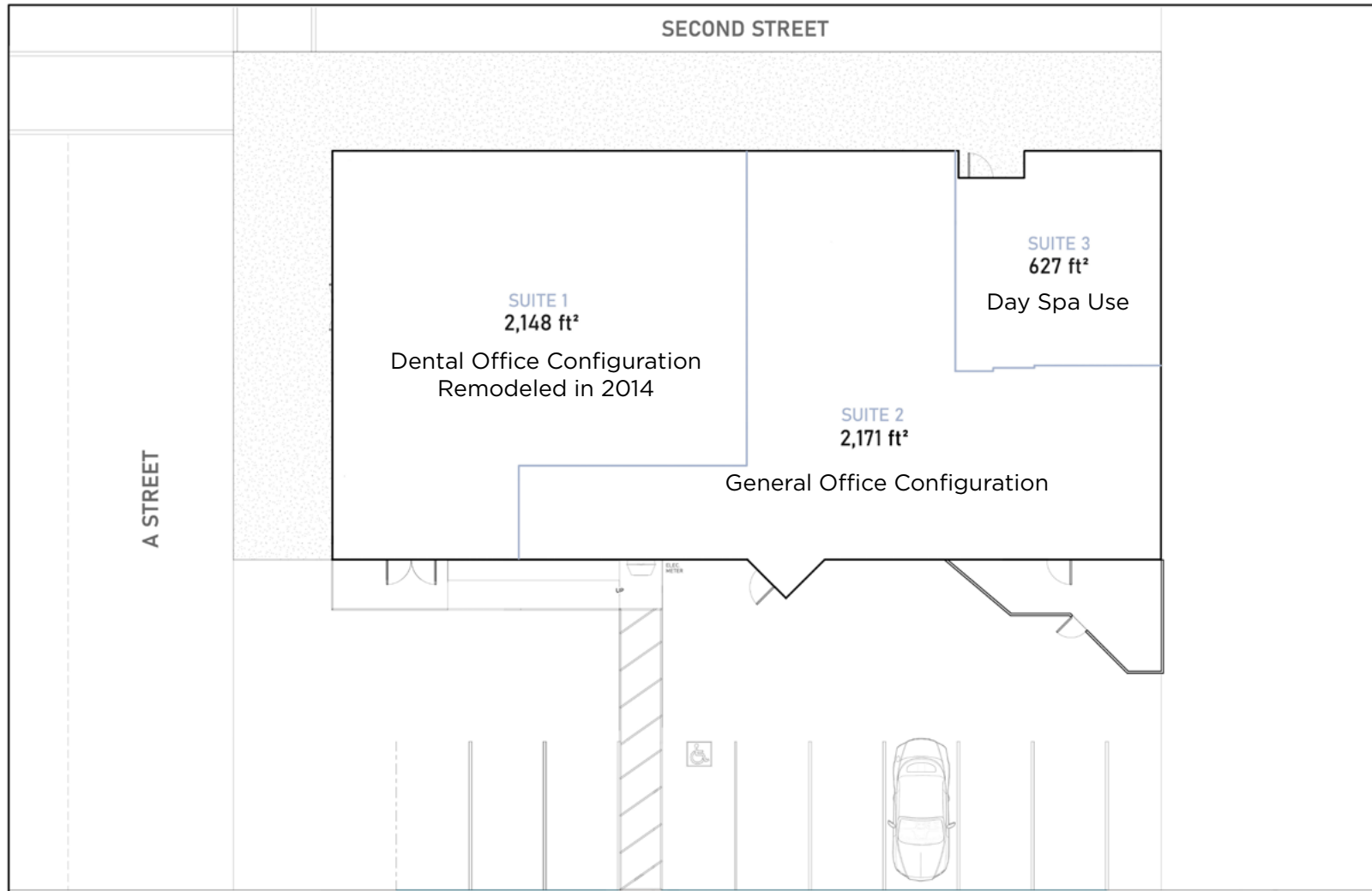


# SITE PLAN



