

INVESTMENT OFFERING: MIXED USE OWNER-USER

6-10 Bank Street

SAN ANSELMO, CA



NEWMARK

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6-10 Bank Street

Price: \$2,695,000 (\$742/SF)

Building Size: 3,632 SF

Land: 2,000 SF (0.05 acres)

Year Built: 1910

Zoned: _

Parking: Street

APN: 006-252-08



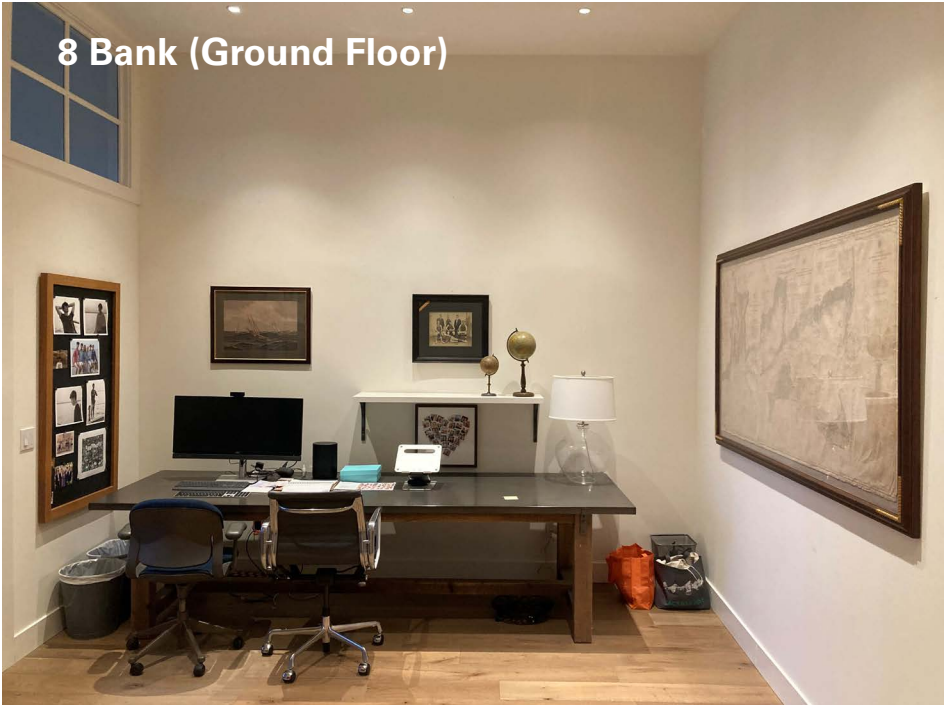
Property Highlights

- Mixed-use retail/office/residential building
- Owner-user
- Prime location in San Anselmo
- Expansive ground floor ceiling height
- Highly improved building
- Architecture details throughout ground floor and residential portion of the property





10 Bank (Ground Floor)



8 Bank (Ground Floor)





2nd Floor Residential



2nd Floor Residential

Unit	Current	Proforma
10 Bank (Ground Floor)	Owner occupied	\$4,000
8 Bank (Ground Floor)	Owner occupied	\$3,750
6 Bank (Unit A 2/1 Bath)	Vacant upon close of escrow	\$4,000
6 Bank (Unit A 1/1 Bath)	Vacant upon close of escrow	\$2,250
		\$14,0000

2nd Floor Residential



2nd Floor Residential



FRONT APARTMENT =
APPROX. 915 SQ. FT.