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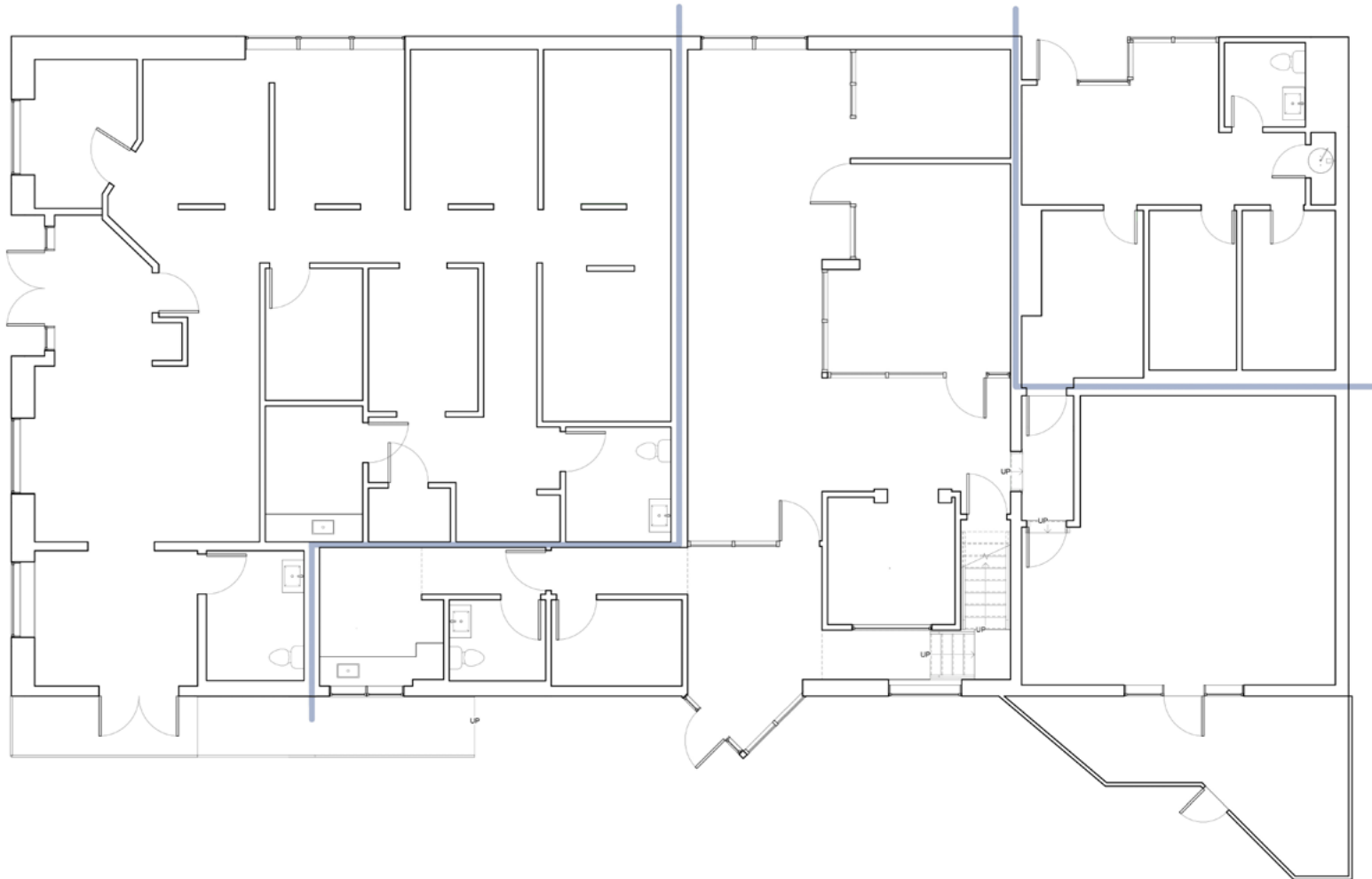
# FLOOR PLAN



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## FIRST FLOOR



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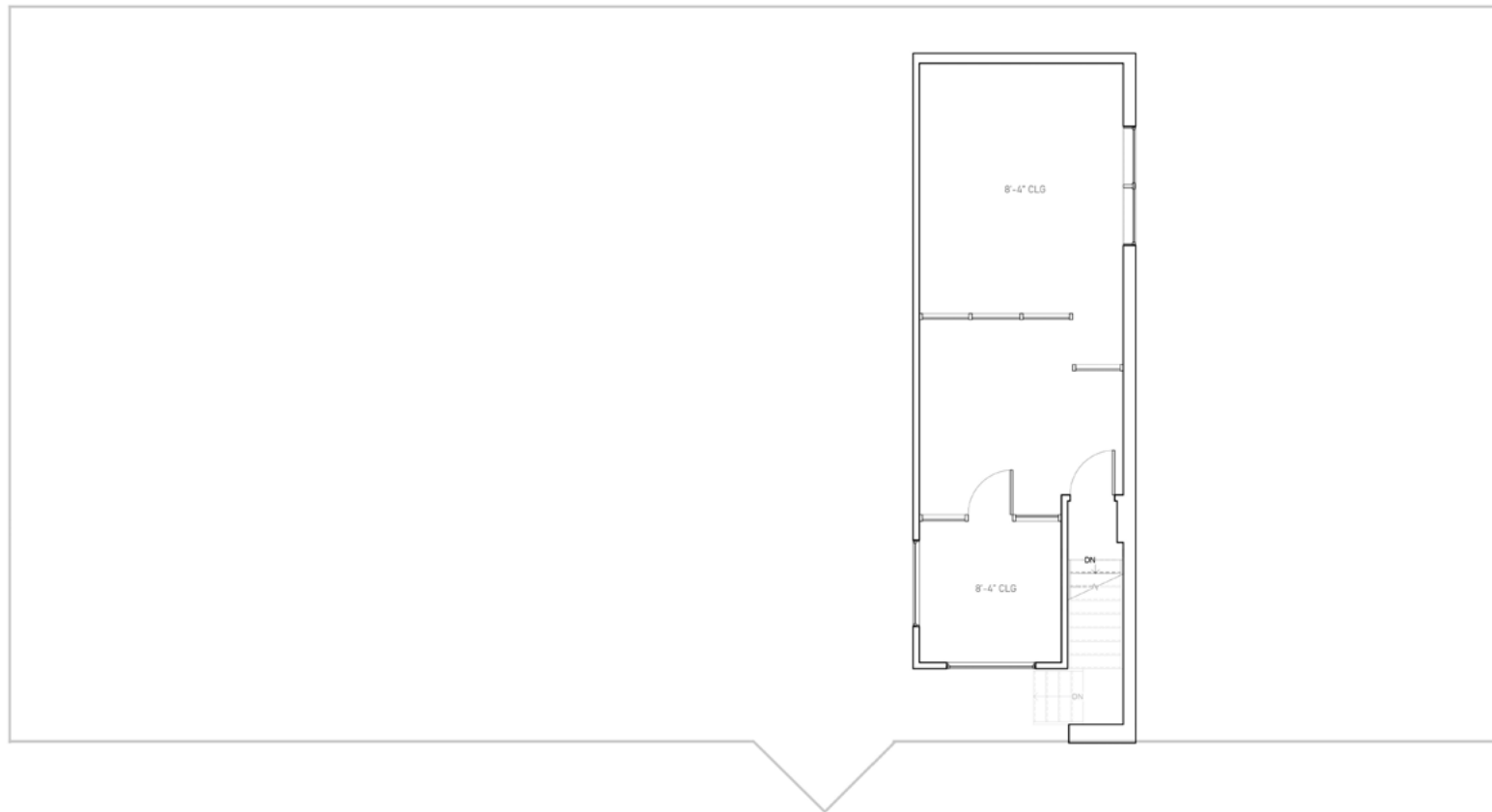
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## SECOND FLOOR



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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. Marin's unparalleled quality of life continues to attract new residents and reinforces residential 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 low 2.7% percent unemployment rate is 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

Strategically located in Downtown San Rafael with immediate access to Highway 101 and Interstate 580. Just a few blocks from the San Rafael transit center served by the SMART train and Golden Gate Transit.



## SAN RAFAEL

San Rafael is Marin's answer to urban living. As Marin County's administrative, economic and cultural capital, its business activity centers mostly in the downtown area and the Terra Linda/Northgate area to the north. A thriving commercial district is centered along the city's major thoroughfare, while Dominican University draws students and academics from around the world. Cultural events abound at the Civic Center, while sports enthusiasts enjoy the San Rafael Pacifics baseball games. 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 and B Streets.

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## ABOUT US



801 A STREET  
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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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