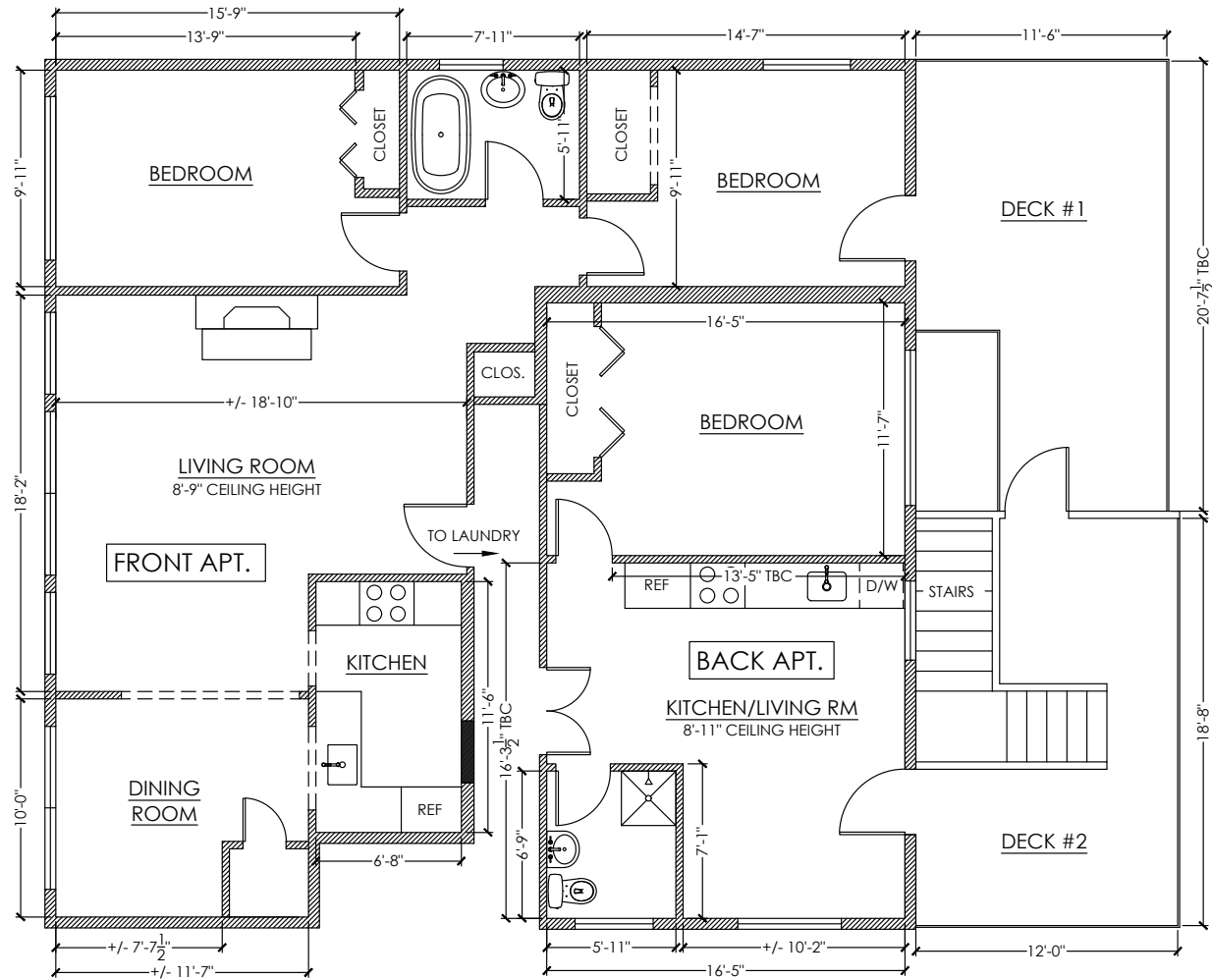
BACK APARTMENT =
APPROX. 463 SQ. FT

TOTAL LIVING AREA =
APPROX 1,378 SQ. FT.

DECK #1 = APPROX.
205 SQ. FT.

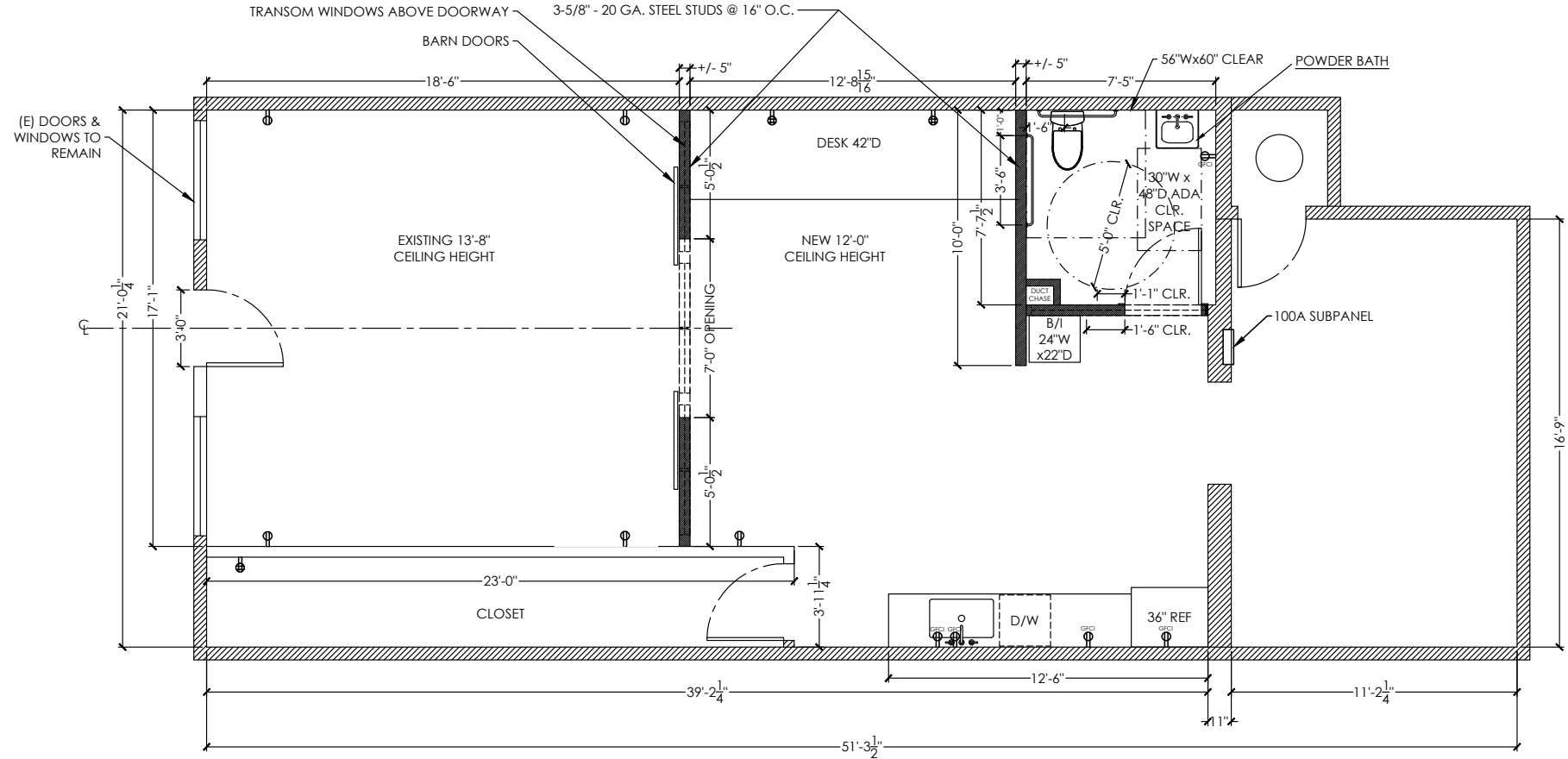
DECK #2 = APPROX
193 SQ. FT. (NOT
INCLUDING STAIRS)

TOTAL DECK
INCLUDING STAIRS =
APPROX. 465 SQ. FT.



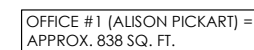
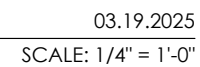
6A & 6B BANK STREET
UPSTAIRS APARTMENTS - EXISTING PLANS

03.19.2025
SCALE: 3/16" = 1'-0"



8 BANK STREET, SAN ANSELMO, 94960
AS-BUILT PLAN

03.19.2025
SCALE: 1/4" = 1'-0"



03.19.2025
SCALE: 1/4" = 1'-0"

San Anselmo Overview



San Anselmo, California is a charming town located in Marin County, just north of San Francisco. Known for its picturesque setting and vibrant small-town feel, San Anselmo offers a blend of historic character, scenic beauty, and modern amenities that make it highly desirable for residents and visitors alike.

San Anselmo sits in the heart of Marin County, surrounded by lush hills and oak woodlands. Its proximity to Mount Tamalpais and access to numerous parks and open spaces appeal especially to nature lovers and outdoor enthusiasts. The town enjoys a mild Mediterranean climate with plenty of sunny days throughout the year.

The community of San Anselmo has a population of about 12,500 residents. It is known for its welcoming atmosphere, strong sense of community, and commitment to preserving its historic character. The downtown district features an array of charming boutiques, cafés, antique shops, and restaurants, as well as a vibrant arts and music scene.

San Anselmo's real estate market is highly competitive, characterized by beautiful older homes, bungalows, and updated contemporary properties. Architectural styles commonly include Craftsman and Mediterranean Revival homes, often nestled on leafy, quiet streets. The town's desirability pushes median home prices well above national averages, reflecting both location and lifestyle appeal.

Families are drawn to San Anselmo for its high-performing public schools, including those in the Ross Valley School District and the Tamalpais Union High School District. The town also offers excellent parks, playgrounds, and access to hiking and biking trails, making it ideal for an active lifestyle.

San Anselmo is conveniently located just a short drive from Highway 101, providing easy access to San Francisco, the wider Bay Area, and nearby

coastal destinations. Public transportation options, including the SMART train and local bus routes, are available for commuters.



93
Walk Score



Key Highlights

- Charming, walkable downtown with unique local shops and eateries
- Strong community events calendar, including the popular San Anselmo Art & Wine Festival
- Historical landmarks such as the San Anselmo Town Hall and Carnegie Library
- Close proximity to outdoor recreation at Mount Tamalpais, Marin County Open Space, and nearby state parks
- San Anselmo combines small-town charm with urban convenience, making it one of Marin County's most attractive destinations for both living and visiting.





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